

HERITAGE IMPACT ASSESSMENT

In terms of Section 38(8) of the NHRA for the

the Proposed Stanford Green Residential Development near Stanford, in the Western Cape Province

Prepared by CTS Heritage



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Jenna Lavin

For

Lornay Environmental Consultants

November 2024

Updated May 2025



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EXECUTIVE SUMMARY

1. Site Name:

Stanford Green Residential Development

2. Location:

Erf 438, Stanford

3. Locality Plan:

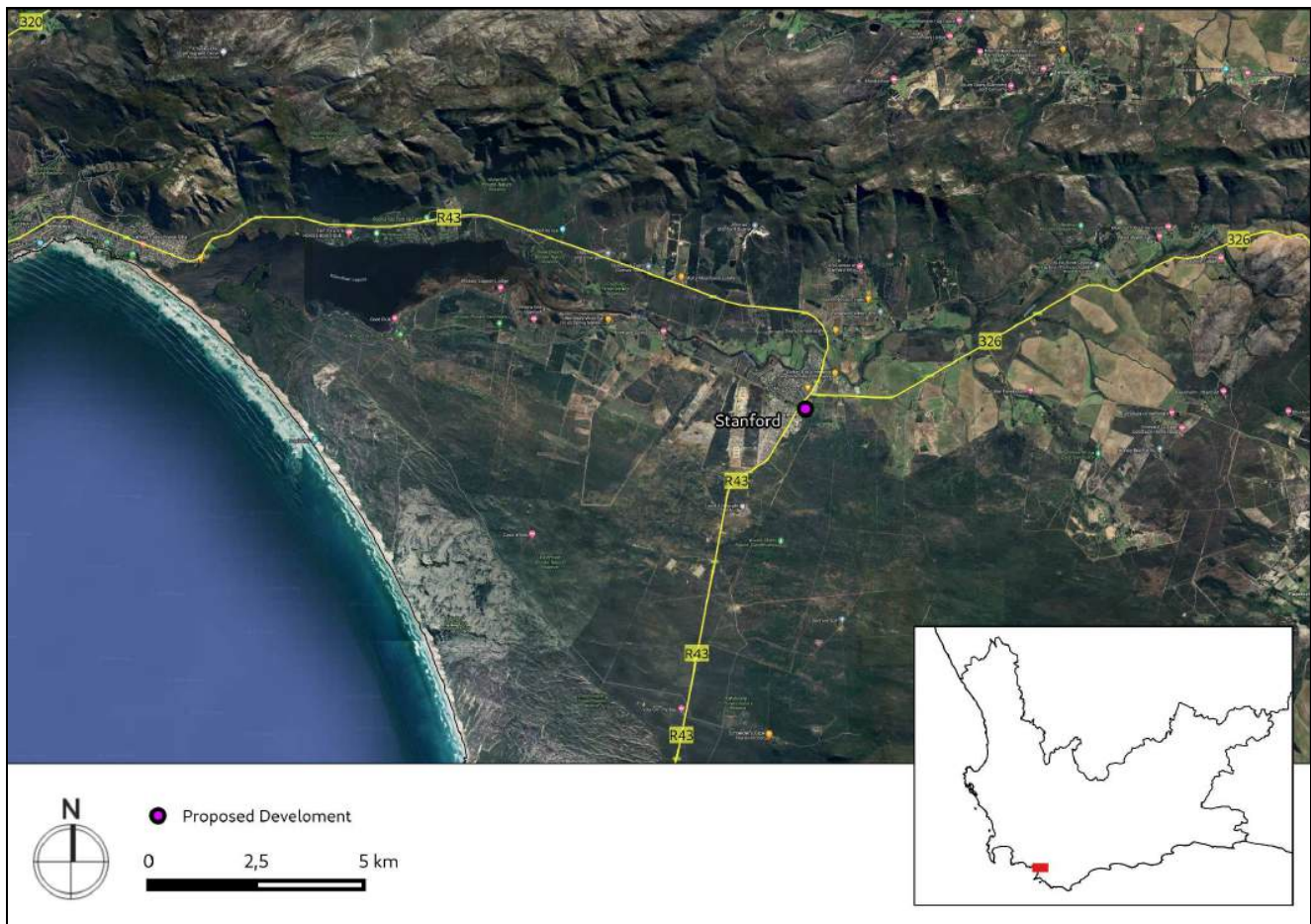


Figure A: Location of the proposed development area

4. Description of Proposed Development:

This HIA is drafted to assess the impacts of the proposed Stanford Green development on heritage resources. The Stanford Green project consist of two components:

- Stanford Green Eco-Lifestyle Estate consisting of 28 residential plots over 5.1ha
- Stanford Green Treehouse Lodge to be constructed amongst the existing Milkwood Grove



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5. Anticipated Impacts on Heritage Resources:

The proposed development is located in an area that has generally high levels of palaeontological, archaeological and cultural landscape value and as such, any proposed development must therefore be carefully assessed in terms of impacts to these significant resources.

In terms of impacts to palaeontological heritage, the underlying geology of the site is described as a transition zone between the Bokkeveld Group shales to the north and the Waenhuiskrans Formation of the Bredasdorp Group to the south. The site's primary geological layer, the Strandveld Formation, consists of semi-consolidated dune sands and calcrete. The palaeontological sensitivity of the site is considered low due to sparse fossil records in the upper strata. However, the underlying Ceres Subgroup of the Bokkeveld Group, with high palaeontological sensitivity, contains rich marine invertebrate fossils from the Early to Mid-Devonian period.

The assessment shows that the impact on palaeontological resources is low, as the development will only require minor excavation, reducing the risk of disturbing significant palaeontological heritage. Despite this low risk, the report recommends implementing mitigation measures, such as a Chance Fossil Find Protocol, to address any unexpected palaeontological discoveries during construction.

In terms of impacts to archaeological resources, it is likely that a low density MSA scatter extends across the development area in the soil layer beneath the grass. This is not unexpected due to the proximity of a reliable water-source, "Die Oog" and the milkwood forest. As noted above by Webley (2013), "Very little archaeological work has been carried out in this particular area. Most of the archaeological research which has been conducted in this section of the southern Cape has been concentrated along the coast (see Hart 2010). A number of sites have been recorded along the rocky shoreline near Hermanus by Kaplan (2007). These are primarily Later Stone Age shell middens. Early and Middle Stone Age artefacts scatters have been recorded on the Hermanus Golf Club and at the Fernkloof Nature Reserve."

Although there are very few recorded examples of similar resources in this area, and as such, these artefacts have value in terms of rarity in the immediate context, the artefacts themselves have limited scientific value due to the extensive previous disturbance of the property through ongoing and historic agricultural activities on site.

Cultural landscape resources have been assessed at the broader landscape, townscape and site scales recognising the location of Stanford within Klein Rivier Valley as a distinctive cultural landscape and the location of Erf 438 within the Stanford HPOZ which is of Grade IIIA heritage value. At the site scale the following heritage resources are identified:

- "Die Bron/Die Oog" has been graded IIIA in terms of the Overstrand Heritage Survey (2009) in terms of its historical, technological and environmental significance being closely related to the development of



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Stanford since the mid-19th century and the nature of the gridiron pattern and associated leiwater system. The associated mill stream traversing the southern portion site is also worthy of Grade IIIA heritage value.

- The milkwood forest has been identified in the Overstrand Heritage Survey (2009) as conservation-worthy. Although no heritage grading has been assigned to the forest in terms of this survey, this distinctive landscape feature is worthy of Grade IIIA heritage value.
- The R43 and the R326 have been designated as HPOZ: Scenic Drives being routes of regional scenic significance. While the site is located adjacent to the R43, the site is located some distance from the R326 and will be obscured from view by future development to the north and north-east of the site.

The principle of development of the site is supported from a cultural landscape perspective. Heritage indicators have been prepared at the broader landscape, townscape and site scales. The proposed development is largely in accordance with the heritage indicators with further refinements required and indicated below.

6. Recommendations:

There is no objection to the proposed development from a heritage perspective on condition that:

1. The following refinements are implemented in the project design and are submitted to HWC for further comment and endorsement:
 - a. Detailed designs of the Treehouse Lodge being submitted to HWC for further comment and endorsement.
 - b. Amendment to the double storey height of the proposed residential buildings by allowing for a roof attic/loft expression of upper storey elements and/or the Stanford Heritage Guidelines
2. Detailed design development proceeding largely in accordance with the Site Plan and Landscape Plan attached as Figures 1.5 of the HIA report.
3. Detailed design development proceeding largely in accordance with the Landscape Development Plan and Stanford Green Architectural Guidelines respectively.
4. There is no objection to the proposed demolition of the existing residential structure located on the site as this structure has been determined to be Not Conservation-Worthy.
5. The attached HWC Chance Finds Protocol is implemented for the duration of excavation activities
6. Should any buried archaeological resources, palaeontological resources or human remains or burials be uncovered during the course of development activities, work must cease in the vicinity of these finds. Heritage Western Cape (HWC) must be contacted immediately in order to determine an appropriate way forward.

Jenna Lavin

27/05/2025



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Details of Specialist who prepared the HIA

Jenna Lavin, an archaeologist with an MSc in Archaeology and Palaeoenvironments, heads up the heritage division of the organisation, and has a wealth of experience in the heritage management sector. Jenna's previous position as the Assistant Director for Policy, Research and Planning at Heritage Western Cape has provided her with an in-depth understanding of national and international heritage legislation. Her 8 years of experience at various heritage authorities in South Africa means that she has dealt extensively with permitting, policy formulation, compliance and heritage management at national and provincial level and has also been heavily involved in rolling out training on SAHRIS to the Provincial Heritage Resources Authorities and local authorities.

Jenna is a member of the Association of Professional Heritage Practitioners (APHP), and is also an active member of the International Committee on Monuments and Sites (ICOMOS) as well as the International Committee on Archaeological Heritage Management (ICAHM). In addition, Jenna has been a member of the Association of Southern African Professional Archaeologists (ASAPA) since 2009. Since 2016, Jenna has drafted over 250 Screening and Heritage Impact Assessments throughout South Africa.



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6	1995 Gazette Notice
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8	Checklist of Compliance with Stanford Heritage Guidelines
9	Final SDP and House Design Details
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1. INTRODUCTION

1.1 Background Information on Project

This HIA is drafted to assess the impacts of the proposed Stanford Green development on heritage resources. The Stanford Green project consist of two components:

- Stanford Green Eco-Lifestyle Estate consisting of 28 residential plots over 5.1ha
- Stanford Green Treehouse Lodge to be constructed amongst the existing Milkwood Grove

Stanford Green Eco-Lifestyle Estate

Stanford Green is intended to be an eco-lifestyle estate development located on the southeastern side of Stanford within the Overstrand Municipality. The estate is positioned between the roundabout and Stanford's industrial area, encompassing 5.1 hectares of land currently zoned for residential use. The project aims to create a harmonious blend of modern living and sustainable practices, with 28 residential plots ranging from 600 to 4900 square meters, alongside private and public open spaces.

Key Features and Amenities

- Secured Perimeter: High-quality fencing and detection equipment, featuring an access-controlled gatehouse.
- Landscaping: Indigenous plants, buffalo grass, bird hide, boardwalks, walking trails, and open space areas.
- Communal Facilities: Residents will have full access to the Tree House lodge facilities including the lounge, restaurant, bar, meeting room, yoga studio, spa, children's playground, natural outdoor gym, heated natural swimming pool, and entertainment areas including a boma area.
- Organic Allotments: Vegetable gardens and small poultry houses for residents situated at the back of house area of the Treehouse Lodge.
- Sustainable Practices: Potential future off-site solar plant to provide renewable energy to the estate and the grid.

Stanford Green Treehouse Lodge

- Site and Property Description

The developers identified a property (Erf 27 -30) earmarked for a tourist accommodation facility in an ancient Milkwood Forest, covering approximately 4900 square meters. The properties will be zoned as General Residential Zone 1: Town Housing (GR1), with a consent use for tourist accommodation which will be developed in terms of the development parameters of the zoning.

- Background Motivation

The property will be dedicated to a defined eco-tourism product. Due to the extent of the milkwood trees and canopies, the property was not suitable for conventional residential development. The developer proposes a



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unique Treehouse Lodge built in, under and around the Milkwood canopies, preserving the Milkwoods and creating a world-class destination eco-experience. The developer has extensive experience in tourism development and hospitality.

The Treehouse Lodge will feature:

- Accommodation: 8 rooms in Phase 1, expanding to 16 rooms in Phase 2.
- Guest Areas: Reception, indoor/outdoor restaurant, bar/lounge, flora and fauna information library, multipurpose area (yoga, meetings etc), small spa, outdoor fitness gym, heated natural pool, and guest tours.
- Operations: Kitchen, stores, utilities, staff facilities, guest parking, vegetable and herb gardens allotments, fruit trees, poultry, and small nursery for endangered flora.

1.2 Description of Property and Affected Environment

As noted in Oberholzer (2024), Erf 438 Stanford (the site) is located on the R43 and covers an area of about 5,1 hectares. The site is located within the urban edge of Stanford and has single residential zoning. Part of the site, as well as the Municipal land to the north, is currently used as a buffalo grass farm. The Stanford industrial area lies to the south.

The site lies at the transition zone between the underlying Bokkeveld Group shales to the north and the Waenhuiskrans Formation of the Bredasdorp Group to the south, which consists of semi-consolidated dune sands and calcrete. The site itself lies within the zone of light grey sandy soils, which is at the northern extremity of the Stanford Aquifer, (Umvoto, 2022). The stream emanating from the spring to the south forms a small wetland adjacent to the R43 Road, which is likely to have more organic hydromorphic soils. No soil survey has been carried out to date, however the wetland report by Delta Ecology (October 2023) mentions that the wetland soils were waterlogged and exhibited gleying.

The site has a gentle slope which falls from a high point of 53m elevation in the NE corner to 47m elevation at the wetland to the west. Most of the site has a gentle slope gradient of about 1:33, and a slightly steeper gradient down to the wetland ranging from 1:13 to 1:20. The Mill Stream wetland on the western part of the site has its source at the spring further south, which was once the main source of water for the village of Stanford, and is still used to supply the current irrigation, or leiwater system of the historical part of the village. The Mill Stream makes its way under the R43 via a number of culverts before owing into the Willem Appel Dam further downstream. The culverts also facilitate movement of the threatened leopard toad and other fauna. The only other drainage feature is the small ephemeral tributary at the southern end of the site, which drains into the wetland. There are no other surface water features, mainly because of the relatively porous sandy soils.



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Proposed residential development on the site would be partly visible from the R43 Route and from a small section of Daneel Street on the opposite side of the R43. Daneel Street falls within the proclaimed Stanford Heritage Area. Land to the north and east of the site is vacant, while the Provincial road camp and the Stanford industrial area lie to the south. The site is currently used as a commercial grass farm and has a single homestead with a number of small storage sheds, none of the buildings having heritage value.



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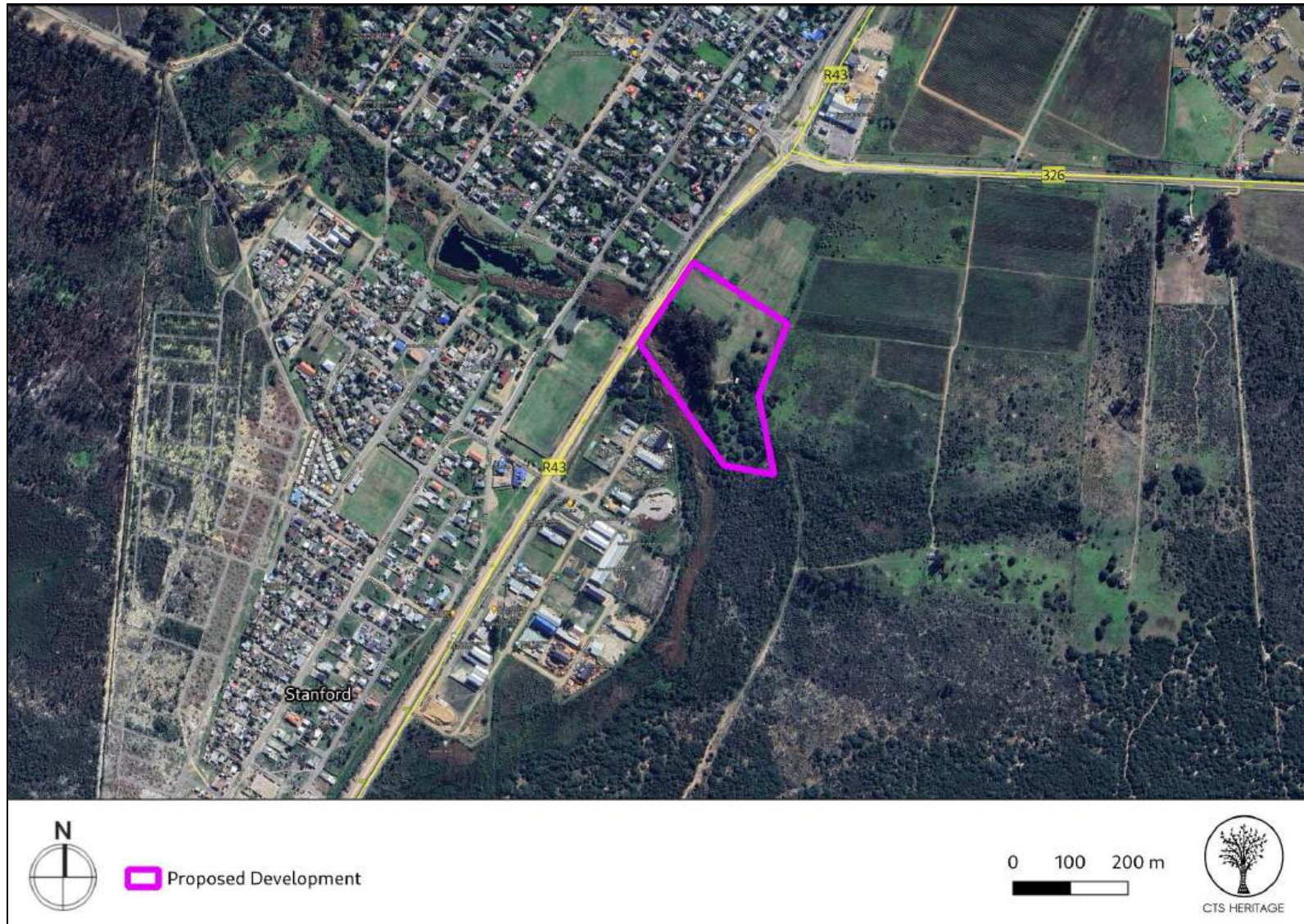


Figure 1.1: The proposed development layout

Cedar Tower Services (Pty) Ltd t/a CTS Heritage
238 Queens Road, Simon's Town
Email info@ctsheritage.com Web <http://www.ctsheritage.com>



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Figure 1.2: The proposed development layout of the development

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Figure 1.3: The proposed development layout of the development

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Figure 1.4: The proposed development layout of the development



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Figure 1.5: The proposed development layout of the development

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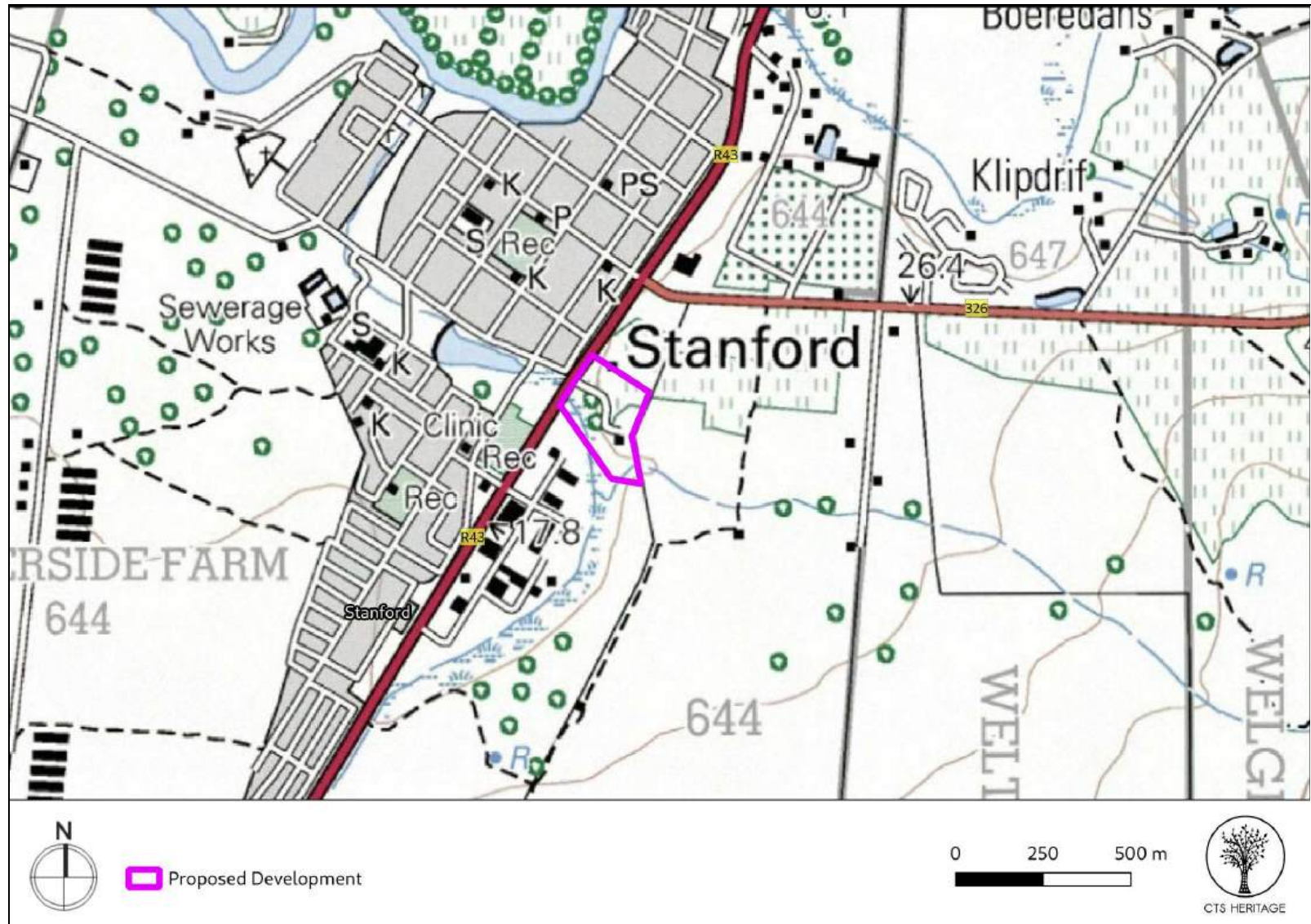


Figure 1.6: The proposed development layout of the pipeline on an extract of the 1:50 000 Topo Map



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2. METHODOLOGY

2.1 Purpose of HIA

The purpose of this Heritage Impact Assessment (HIA) is to satisfy the requirements of section 38(3) of the National Heritage Resources Act (Act 25 of 1999). As per HWC's comment on the NID dated 27 February 2024, the HIA must make specific reference to the following:

- Paleontological Impact Assessment
- Archaeological Impact Assessment
- Visual Impact Assessment on cultural landscape

2.2 Summary of steps followed

- A Desktop Study was conducted of relevant reports previously written (please see the reference list for the age and nature of the reports used)
- A site visit was undertaken by J. Lavin and S. Winter on 9 May 2024
- An archaeological assessment report was drafted
- A cultural landscape assessment report was drafted
- A desktop Palaeontological assessment was drafted
- The identified resources were assessed to evaluate their heritage significance and impacts to these resources were assessed.

2.3 Assumptions and uncertainties

- The *significance* of the sites and artefacts is determined by means of their historical, social, aesthetic, technological and scientific value in relation to their uniqueness, condition of preservation and research potential. It must be kept in mind that the various aspects are not mutually exclusive, and that the evaluation of any site is done with reference to any number of these.
- It should be noted that archaeological and palaeontological deposits often occur below ground level. Should artefacts or skeletal material be revealed at the site during construction, such activities should be halted, and it would be required that the heritage consultants are notified for an investigation and evaluation of the find(s) to take place.

However, despite this, sufficient time and expertise was allocated to provide an accurate assessment of the heritage sensitivity of the area.

2.4 Constraints & Limitations

The field assessment proceeded with no constraints or limitations. The property proposed for development is presently used for buffalo grass cultivation. As such, much of the development area is covered in dense buffalo



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grass and/or milkwood forest. The ground beneath the milkwood forest is covered with dense leaf litter which impacts on the archaeological visibility of the development area. However, in proportions of the area where buffalo grass has been recently removed, the soil beneath the grass layer was inspected in detail.



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3. HISTORY AND EVOLUTION OF THE SITE AND CONTEXT

3.1 Desktop Assessment

This application is for the proposed residential development located on the outskirts of Stanford, adjacent to the existing industrial area. The village of Stanford was founded in 1857 and named after its founder, Sir Robert Stanford who owned the original farm. Situated in the heart of the Overberg, Stanford is known for its beautifully preserved and renovated Cape Victorian and Edwardian styled houses and buildings¹.

According to the Overstrand Heritage Survey completed by Winter and Baumann (2009), during the Apartheid era, Stanford was declared a White Group Area and the 'Coloured' inhabitants were moved to the west of the town 'Die Skema'. In the 1980s the town started developing as a holiday destination. Lady Anne Barnard visited Kleinriviervallei in 1798 and described it as follows: 'kitchen filled with many slaves'. Brand lived in Cape Town, but owned a well-furnished farmhouse (Burman 1989). In the 1760s, the Aurret family held grazing licences for land in the Kleinriviervallei. John William McGregor and Ephraim George (sons of John W Moore) settled at Stanford as a builder and shopkeeper respectively. Mrs Ephraim Moore had a boarding house and it was there that the survivors of the wreck of the Birkenhead were sheltered.

Formal Protections

In 1995, the historic core of Stanford was declared a Conservation Area under the National Monuments Act (28 of 1969). As a result, the historic core of Stanford is now a declared Heritage Area in terms of section 31 of the NHRA. In addition, the historic core of Stanford also falls within a Heritage Protection Overlay Zone (HPOZ) managed through the implementation of municipal by-laws.

In the 1995 gazette of the DESIGNATION OF A CONSERVATION AREA: THE HISTORIC CORE OF STANFORD, two areas are listed for protection:

- Area one (1) and bounded by Moore Street in the north-west, De Bruyn Street in the south, Daneel Street in the south-east, Adderley Street in the north-east, as well as the public land and banks of the Klein River in the north, the marshy land between Caledon and Moore Streets and the banks of the Klein River, and the Moore Street cemeteries, including the road surfaces and road reserves of Moore, Caledon, Church, Kortmark, Langmark, Bezuidenhout, Daneel, De Bruyn, Morton, Disa, Queen Victoria, Du Toit, King, Quick and Adderley Streets, as well as the erven with the buildings thereon (with a list of relevant erven included)
- The portion consisting of the core of the town area, known as area two (2), situated around the Market Square, including the road surfaces and road reserves of Caledon, Church, Kortmark, Langmark, Bezuidenhout, Morton, Disa and Queen Victoria Streets, as well as the erven with the buildings thereon

¹ https://en.wikipedia.org/wiki/Stanford,_South_Africa



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(with a list of relevant erven included)

According to the gazette notice, the areas listed above are indicated on the map of Stanford dated October 1995, and filed in the office of the Stanford Municipality and on File 9121040/16 in the office of the National Monuments Council, at Cape Town. The map referenced is included as Figure 2.2.

The author has mapped the areas listed above in Figure 2.1. Based on this exercise, Erf 438 is not included within either area described in the Gazette Notice above, nor is Erf 438 listed as a protected erf in the gazette notice. As such, the area proposed for development does not fall within the previously gazetted Conservation Area, and therefore the development does not fall within the Heritage Area protected in terms of section 31 of the NHRA.

However, the mapping information provided on the Overstrand Public Viewer reflects conflicting information. According to this map viewer, the area proposed for development falls within both a “Heritage Area” and a heritage “Conservation Area” (Figure 2.2).

Based on the information available, the area proposed for development DOES NOT fall within the area identified in the gazette notice (1995) and as such, falls outside of the Heritage Area currently managed in terms of Section 31 of the NHRA. However, the development area DOES appear to fall within the Stanford Heritage Protection Overlay Zone which is managed through the relevant by-laws of the Overstrand Municipality (Figure 2.3). The Overstrand Municipality determined the boundaries of the HPOZ based on the information and recommendations included in the Overstrand Heritage Survey.

Stanford Heritage Protection Overlay Zone

In terms of the Regulations published by the Overstrand Municipality for HPOZ's, the following applies to this development:

- The Council may apply the general provisions stipulated in this section in respect of all Heritage Protection Overlay Zones and the specific provisions to the HPOZ's identified in Chapter 3.
- It should be noted that while the Municipality will make its own decisions in respect of proposed development inside the identified HPOZ's under the Overstrand Municipality By-Law on Municipal Land Use Planning, 2020, it will be further constrained by these regulations.
- HWC will still be required to assess all applications falling under the NHRA. The approval of any alterations or additions to structures identified as having Grade 3A, 3B or 3C heritage status will thus still have to be managed by HWC until the Municipality is deemed to be competent under the NHRA to conduct heritage related regulatory functions in accordance with Sections 30, 31, 34 and/or 38 of the NHRA.
- Land use and building plan application or related application pertaining to a property or activity located within a Heritage Overlay Zone must be referred to the Overstrand Heritage and Aesthetics Committee



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and/or Stanford Heritage Committee or a registered conservation body for comment prior to a decision being taken for the approval or refusal of such an application by the Municipality.

The specific HPOZ Guidelines for Stanford are included in Appendix 7 and are intended to “ensure that any land use application resulting in additional rights complies with the existing character and contextual significance.” Compliance with these guidelines is assessed herein.

Cultural Landscape

According to the HIA completed for the upgrade of the Trunk Road 28 between Hermanus and Stanford, “The route between Stanford and Hermanus can be considered a scenic route of high significance; while the landscape can be described as a Natural Landscape of high significance. The impact with respect to the replacement of the Vogelgat Bridge and the Klein River Bridge are considered to be mainly of a visual nature. Poorly designed bridges which intrude on the visual qualities of the landscape would have a negative impact. The proposed bridges would be similar to the existing structures but slightly larger and higher, resulting in a better view of the lagoon.” (Webley and Hart, 2013).

According to the Overstrand Heritage Survey completed by Winter and Baumann (2009), Stanford falls within the Kleinrivier Valley Landscape Character Unit which is described as “rolling foothills incised by the Klein Rivier. Farming brewery and cheese factory. Expanding residential development and informal settlement.”

Stanford is described in the OHS as follows:

“Stanford is located halfway between Hermanus and Gansbaai adjacent to the Klein Rivier and displays many of the characteristics and qualities of small Western Cape towns in terms of its structure and form, house street relationships and the relationship with its natural context. The town originates from an original grant of the town Klein Riviers Valey to Christoffel Brand by the British Government in 1801. Brand built the original farmhouse situated at 14 Church Street. Later changes in ownership included Major Samuel Parlby who built a small water mill for grinding wheat along a stream feeding the Klein Rivier from a spring on the farm. In 1838 the farm was sold to Robert Stanford who built a larger mill on the site. The first plots of the new village were auctioned in 1856 and incorporated the farmhouse and mill. The original village comprised 165 large erven of which 97 obtained the rights to use the water from the leiwater channels to grow vegetables, fruit and flowers. The water for the leiwater channels emanate from the overflow of a spring “die Oog”, to the southeast.

In terms of the evolution of the structure and form of the village, at its inception in the middle of the nineteenth century, the gridiron pattern of the streets in relation to the river and the location of the Market Square as the major public space in the village formed the main structuring elements. The lei water system fed by “die Oog” reinforced the grid pattern and the interrelationship between the village and its natural context.



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During the early part of the twentieth century the through route from Hermanus to Gansbaai was relocated from Church Street to Bezuidenhout Street. The socially integrated nature of the village up to that time was disrupted by the application of the Group Areas Act and the relocation of families from areas such as Adderley, Caledon, Longmarket, Shortmarket and De Bruyn streets to “Die Skema” in the south. Although a “coloured area” had been set aside in the village in 1954 by the Advisory Board for Land Ownership, and a sub-economic housing scheme initiated, (40 houses, a school and a church) Stanford was only officially designated into a coloured and a white residential area in 1968.

Due to increased pressure for development, small scale farming activities within the village became displaced by a gradual process of densification and infill. During the latter half of the twentieth century the main route between Hermanus and Gansbaai bypassed the town. A growing influx of newcomers into the village became influential, establishing the Stanford Conservation Trust, and in declaring the core area of the village a Conservation Area in 1996, under the then National Monuments Act. Restoration processes added to the attraction of the village and increased pressure on the character and form of the place. In terms of architectural character it is evident that a range of typologies are located in the village reflecting a variety of architectural styles with most dwellings revealing considerable change and adaptation over time. Very few structures remain in their original condition. The emphasis and value Painting of Robert Stanford’s mill on the Kleine Riviers farm by Thomas Stoke c1911 (Stanford 150, Village Life 26) 82 lies in the collection of relatively modest cottages rather than the grand isolated Victorian villas associated with places such as Hermanus. Adaptations to early barn houses include the addition and enclosure of stoeps, new doors and windows and roof materials, (corrugated iron replacing thatch after 1870) and the addition of outbuildings which often change the character of the house. Later adaptations to original barn houses included central and asymmetrical gables, often referred to as the Cape Revival style. During the latter half of the nineteenth and early twentieth century the Victorian villas began to appear, single storied structures with predominantly asymmetrical forms and mass produced wood and ironwork, plaster surrounds to openings and quoin detailing on the corners. The style lasted into the 1930s and developed various eclectic forms such as the curvilinear gables referred to above and the replacement of wrought iron columns and balustrades with masonry.”

The OHS has identified the following significances as relevant to this proposed development:

- **Architectural significance** There are a high number of conservation worthy structures in Stanford. They relate to the rich layering evident from the mid nineteenth century, and while many have been extensively restored and renovated, many retain their authenticity, particularly with regard to massing, form and house street relationships. Particularly noteworthy and worthy of heritage status are a number of streetscapes, where the continuity of urban form and the consistency of house street relationships contribute substantially to the character of the town, and Market Square which sets up the structure and form of the town and which is its social focus. Significance relates primarily to representivity; as typical



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examples of their period and Overstrand architectural typologies rather than to intrinsic architectural excellence. Architectural significance also relates to the diversity of architectural styles, from Victorian villas to the more modest cottages, often adapted barns, and their integrated nature which contribute to the village character.

- **Aesthetic significance** relates primarily to the natural setting of the village, and the way in which the street grid is located in the bend of the Klein Rivier. A series of points of public access to this riverine corridor are located to the north in the form of a riverine walk and to the south in the form of the Kraal recreation area. The water from the spring to the south, die Oog, which feeds into the leiwater system contributes strongly to the sense of place and of a village set in a natural green matrix. This sense of green is reinforced by the way in which buildings have been located close to street boundaries, contributing to place-making qualities along the street while leaving the rear portion of the erven open for the planting of fruit and vegetables. This pattern is evident in a wide number of Western Cape villages and is under threat due to inappropriate densification and infill. A sense of balance is thus evident in terms of the scale of the village, and its relationship to the riverine context. Heritage management actions thus need to ensure the visual spatial interrelationship between settlement and nature and appropriate public orientated activities along the river bank.
- **Social and historical** significance relates primarily to issues of public access to the river for recreational purposes, to the continuing and enduring use of the Market Square for commonage from the earliest period of settlement in the mid-nineteenth century, to the displacement of the local coloured community from the village to “die Skema” as a result of Group Areas legislation. As with other towns in the Overstrand the spatial expression of racial segregation is clearly expressed in the structure and form of the village.
- **Scientific** significance relates primarily to riverine ecology due to the location of the village on the bend of the river, the role of spring water in the overall infrastructure of the town and the extensive natural vegetation in the immediate vicinity, in particular the groves of milkwoods.
- **Technological significance** relates primarily to the infrastructure related to water, initially the water mill from the earliest days of the settlement, to the provision of lei-water and the role this played in the growth and development of the town. The management of the lei water system also has a social significance dimension

Additionally, the OHS identified the following heritage resources likely to be impacted by this proposed development:

- Die Oog (Die Bron): Graded IIIA
- The Milkwood grove on the property: Graded IIIA
- The historic core of Stanford: Graded IIIA



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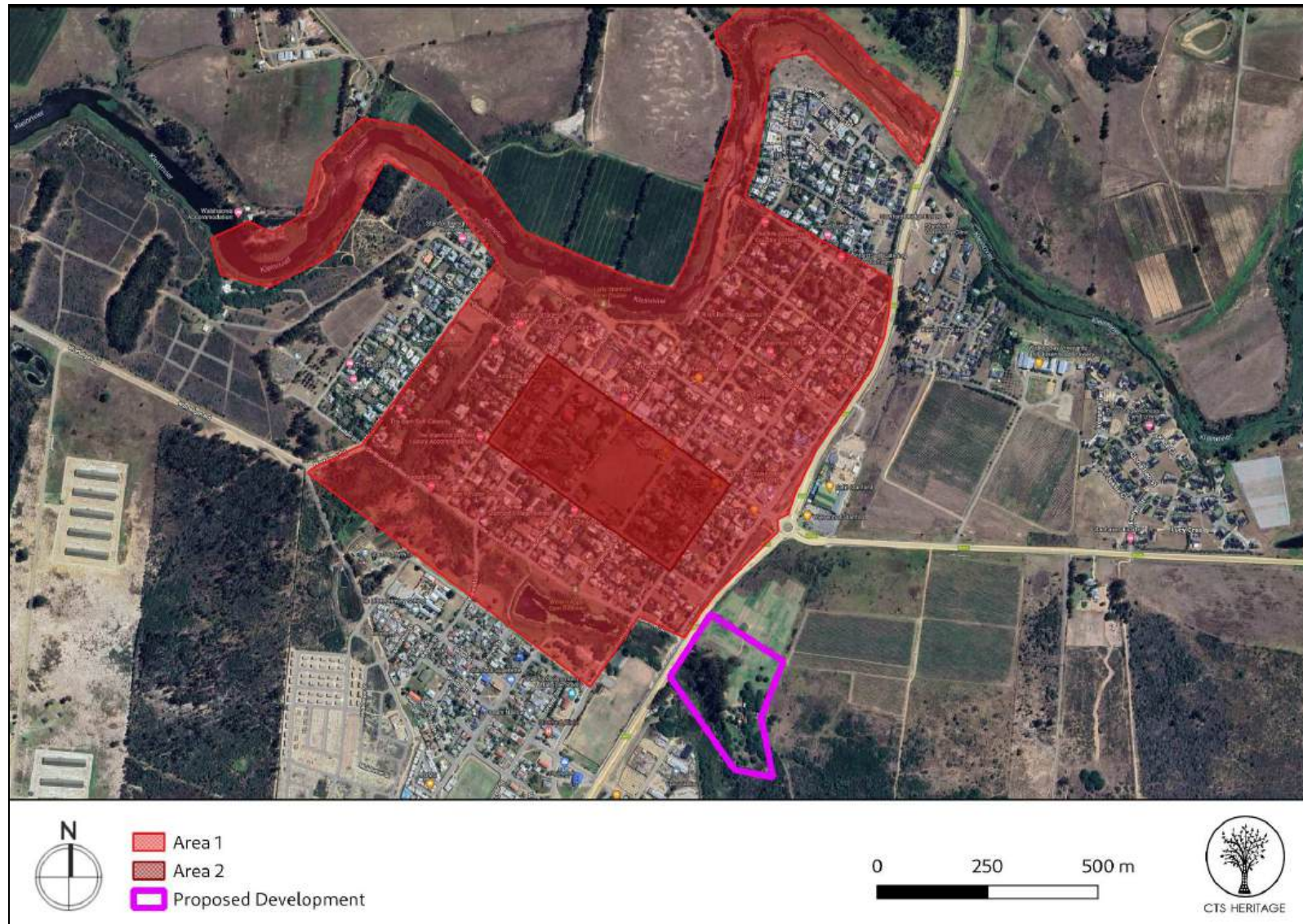


Figure 2.1: Map of the estimated gazetted “Conservation Area”/Heritage Area (in terms of Section 31) based on the Gazette Notice (December 1995)

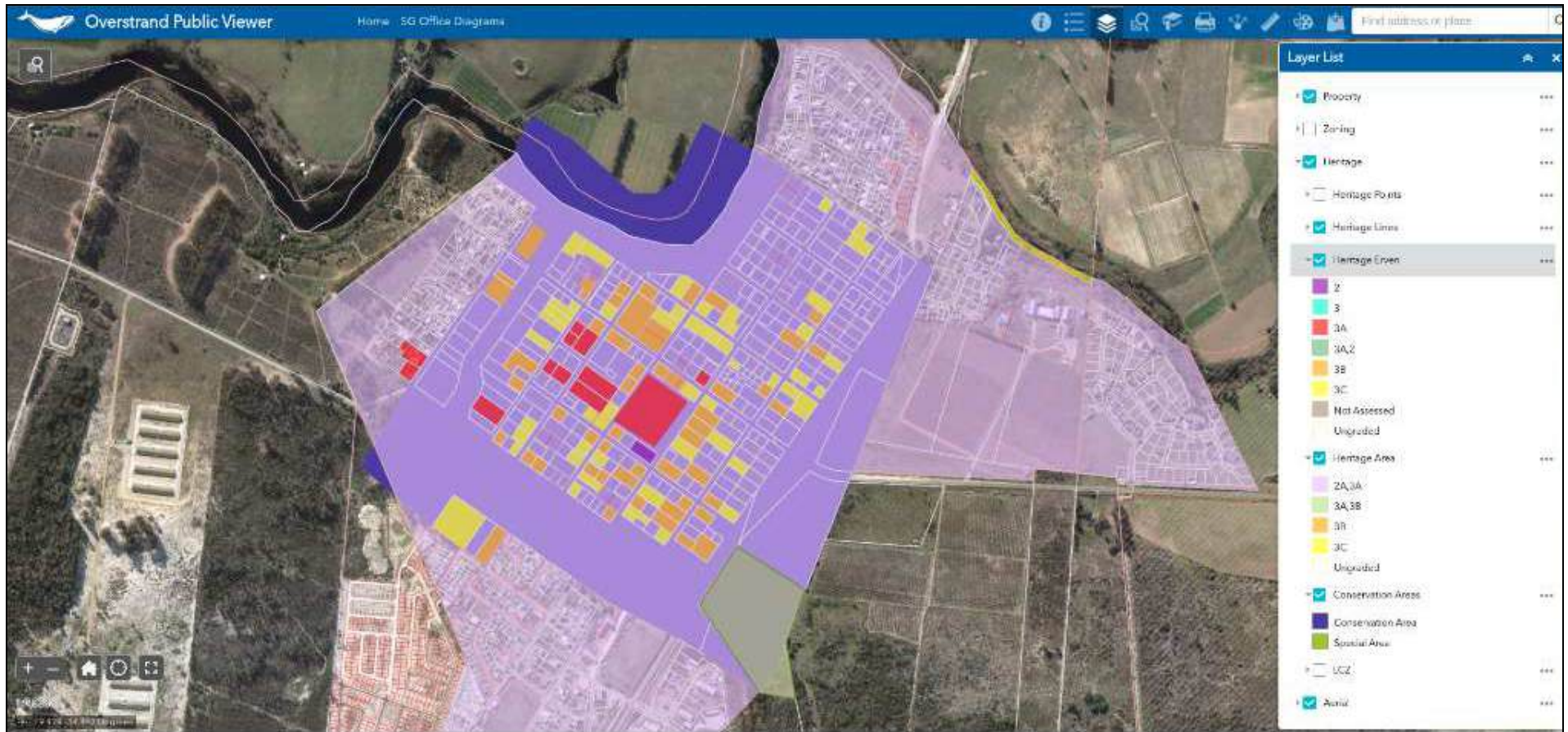


Figure 2.3: Extract from the Overstrand Public Viewer GIS platform with the development area mapped in green. The Conservation Area aligns with the boundaries of the HPOZ, however the “Heritage Area” boundaries do not align with the Heritage Area described in the 1995 gazette notice.



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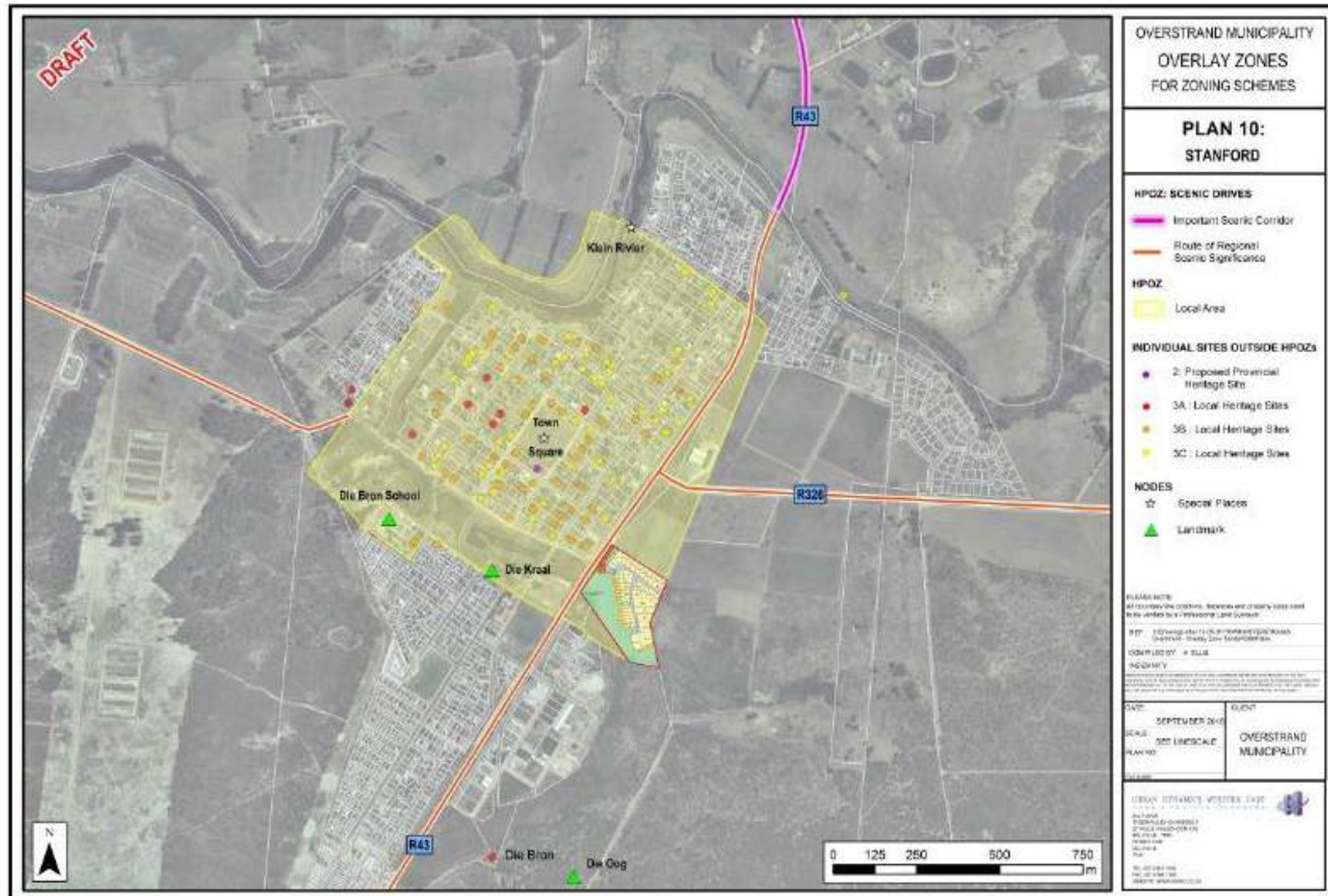


Figure 2.4: Extract from the Overstrand Zoning Scheme with the development area mapped.

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Archaeology

The Khoekhoen herders were the dominant groups of people in the Overstrand region when the Dutch East India Company started extending their interests beyond the Cape Peninsula in the 17th century. The Chainoqua, who occupied the Caledon plains, traded regularly with VOC (Verenigde Oostindische Compagnie) outposts but the demands of the VOC for cattle eventually resulted in their collapse as an independent group. Eventually nomadic European stock farmers and professional hunters moved into the area – they were the forerunners of permanent colonial settlement (Webley and Hart, 2013).

As noted by Webley and Hart (2013), “Very little archaeological work has been carried out in this particular area. Most of the archaeological research which has been conducted in this section of the southern Cape has been concentrated along the coast (see Hart 2010). A number of sites have been recorded along the rocky shoreline near Hermanus by Kaplan (2007). These are primarily Later Stone Age shell middens. Early and Middle Stone Age artefacts scatters have been recorded on the Hermanus Golf Club and at the Fernkloof Nature Reserve.” The most significant archaeological site known from this area is De Kelders (Klipgat) Cave located at Walker Bay Nature Reserve approximately 19km from Stanford. The site consists of two caves that contain human remains dating to the Middle Stone Age. The remains include isolated teeth, two manual phalanges, one phalanx (of the thumb), and a mandible. The assemblage contains at least 10 (mostly) subadult individuals. The morphology of some of these bones are similar to other Middle Stone Age sites across Africa, including Klasies River Caves, Equus Caves, and Witkrans. This is a very significant archaeological site that has been determined to have Grade II significance but is not yet a declared Provincial Heritage Site.

Most of the archaeological surveys in the Overberg area have been focused on shell middens and rock shelters on the shoreline of Walker Bay such as Klipgat Cave at De Kelders (Avery 1974). The area, until now, has not been known for its rock art and no systematic surveys have taken place in the mountains overlooking Hermanus and Stanford. The majority of the archaeological surveys inland from the coast in this region have been done during Archaeological Impact Assessments prior to new developments. The nearest recorded rock art sites on SAHRIS are just over 50km away near the Theewaterskloof dam (Janette Deacon, pers. comm.), outside Genadendal and Greyton to the north, one site at Lourensford about 80km to the west and one site over 100km to the east at De Hoop Nature Reserve. This is definitely not a true distribution of rock art sites in the area and is more representative of the relatively low amount of rock art research conducted in this area to date.

In 2016, a rock art site was identified on portion 1 of the Farm Phillipskop 627, located in the mountains just outside the town of Stanford. As noted in the CMP completed for the rock art site (CTS Heritage, 2016), “The significance of the rock art and related archaeological remains at PHK001 pertains to their being representative of the San hunter-gatherer tradition that lasted from at least 5000 to about 1000 years ago, and the Khoekhoe herding tradition which dates to within the last 2000 years in this region. The paintings are therefore of educational value



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because they reflect not only life in the past, but also the cultural conceptions that influenced the artists when deciding where and what to paint. The rock art site at Phillipskop is the first to be found in the Stanford and Hermanus area since formal inventories of rock art sites were established more than 50 years ago. The site has imagery from both the fine line and finger painted traditions. The images are similar to sites further to the north in the Cederberg and to the east in the southern Cape mountains. This site therefore extends our understanding of the geographical range in which both San hunter-gatherer and Khoe herder painters performed their religious and spiritual experiences. Some of the handprints are decorated which may link the belief system of the painters to others who left similar images in the Hex River Mountains and the Sandveld area up the West Coast. The site itself is positioned in a kloof overlooking a running stream and small waterfall which also gives weight to the sacred and religious meanings which the site held for its indigenous inhabitants.” The report notes that stone artefacts and ochre were identified on the ground surface at the rock art site. The stone artefacts were made out of quartz, quartzite and silcrete with quartzite being the most common raw material. Some retouched flakes were also identified. Other cultural material identified on site include pot sherds, one of which is a rim sherd and one of which is painted with a thin layer of ochre. Amongst the organic artefacts, one piece of ostrich eggshell, bone and charcoal were identified (CTS Heritage, 2016).

Palaeontology

According to the SAHRIS Palaeosensitivity Map the area proposed for development is underlain by sediments of low fossil sensitivity (Figure 4.1). According to the extract from the Council of GeoScience Map CGS 3319 for Worcester, the development area is underlain by Qg: Strandveld Group Quaternary sediments

According to a PIA completed by Avery for the proposed upgrade of the road between Hermanus and Stanford (2013), the area proposed for development is “not located in a known palaeontologically sensitive area and the possibility of recovering palaeontological material is small. No records of fossils from this area occur in the Iziko Museums of South Africa. There is a very small likelihood that fossils may occur if there are deep cuttings into the Bokkeveld Group rocks, into calcretes deposits and in the alluvium deposits along the Klein River. The likelihood of an impact on palaeontology is expected to be improbable.”



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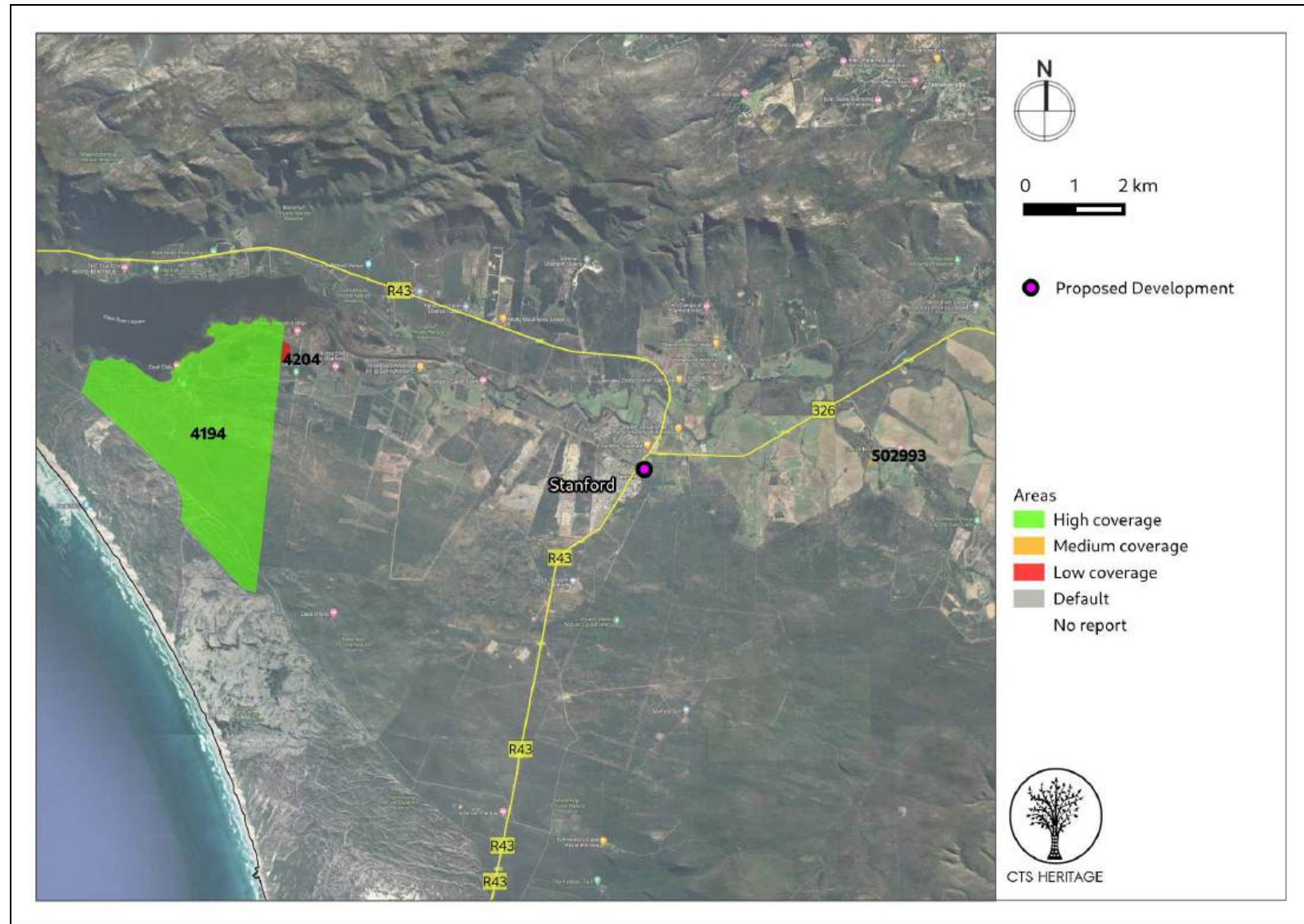


Figure 3: Spatialisation of heritage assessments conducted in proximity to the proposed development



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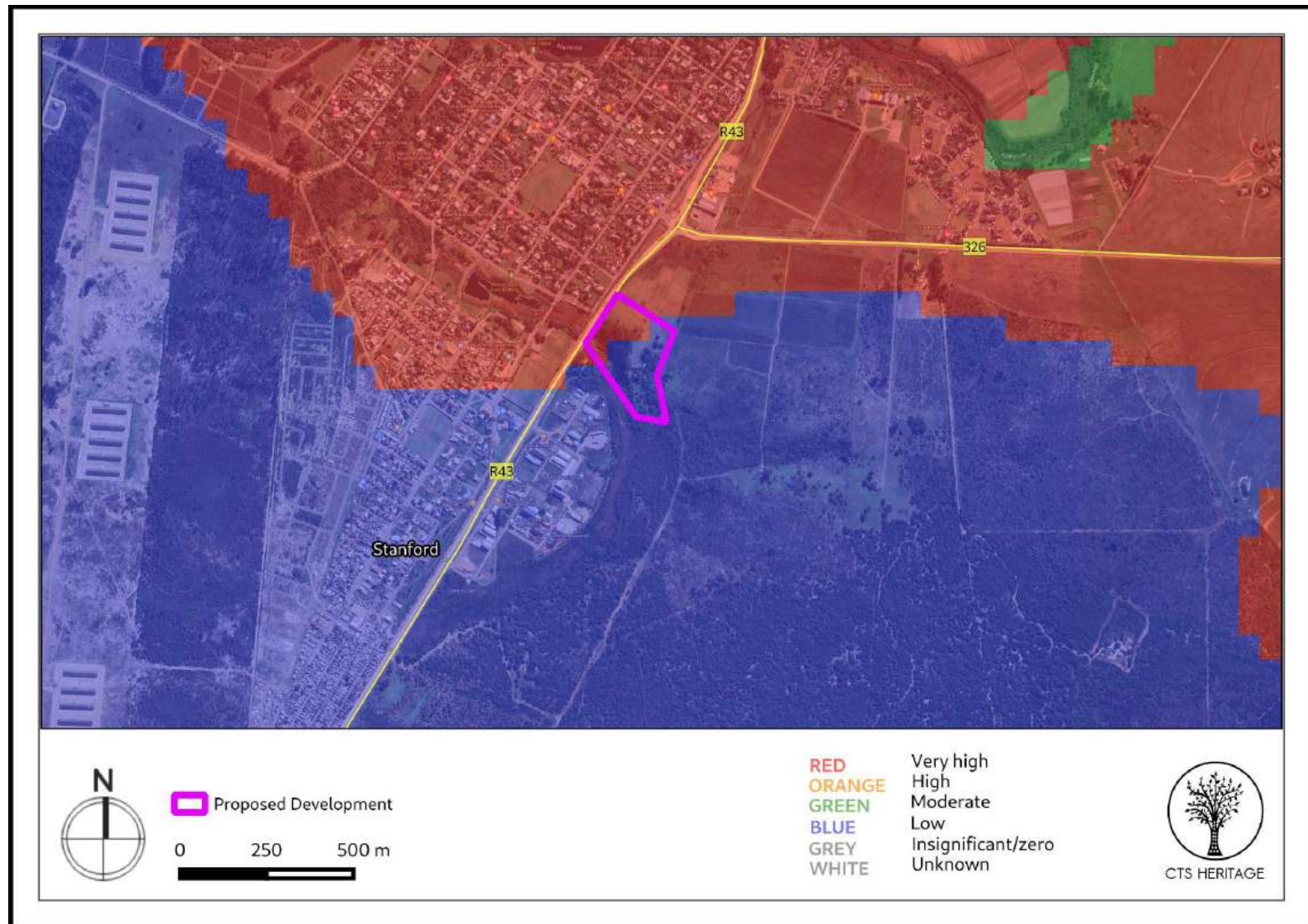


Figure 4.1: Palaeontological sensitivity of the proposed development area



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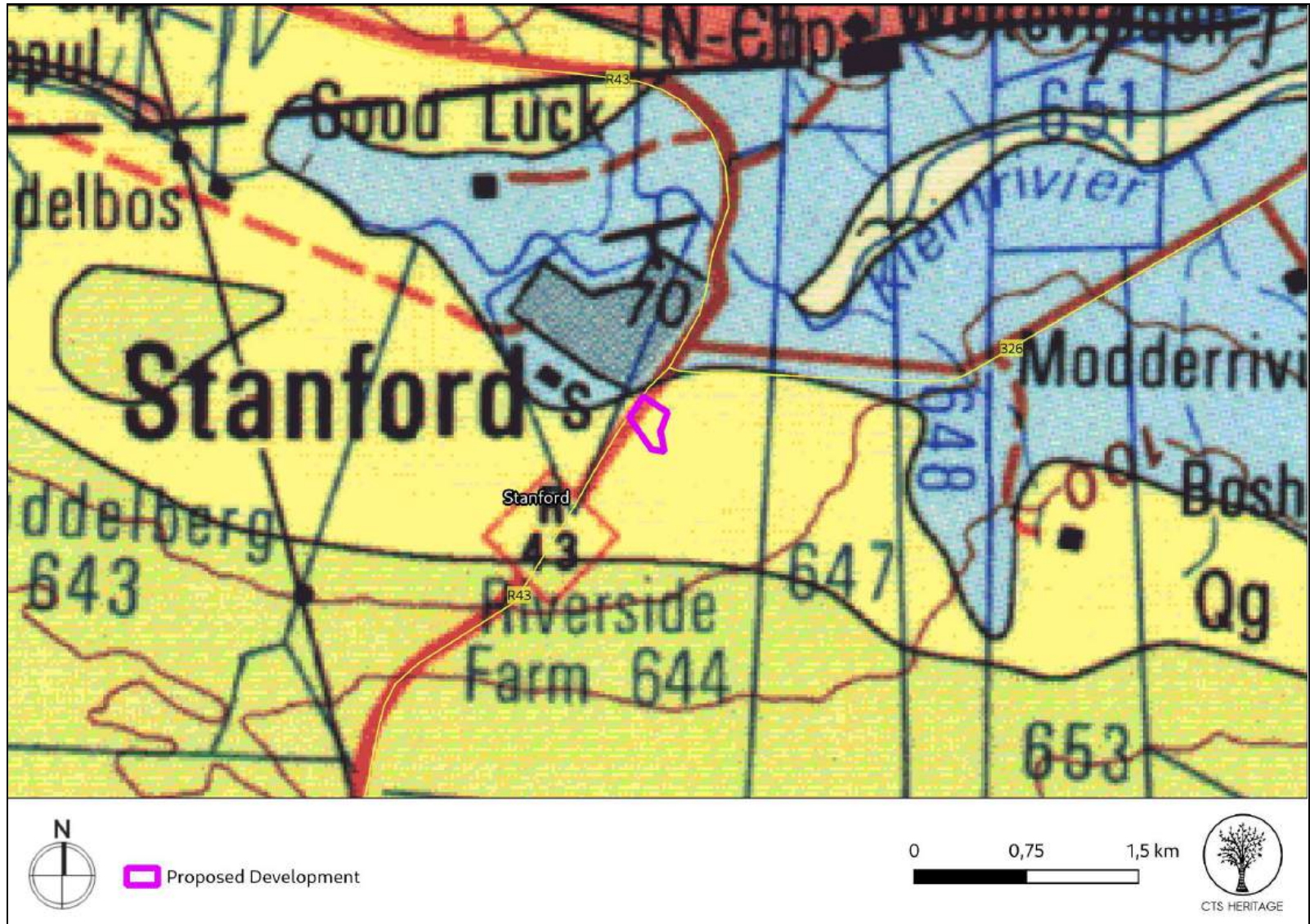


Figure 4.2: Geology Map. Extract from the CGS 3319 Worcester Geology Map indicating that the development area is underlain by Qg: Strandveld Group Quaternary sediments



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4. IDENTIFICATION OF HERITAGE RESOURCES

4.1 Heritage Resources identified

Palaeontology

The palaeontological heritage of the current study is part of Bredasdorp Group (Strandveld Formation & Waenhuiskrans Formation), and Bokkeveld Group (Undifferentiated Ceres Subgroup). Based on the SAHRIS Palaeo Map (Figure 2), the Waenhuiskrans and Strandveld formations have a low palaeontological sensitivity, whereas the Ceres Subgroup has a high palaeontological sensitivity. It is worth mentioning that although the Ceres Subgroup is not present in the immediate project vicinity, it does not mean that it will not be excavated during the development phase. Below is a description of the palaeontological heritage of the Waenhuiskrans and Strandveld formations and Ceres Subgroup.

- The **Waenhuiskrans Formation** is rich in terrestrial gastropods, freshwater molluscs, microfossils, trace fossils, and other fossilised material. Among its key palaeontological components are terrestrial gastropods such as *Achatina zebra*, *Tropidophora* sp., *Trigonephris* sp., and *Natalina* sp., which provide insights into environmental conditions during the Late Pleistocene. Freshwater molluscs in the Waenhuiskrans Formation include *Burnupia*, *Planorbis*, and *Succinea*, indicating that parts of the formation were influenced by freshwater environments. Microfossils like wind-abraded benthic foraminifera (*Elphidium crispum*, *Poroepionides pateralis*, and *Ammonia* spp.) (McMillan, I.K. 1986), suggest marine influence and environmental changes over time. Trace fossils have also been observed, with a notable example being feeding trails that measure 17 mm in diameter, likely made by larvae of tipulid insects (crane flies). In addition, the formation contains other fossilised material such as comminuted shell fragments, wind-abraded echinoid spines, and bryozoan fragments, reflecting the marine elements and the mixed environmental nature of the Waenhuiskrans Formation.
- The **Strandveld Formation** features terrestrial gastropods, shell middens, calcified plant roots and stems, and evidence of human activity. Notable terrestrial gastropods include *Achatina zebra*, *Trigonephrus* sp., *Burnupia* sp., *Trachycystis* sp., and *Fauxulus* sp., which indicate a more recent environment with considerable vegetation. Shell middens in this formation contain marine shells like sand-mussel (*Donax serra*), limpets (*Patella* spp.), and arikreukel (*Turbo* sp.), as well as artifacts and pottery fragments, pointing to ancient human activity and interaction with the coastal environment. Calcified plant roots and stems, known as dikaka, suggest periods of vegetation followed by the fossilization of plant material.
- The **Ceres Subgroup** of the Lower Bokkeveld Group is particularly noted for its rich palaeontological diversity, with a number of marine invertebrate fossils from the Early to Mid-Devonian period in the western Cape Basin. The subgroup's fossil resources include a wide range of marine invertebrates such as trilobites, brachiopods, molluscs, echinoderms, and other groups like corals, conulariids, hyolithids, and tentaculitids, primarily found in mudrock-rich formations (Cooper 1982; Oosthuizen, 1984). Some sandstone



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formations contain fewer but still significant collections of these marine invertebrates (MacRae, 1999). Marine trace fossils are also prevalent in the coastal facies of the lower Bokkeveld Group, while limited discoveries of early vascular plants, such as simple dichotomous leafless psilophytes (e.g., *Dutoitia*) and early lycopods (e.g., *Palaeostigma*), are mostly located in the eastern areas of the Bokkeveld Group (Plumstead 1967, 1969, Theron 1972, Anderson and Anderson 1985). The Ceres Subgroup also features sparse remains of fossil fish from the Gydo and Tra-Tra Formations, including acanthodians, primitive sharks, placoderms, and osteichthyans, with some retaining their original phosphatic skeletal structures (Almond 1997, Anderson et al. 1999).

The palaeontology of the Bokkeveld Group is currently being studied by various researchers in South Africa such as Dr. Rob Gess from Albany Museum/Rhodes University, Cameron Penn-Clark from ESI, and Ryan Nel from Rhodes University. The Bokkeveld Group has been a relatively understudied geological interval which has proven to yield significant fossils which contribute to the international attempt to understand early vertebrates and plant life.

Archaeology

The development area was inspected on foot from south to north. Much of the area has limited archaeological visibility due to dense buffalo grass cultivation and the leaf litter associated with the milkwood forests. Where the buffalo grass has been recently removed, the ground surface below the grass was visible. In the ground surface beneath the buffalo grass, a low density layer of Middle Stone Age artefacts (flakes and flaked pieces) was visible. No other associated material culture was evident, and the artefacts identified are *ex situ*.

It is likely that this low density scatter extends across the development area in the soil layer beneath the grass. This is not unexpected due to the proximity of a reliable water-source, “Die Oog” and the milkwood forest. As noted above by Webley (2013), “Very little archaeological work has been carried out in this particular area. Most of the archaeological research which has been conducted in this section of the southern Cape has been concentrated along the coast (see Hart 2010). A number of sites have been recorded along the rocky shoreline near Hermanus by Kaplan (2007). These are primarily Later Stone Age shell middens. Early and Middle Stone Age artefacts scatters have been recorded on the Hermanus Golf Club and at the Fernkloof Nature Reserve.”

Although there are very few recorded examples of similar resources in this area, and as such, these artefacts have value in terms of rarity in the immediate context, the artefacts themselves have limited scientific value due to the extensive previous disturbance of the property through ongoing and historic agricultural activities on site.



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Cultural Landscape and Visual Impacts

Broader Landscape

Stanford belongs to the Klein River Valley Landscape Unit as defined by Overstrand Heritage Survey (2009). This landscape is centred around the Klein River catchment and valley which lies parallel to the coastal mountains in the foothills between coastal plain and mountain areas. The Klein River Valley is a distinctive cultural landscape based on a combination of the following:

- The mountain backdrop of the Klein River Mountain framing the valley to the north with a juxtaposition of mountain and estuarine/lagoon conditions of the Klein River contributing to a landscape of 'very high significance'.
- Rolling foothills which are mainly agricultural in response to productive soils and gentle slopes with its pattern of vineyards and farm buildings.
- The Klein River system which is noted as an important ecological corridor ensuring connectivity between several nature reserves and the Klein River Estuary which mouths into the sea adjacent to the town Hermanus flanked by the Walker Bay Nature Reserve. The Klein River Estuary is regarded as the fifth most important estuary in South Africa and is located adjacent to the Walker Bay Whale Sanctuary. It possesses ecological, scenic and recreational value.
- The scenic route qualities of the R43 with its dramatic scenic qualities hugging the base of the Klein River Mountain and the northern edges of the Klein River lagoon, and as it extends southwards along the Walker Bay coastline. Also, the scenic qualities of the R326 connecting the coastal plain and the rural hinterland.
- The distinctive settlement qualities and heritage value of the village of Stanford located at the intersection of historical movement routes, originating as a farming settlement during the earlier 19th century in response to productive soils and a freshwater spring feeding into the Klein River estuary. Its distinctive settlement qualities and range of heritage values are unpacked further below

Townscape

Stanford has high local heritage value for historical, architectural, aesthetic, social and technological reasons.

- It displays many of the characteristics and qualities of Western Cape historical towns in terms of its structure, form, house-street relationships and relationship with the natural context.
- Its broader natural setting is defined by a dramatic backdrop of the Klein River Mountain to the north and riverine conditions of the Klein River estuary.
- It is strategically located at the intersection of two regional routes, namely the R43 and R326 which have scenic route qualities, especially the experiential qualities of the R43 approaching Stanford from the north and the R326 approaching the village from the east. (It is noted that the original approach to the settlement from the north was via Church Street, later shifted to by-pass the town via the R43 in the



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mid-20th century).

- The enduring role of water in the evolution, structure and form of the settlement. This reflected in its earlier origins as an early 19th century farm with a water mill for grinding wheat established along a stream feeding the Klein Rivier from a spring known as “Die Oog”. The renovated historical mill building together with the mill stream are key markers of this earlier colonial settlement history and remnants of a water wheel agricultural technology.
- The key role of water is also reflected in the layout of the village during the mid-19th century when leiwat channels were used to irrigate garden allotments with the water emanating from the overflow of “Die Oog” to the south. The leiwat system reinforced the grid pattern and the interrelationship between the village and its natural context. The townscape remains interwoven with the riverine system including the water source that is the reason for the origins of the settlement and possessing ecological, aesthetic and amenity value.
- A legible settlement structure and form is evident with the main structuring elements consisting of a gridiron pattern of the streets in relation to the riverine network and the central location of the Market Square as the major public open space and social focus. Queen Victoria Street plays the role as a traditional ‘high street’ being the main point of entry into the village and along which an intensification of development and mix of land uses has occurred.

The Site

At the site scale, heritage significance relates to the following:

- Its location immediately adjacent to the historic core of Stanford thus contributing to the built environment and landscape qualities of the Heritage Area.
- Its location immediately adjacent to the R43 scenic route yet recognising that this section of the R43 has been severely compromised by the industrial development zone to the south of the site.
- Long distant views towards the site from the R326 scenic route
- Its location in relation to the mill stream originating from “Die Oog” which has strong linkages to the settlement history, structure and form of the village, contributes to the sense of place of a village set in a natural green matrix and forms part of an important ecological corridor.
- The presence of a milkwood forest which has high botanical value as well as aesthetic value in terms of its distinctive treed canopy.
- The alignment of gum trees along the edge of the stream in providing a scaling element in the landscape yet recognising the presence of these gum trees as a threat to the ecological functioning of the water course.
- The existing house on the site, which has no heritage value. Although it may be older than 60 years, the structure is determined to be Not Conservation-Worthy (NCW) - Figures 5.1 to 5.3.



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Figure 5.1 to 5.3. Existing residential structure on the property

The site can be understood in terms of various character areas as illustrated in Figure 5.4 below. These areas represent various opportunities and constraints for development from a cultural landscape perspective.

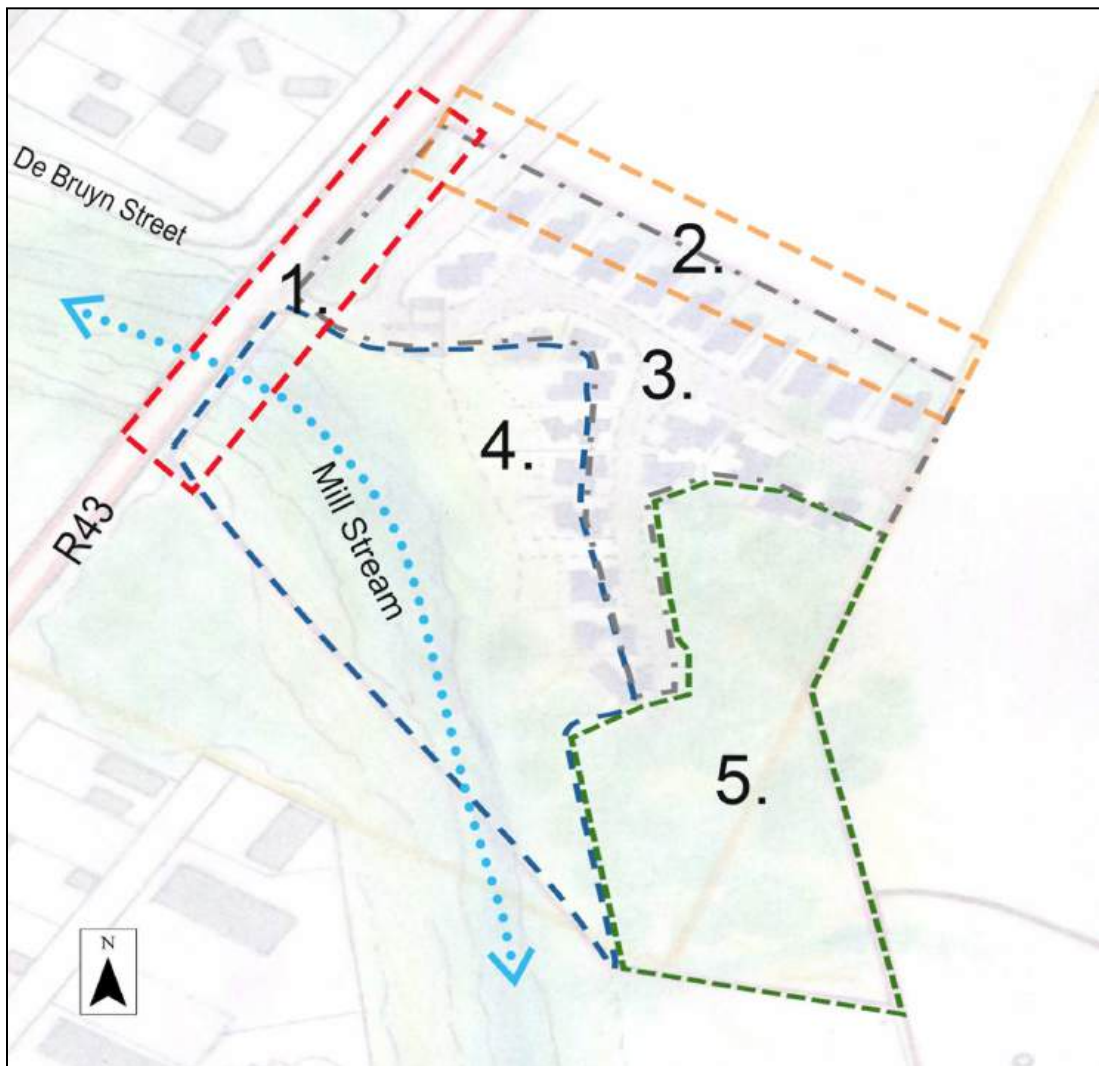


Figure 5.4. Site Character Areas



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Character areas 1 to 5 are described as follows:

1. The R43 scenic envelope is located immediately adjacent to the site and from where proposed development will be most visible from the R43 as well as a part of Daneel Street and De Bruyn Street to the west of the R43.
2. The north east edge of the development site with long views to the site from the R326 scenic route from where proposed development will be visible in the medium to long term prior to future development bordering this edge and development within the demarcated urban edge.
3. The area which represents an opportunity to “build” on the historical street pattern of Stanford village.
4. The area incorporating the millstream/wetland area.
5. The area comprising the milkwood forest.

Character Area 1: R43 Scenic Envelope

- Respond positively to edge conditions along the R43 scenic route with development being set back from the road reserve by at least 25m as per Overstrand Heritage Survey Scenic Route Guidelines (2009).
- Respond positively to edge conditions along the R43 scenic route by ensuring a soft green, visually permeable interface in terms of boundary edge treatments and landscaping.
- Entrance arrangements off the R43 must ensure that any security structures are set back from the scenic envelope and are recessive in scale, form, architectural language and signage thus ensuring a sense of fit in terms of the Stanford HPOZ and associated regional route conditions.
- Views towards the development from the R43 must ensure a sense of fit with the pattern of built form and landscape patterns of the Stanford Heritage Area and HPOZ particularly with respect to the scale and form of new structures, roofscape and tree planting.

Character Area 2: R326 Long Views

- Ensure that the nature, scale and form of development along the north east edge of the site is integrated with the Stanford townscape while recognising that future development to the north and north east of the site will obscure long views towards the site from the R326.
- Of primary importance is the need to ensure that development viewed from the R326 is embedded within a green framework and that the roofscape is recessive in scale and form.

Character Area 3: Village Street Opportunity

- Recognise the potential of this area to ‘build onto’ the historical street pattern of village as an extension to the historical urban footprint to the west of the R43 while recognising the role of the R43 as a regional mobility route with traffic engineering requirements that limit further cross route opportunities along the R43 at this point.
- Recognise the role of De Bruyn Street to the east of the R43 as a potential desire line in extending



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historical street pattern to the west of R43, while recognising this as potentially a notional linkage only.

- Build on the concept of a 'village street' in terms of street architecture, positive street edge conditions, the concept of squares, patterns of planting and the nature of the street cross section.
- Viewed from the R43 and portions of Daneel Street, there is a need to ensure a sense of fit in terms of townscape and roofscape conditions of the HPOZ and compliance with the 'Stanford Style Guidelines'.

Character Area 4: Mill stream/Wetland

- A buffer zone with a setback of 32m from water sources applies to the south-west boundary alongside the wetland.
- Ensure visually permeable boundary treatments along this interface as well as local indigenous planting.

Character Area 5: Milkwood Forest

- Recognise the indigenous milkwood forest as a major site feature which has high botanical value of protected status as well as aesthetic value in terms of its distinctive treed canopy.
- Recognise its role as a natural habitat that connects with the proximate riverine system.
- Emphasis must be on a tread-lightly approach to development within this area, avoiding disturbance of the canopy and root zones.

4.3 Mapping and spatialisation of heritage resources

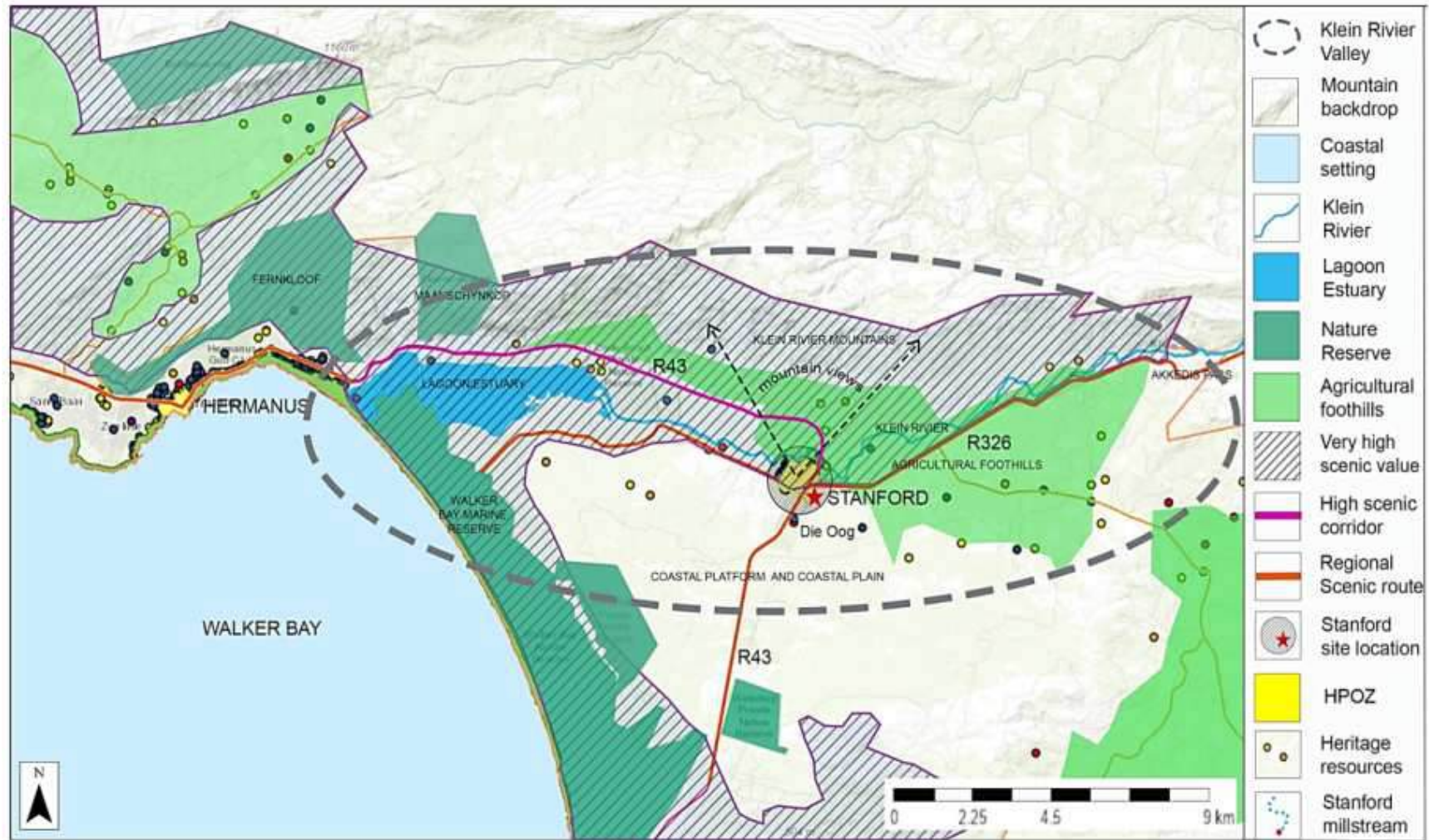


Figure 6.1. Heritage Resources Map. Broader landscape heritage resources within the context of the Klein Rivier Valley (Source: Compilation based on Overstrand Map Viewer and Overstrand Heritage Survey 2009)



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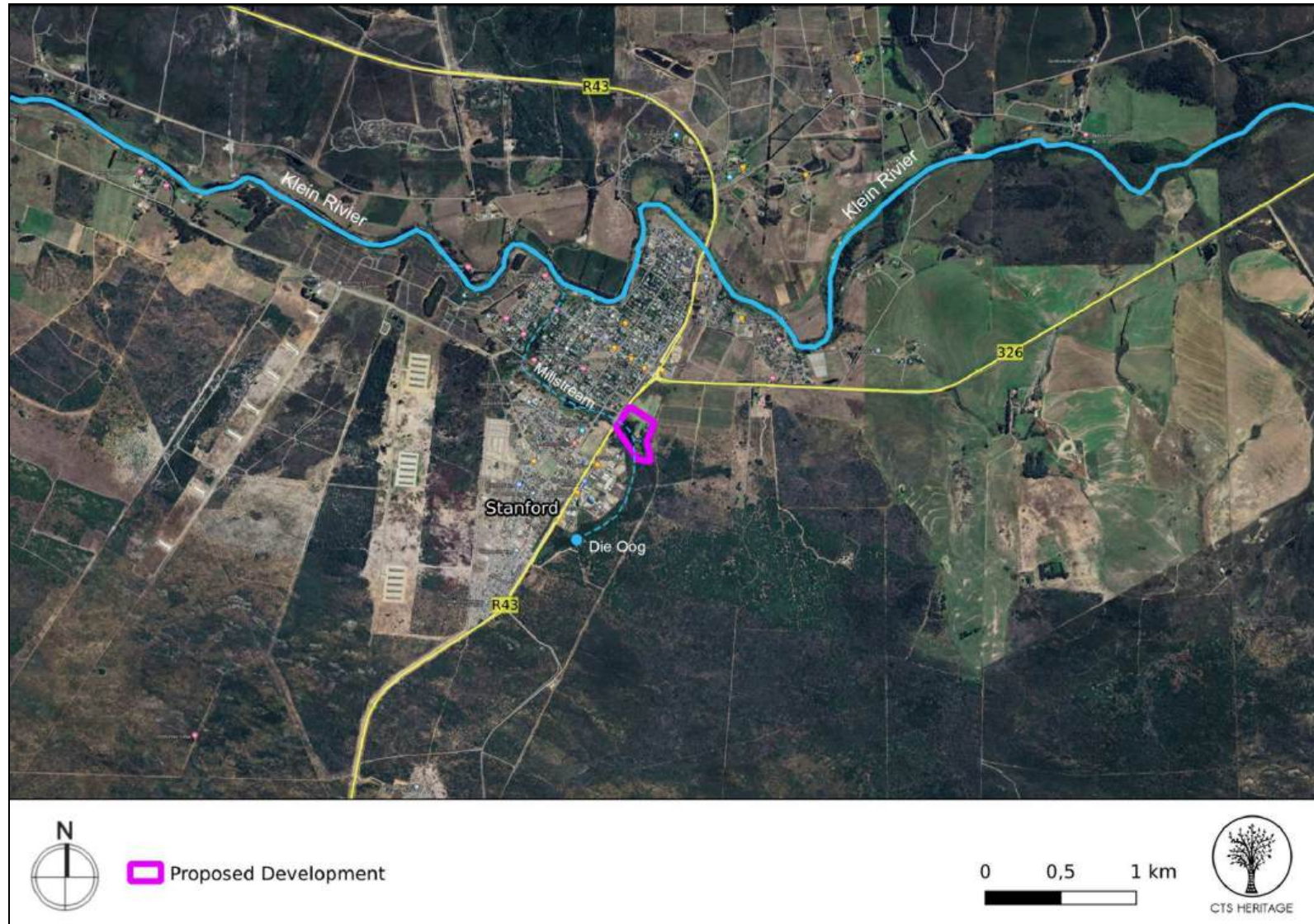


Figure 6.2. Heritage Resources Map - Landscape Resources

Cedar Tower Services (Pty) Ltd t/a CTS Heritage
238 Queens Road, Simon's Town
Email info@ctsheritage.com Web <http://www.ctsheritage.com>



Figure 6.3. Heritage Resources Map. Location of proposed development relative to the graded sites within Stanford



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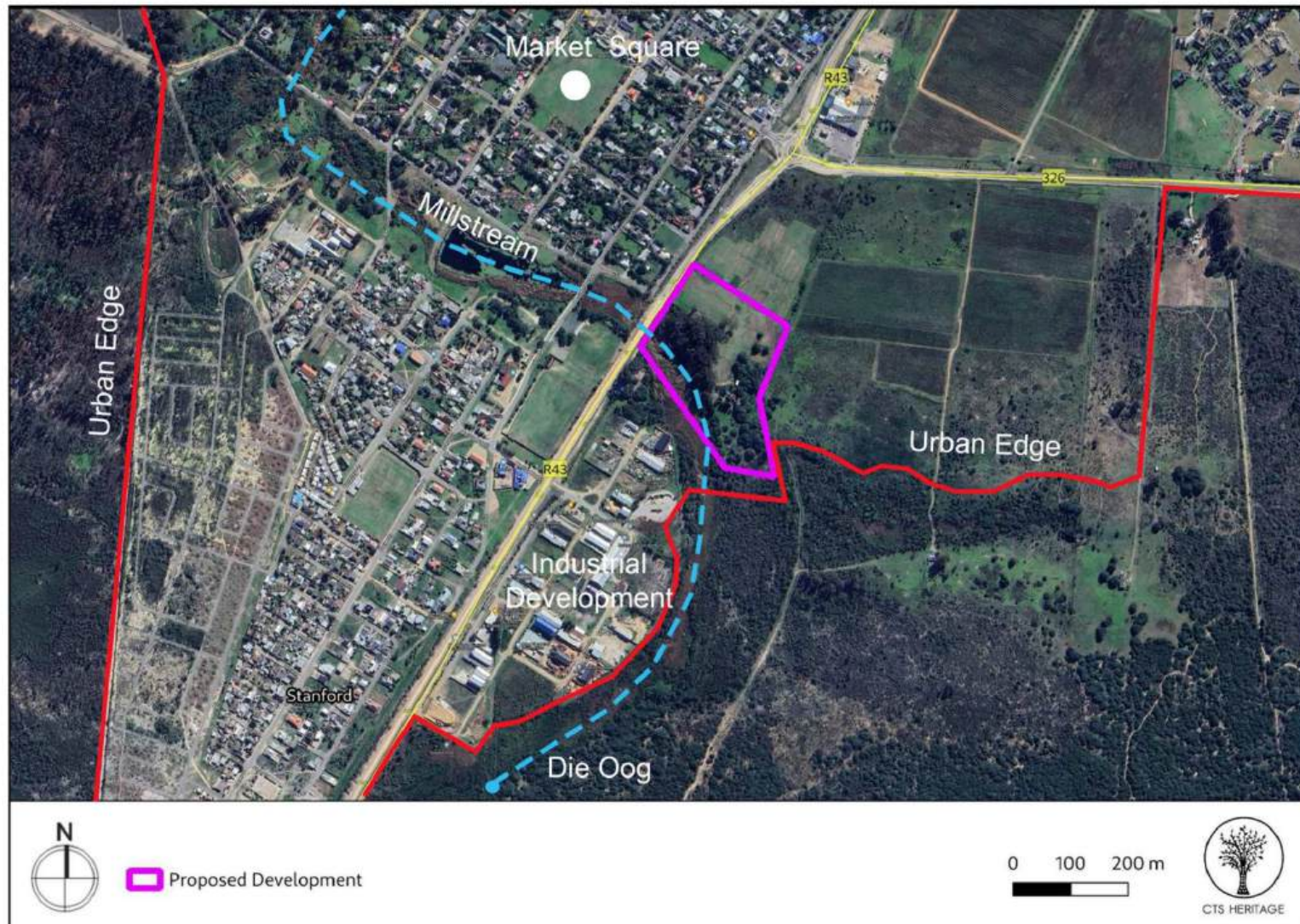


Figure 6.4. Heritage Resources Map. Landscape Resources

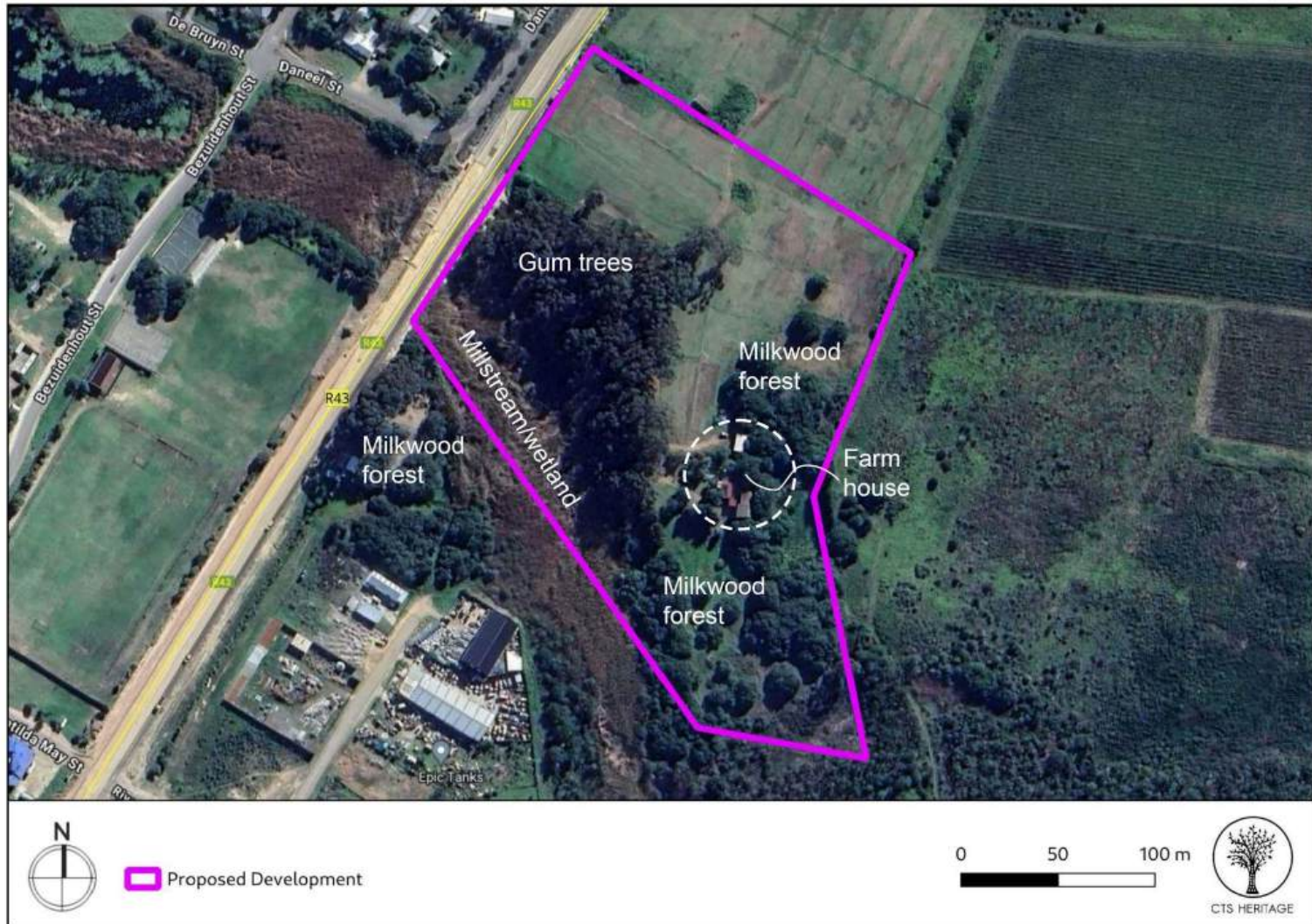


Figure 6.5. Heritage Resources Map. The Site



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5. ASSESSMENT OF THE IMPACT OF THE DEVELOPMENT

5.1 Proposal

Stanford Green is intended to be an eco-lifestyle estate development located on the southeastern side of Stanford within the Overstrand Municipality. The estate is positioned between the roundabout and Stanford's industrial area, encompassing 5.1 hectares of land currently zoned for residential use. The project aims to create a harmonious blend of modern living and sustainable practices, with 28 residential plots ranging from 600 to 4900 square meters, alongside private and public open spaces. The development will be accessed via a single controlled access point via the R43.

Millstream Integration:

The Stanford Mill Stream, a key ecological feature, will be sensitively integrated into the development. An environmental management and hydrological study conducted in 2016, followed by water quality and biodiversity monitoring in 2017, highlighted the need for significant ecological improvements, such as:

- **Water Quality:** Addressing high pollution levels and eutrophication, particularly in the Willem Appel Dam, to ensure free flow and improved water quality.
- **Biodiversity Restoration:** Enhancing the fauna and flora diversity through the planting of indigenous wetland plants, particularly in the lower stream areas.
- **Habitat Preservation:** Maintaining habitats for local wildlife, including the endangered Western Leopard Toad, and fostering environments for waterfowl and insects.
- **Community Engagement:** Incorporating community needs and input into the stream improvement actions to ensure sustainability and local support.

Stanford Green is positioning itself as a significant participant in the forthcoming preservation and conservation initiative for the Millstream Village Project adopted by Overstrand Municipality, Ward 1 and Stanford Conservation. With a commitment to environmental stewardship and sustainability, Stanford Green seeks to play a pivotal role in ensuring the protection and restoration of the Millstream ecosystem. Through collaborative efforts and strategic partnerships, Stanford Green endeavours to contribute expertise, resources, and advocacy towards the long-term health and vitality of the Millstream, thereby fostering a harmonious balance between human activity and natural conservation.

Stanford Green Treehouse Lodge

There are 4 properties earmarked for a tourist accommodation facility in the Milkwood Forest, covering approximately 4500 square meters. The properties will be zoned as General Residential Zone 1: Town Housing (GR1), with a consent use for tourist accommodation which will be developed in terms of the development parameters of the zoning.



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The 4 properties will be dedicated to a defined eco-tourism product. Due to the extent of the milkwood trees and canopies, these properties are not suitable for conventional residential development. The developer proposes a unique Treehouse Lodge built under and around the Milkwood canopies, preserving the Milkwoods and creating an eco-experience.

Architectural Expression and Language

There are 3 different house types for the Stanford Green Lifestyle Estate based on a contemporary Cape Vernacular design and informed by the Stanford Style Guidelines (2019). Attached as Annexure C are the Stanford Green Architectural Guidelines for the Lifestyle Estate. At this stage the design of the Treehouse Lodge properties is at a concept stage with the intention of emphasising a close connection to nature with sustainable luxury, blending modern design with natural elements.



Figure 7.1. Entrance off the R43



Figure 7.2. Entrance area



Figure 7.3. View from the R43



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Figure 7.4. North-east and north-west edges as seen from the R43



Figure 7.5. Internal street view



Figure 7.6. Sample drawings - elevations for a 3 bedroom house - House Design Type 1 (see Appendix 9)



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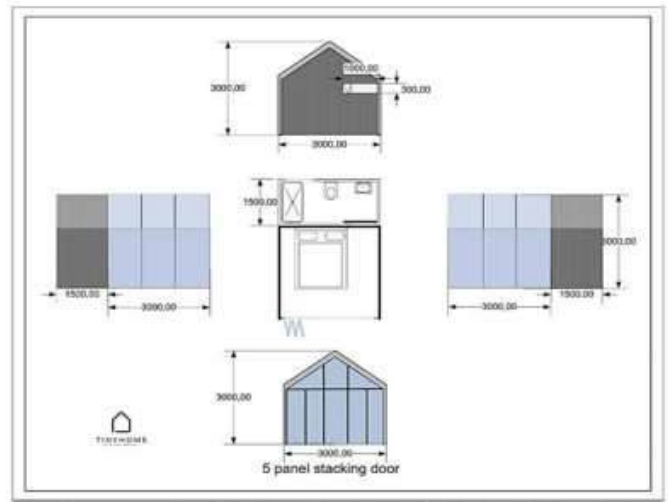


Figure 7.7. Precedent images for the Tree House Lodge



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5.2 Assessment of impact to Heritage Resources

Palaeontology

The area is underlain by the Strandveld Formation of the Bredasdorp Group, which holds a low palaeontological significance. Nevertheless, the sediments of the Ceres Subgroup, which has a high palaeontological sensitivity, are likely underlying the Strandveld Formation.

However, the specific nature and scope of the development have led to the determination that the palaeontological sensitivity for this project is low. This conclusion is predicated on the fact that the construction of the housing development will necessitate only minor excavation, which is restricted to the superficial sediment layers extending a few metres into the subsurface. This limited excavation is unlikely to impact the extensive bedrock where most palaeontological resources would be found.

Given the local scale of the excavation and the measures taken to minimise the environmental footprint of the construction, the likelihood of impacting significant palaeontological resources is minimal. As such, the impact on palaeontological heritage during the development is assessed as low, with mitigation measures in place to address any unforeseen discoveries.

Archaeology

The field assessment identified artefacts located within the area proposed for development. The artefacts identified are all located on the ground surface and without associated archaeological contexts. A similar archaeological signature is evident across most undeveloped areas across the Western Cape and as such, these findings are expected here. None of the observations made have sufficient scientific cultural value to warrant conservation and as such, no impact to significant archaeological heritage is anticipated from the proposed development.

Visual Impact Assessment on cultural landscape

The principle of development of the site is supported from a cultural landscape perspective. Outlined below is an assessment of the impact of the proposed development on the cultural landscape in terms of its alignment with the heritage indicators outlined in the Cultural Landscape Assessment.

- **Table 1: Broader Landscape**

Indicator	Response	Comment
Consolidation of the existing urban footprint	Positive	The site is zoned residential forming part of an existing urban edge condition east of the R43.
Role of the Klein Rivier system in terms of ecological and amenity value, place-making	Positive	The development responds positively to the millstream and wetland as a place-making element with opportunities to



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element.		improve ecological conditions.
Setback from water courses.	Positive	The development is setback by 32m from the millstream/d wetland.
Response to regional scenic routes in terms of setbacks, boundary treatments, entrances and signage.	Positive	Careful consideration has been given to the R43 scenic route condition in terms of setback, landscaping and entrance treatment.
Settlement qualities of the village of Stanford.	Positive	The street and subdivision pattern responds to the varying site conditions across including riverine edge and its role as a green framing element to the village.

- **Table 2: Townscape**

Indicator	Response	Comment
Prevent a pattern of urban sprawl on the periphery of the town	Positive	The development consolidates an existing urban footprint as opposed to contributing to a pattern of sprawl.
Consider development as an integral part of Stanford.	Positive	The development is regarded as an integral part of the town in terms of its positive response to the millstream as structuring element and green frame.
Respect special features in the place-making qualities of the town (mill stream and milkwood forest.	Positive	The development responds positively to the millstream and the milkwood forest as special features contributing the place-making qualities of the town.
Positive visual spatial relationship between settlement and rehabilitation of riverine conditions	Positive	The development responds positively to the millstream as a structuring element and in ensuring a positive interface with the water course. Stanford Green seeks to play a pivotal role in ensuring the protection and restoration of the millstream ecosystem.
Avoid a pattern of gated developments to the north of the R326 and adjacent to the R43.	Negative	The proposal is for a gated development along the R43. This has been mitigated to some extent by the setback of security structures from the edge of the R43 and a landscaped green edge.
Enhance the role of the “Die Oog” and the river as a green frame to the village.	Positive	The development responds positively to the role of the “Die Oog” in providing a green frame to the village.
Respect the scenic routes’ qualities of the R43 and R326, especially views from the R43.	Positive	Consideration has been given to the impact of the development on views from the R43 in terms of setback, landscaping and entrance treatment. The development will be partially visible from the R43 and the extent to which the built form represents a sense of fit in term townscape and roofscape qualities is discussed further below. Long views towards the development from the R326 will be obscured by future development to the north and north-east of the site.
Principles of settlement making	Positive	The development places emphasis on linked open space corridors, riverine edge conditions, positive street edge conditions, ‘leiwat’, planting patterns and pedestrian movement.



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Ensure compliance with the Stanford Guidelines providing a sense of fit with the heritage context.	Positive	The development largely complies with the Stanford Guidelines in fragmentation of the built form, roof form, proportion of apertures, materiality, boundary edge treatments and parking. Reducing the overall height of double storey elements through use of the upper level as a 'loft'/'attic' expression is recommended to comply with the 4.5m wall-plate height and 6.8m total height
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- Table 3: Site Scale

Indicator	Response	Comment
Character Area 1		
Setback of development from the R43 by at least 25m.	Positive	The development has been setback from the R43 by 25m in accordance with the Overstrand Heritage Survey Guidelines for Scenic Routes.
Ensure a soft green, visually permeable interface in terms of boundary edge treatments and landscaping.	Positive	The landscape development plan makes provision for a planted berm and visually permeable perimeter fence along the R43.
Entrance arrangements to be set back from the scenic envelope and recessive in character.	Positive	The security gatehouse entrance is setback from the R43 scenic envelope and is recessive in scale, form and architectural character.
Views from the R43 must ensure a sense of fit in terms of the pattern of built form and landscape patterns.	Positive	Views from the R43 towards the development will be mitigated by proposed tree planting, as well as the scale, form and architectural treatment of residential development. Reducing the overall height of double storey elements through use of the upper level as a 'loft'/'attic' expression is recommended to comply with the 4.5m wall-plate height and 6.8m total height
Character Area 2		
Nature, scale and form of development along the north and east edges to be integrated with the Stanford townscape.	Neutral	Future development to the north and north-east of the site will obscure long views towards the site from the R326. Refer to comments below.
Ensure development from the R326 is embedded within a green framework and roofscape is recessive in scale and form.	Neutral	Views from the R326 towards the development will be mitigated by proposed tree planting, as well as the scale, form and architectural treatment of residential development. As previously mentioned, it is recommended that there is a reduction in the overall height of double storey elements through use of the upper level as a 'loft'/'attic' expression.
Character Area 3		
Build onto the historical street pattern of village as an extension to the historical urban footprint	Positive	The development responds positively to the concept of building onto the street pattern of the historical core via the creation of a village street to the east of the R43. It is recognised that the role of the R43 as a regional mobility route with traffic engineering



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		requirements limits further cross route opportunities along the R43 at this point. The siting and design of the individual houses contribute to a 'street architecture' in which the houses relate positively to the internal streets by, for example, avoiding high walls and setting back garage doors. Front porches and recessed garages form part of the architectural guidelines to create a friendly pedestrian environment.
Recognise the role of De Bruyn Street to the east of the R43 as a potential desire line in extending historical street pattern to the west of R43.	Positive	The development responds positively to this concept while recognising this as a notional linkage only.
Viewed from the R43 and portions of Daneel Street, ensure a sense of fit in terms of townscape and roofscape conditions of the HPOZ	Positive	Views towards the development will be mitigated by proposed tree planting, as well as the scale, form and architectural treatment of residential development. As previously mentioned, it is recommended that there is a reduction in the overall height of double storey elements through use of the upper level as a 'loft'/'attic' expression.
Character Area 4		
A buffer zone with a setback of 32m from water sources.	Positive	The development allows for the 32m setback recognising that final flood line studies will determine the appropriate setback.
Ensure visually permeable boundary treatments as well as local indigenous planting types.	Positive	These issues are adequately addressed in the Landscape Development Plan.
Character Area 5		
Recognise the milkwood forest as a major site feature which has high botanical and aesthetic value	Positive	The proposed development retains the milkwood forest, a major feature recognising the need for the "tread lightly" approach to development within this area.
Emphasis must be on a tread lightly approach to development within this area, avoiding disturbance of the canopy and root zones.	Potentially positive	The design concept for the Tree Lodge is sympathetic in principle to a "tread lightly" approach, further details are required. Given the Grade IIIA heritage value of the Milkwood Forest, detailed designs of this component of the development needs to be submitted to HWC for further comment and endorsement.



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5.4 Proposed Development Alternatives

Table 4: Alternatives Considered

No.	Description	Visual Representation
1	Option 1 was designed with the primary objective of maximising space and increasing the number of residential units. However, this option did not account for the environmental sensitivity of the site. The plan proposed the removal of the milkwood trees, a protected species with substantial ecological and heritage value. Additionally, the wetland and its buffer zones were disregarded in the layout. At this stage, no environmental specialists had been engaged, and no wetland delineation had been carried out. As a result, this option posed significant risks of ecological damage and non-compliance with environmental regulations. The lack of environmental consideration in this approach highlights the need for a more balanced and sustainable development plan that respects and integrates the natural features of the site.	
2	Option 2 attempted to address some of the environmental considerations absent in Option 1. This plan includes the mapping of the wetland, highlighting an initial step towards acknowledging the site's ecological aspects. However, the proposal still falls short in several critical areas. While the wetland area has been identified, the plan continues to propose the removal of the milkwood trees, disregarding their protected status and ecological importance. Retention of the existing house is being proposed. The layout however does not provide for any integration of the wetland area which also limits the development's potential to fully harmonise with its natural surroundings. Although this option shows an improved awareness of environmental features, the lack of formal integration and the continued removal of milkwood trees indicate a need for further refinement. Engaging environmental specialists to guide the development process more thoroughly would be essential to ensure a balanced and sustainable approach.	
3	Option 3 attempted to address some of the environmental considerations absent in Options 1 and 2. This plan includes the mapping of the wetland, highlighting an initial step towards acknowledging the site's ecological aspects. Additionally, the layout includes a survey of the milkwoods, marking the beginning of efforts to incorporate these protected trees into the overall design. While the wetland area has been identified, the plan continues to propose the removal of some of the milkwood trees, disregarding their protected status and ecological importance. The retention of the existing house remains in the plan, but there is still no formal integration with the wetland, which limits the development's potential to harmonise fully with its natural surroundings. Although Option 3 shows improved environmental awareness compared	



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	to its predecessors, the continued removal of milkwood trees indicates that further refinement is needed. Engaging environmental specialists more thoroughly and revising the layout to protect and integrate the milkwood trees would be essential steps towards achieving a balanced and sustainable development.	
4	Option 4 represents the conclusion of careful planning and environmental consideration, emerging as the preferred alternative for the development. This plan takes into full account both the wetland and the milkwood trees, ensuring that these critical ecological features are preserved and enhanced. Environmental Integration: The wetland area is fully mapped and integrated into the development plan. This approach not only preserves the wetland but also enhances it, creating a natural feature that contributes to the aesthetic and ecological value of the development. Milkwood Preservation: A key highlight of Option 4 is the preservation of all milkwood trees. Unlike previous options, this plan proposes no removal of these protected trees. Instead, the milkwoods are incorporated into the design of the Stanford Green Treehouse Lodge. This lodge will provide a unique eco-tourism experience, allowing guests to enjoy the natural beauty of the milkwood forest while ensuring its conservation. Lodge Development: The Stanford Green Treehouse Lodge is a central feature of Option 4. Located within the milkwood forest, the lodge will offer a unique and sustainable tourism experience. The design of the lodge focuses on minimal environmental impact and maximises the use of natural surroundings to create a serene and immersive experience for guests. No Retention of Existing House: To allow for a more cohesive development, the existing house is not retained in Option 4. This decision facilitates a better integration of new residential units with the wetland and ensures a seamless transition between the built environment and natural features. Option 4 demonstrates a comprehensive and balanced approach to development. By fully integrating the wetland and preserving the milkwood trees, this plan sets a new standard for sustainable development in Stanford. It not only meets the housing needs of the area but also creates a unique eco-tourism destination, fostering economic growth and environmental stewardship. This preferred alternative embodies a vision of harmonious coexistence between human habitation and the natural world, ensuring that future generations can enjoy the rich ecological and heritage features of Stanford.	

Option 4 has been assessed in this report and is the preferred alternative from a heritage perspective, on condition that the recommendations outlined in Section 8 below are implemented.



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5.5 Assessment of broader impacts

5.5.1 Cumulative Impacts

The cumulative impact of a development is the impact that development will have when its impact is added to the incremental impacts of other past, present or reasonably foreseeable future activities that will affect the same environment. It is important to note that the cumulative impact assessment for a particular project, like what is being done here, is not the same as an assessment of the impact of all surrounding projects. The cumulative assessment for this project is an assessment only of the impacts associated with this project, but seen in the context of all surrounding impacts. It is concerned with this project's contribution to the overall impact, within the context of the overall impact. But it is not simply the overall impact itself.

The most important concept related to a cumulative impact is that of an acceptable level of change to an environment. A cumulative impact only becomes relevant when the impact of the proposed development will lead directly to the sum of impacts of all developments causing an acceptable level of change to be exceeded in the surrounding area. If the impact of the development being assessed does not cause that level to be exceeded, then the cumulative impact associated with that development is not significant.

In terms of cumulative impacts to heritage resources, impacts to archaeological and palaeontological resources are sufficiently dealt with on a case by case basis. The primary concern from a cumulative impact perspective would be to the cultural landscape. The cultural landscape is defined as the interaction between people and the places that they have occupied and impacted. In some places in South Africa, the cultural landscape can be more than 1 million years old where we find evidence of Early Stone Age archaeology (up to 2 million years old), Middle Stone Age archaeology (up to 200 000 years old), Later Stone Age archaeology (up to 20 000 years old), evidence of indigenous herder populations (up to 2000 years old) as well as evidence of colonial frontier settlement (up to 300 years old) and more recent agricultural layers.

Modern interventions into such landscapes constitute an additional layer onto the cultural landscape. The primary risk in terms of negative impact to the cultural landscape resulting from new development lies in the eradication of older layers that make up the cultural landscape. There are various ways that such impact can be mitigated.

As noted in the CL Assessment (Winter, 2024), the principle of development of the site is supported from a cultural landscape perspective for the following reasons:

- The site is zoned residential and in combination with the industrial development area located to the south and business zoning to the north forms part of an existing urban edge condition to the east of the R43.



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- There is an inherent logic evident in the development of the site as an urban extension to the village of Stanford given its location immediately adjacent to an existing urban footprint, its accessible location in relation to the R43 regional route and the continuing role of the Mill Stream as a structuring element/informant to settlement making.
- The development of the site provides an opportunity to build on the Mill Stream Village Park & Greenway Concept Master Plan (2018).
- The development of Erf 483 has been long awaited as it is located within the urban edge and has the potential to consolidate an existing pattern of urban development. This contrasts with the recent pattern of suburban sprawl to the north-east of Stanford which contributes to the erosion of the agricultural setting of the town and productive rural landscape qualities of the Klein Rivier Valley.
- The Overstrand SDF Spatial Proposal for Stanford (2020) designated 34,39 hectares of agricultural land adjoining the town as falling within the urban edge designated for future urban infill. Notwithstanding the need for a precinct plan to be prepared for this area from a cultural landscape heritage management perspective, this is regarded as a separate planning process to the development of Erf 438.
- The principle of a gated residential estate model in this location and its contribution to a pattern of residential gates estates on the periphery of the village is not supported from a cultural landscape perspective. However, it is recognised that there is an absence of clear planning policy from the local authority towards more integrated models of development.

5.5.2 Sustainable Social and Economic Benefits

Information received from the developer is included below:

Economic Growth and Employment

1. Job Creation: The development of Stanford Green will generate numerous employment opportunities during both the construction and operational phases. This includes jobs for construction workers, project managers, architects, engineers, and various tradespeople during the construction phase. Once operational, the estate will create jobs in property management, maintenance, security, landscaping, hospitality, and tourism.
2. Boost to Local Economy: Increased employment and business activities related to the development will result in higher local spending, boosting the Stanford and Overstrand regional economy. Local businesses, such as suppliers of building materials, landscaping companies, and service providers, will benefit from the increased demand for their products and services.
3. Tourism Enhancement: The establishment of the Stanford Green Treehouse Lodge will attract eco-tourists, honeymooners, and nature seekers, bringing additional revenue to the local tourism sector. This will have a multiplier effect, benefiting nearby restaurants, shops, and tour operators.



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4. Increased Property Values: The introduction of a high-quality, eco-friendly residential estate is likely to increase the value of surrounding properties. This uplift in property values can result in higher tax revenues for the local municipality, which can be reinvested into community infrastructure and services.
5. Long-term economic impact: Long term economic impact will be in terms of the additional rates and taxes that will be payable to the Overstrand Municipality. Calculated at a ratio of only 3 people per dwelling unit the residential additionality was calculated at 78 which means that the development will bring at least 78 new permanent people to Stanford. These people will spend money in Stanford on various items such as food, petrol, restaurant, repairs etc, contributing to the local economy, excluding transient guests who will be visiting the lodge. With an occupancy rate of only 50 % of the 16 rooms, an additional 5 850 people will visit the lodge and Stanford.

The initial direct investment into the development was calculated to be approximately R 200 000 000. Based on this investment the additional basic charges payable to the Municipality will be approximately R 388 400 per annum. The annual rates payable to the Overstrand from the development, calculated at the average value of dwellings in the development, will be approximately R 648 829 per annum.

The bulk services levy that the development will need to pay to the Overstrand Municipality is approximately R 3 600 000. In terms of the GLS report approximately R 2 740 000 will be required to upgrade bulk water and sewer networks to accommodate the proposed and other developments, leaving approximately R 900 000 for the Municipality to upgrade other services in and surround the Stanford area.

Social Impact and Community Development

1. Housing Provision: By addressing the escalating demand for housing in the Overstrand region, the development will provide much-needed residential options. This will help to accommodate the growing population and relieve pressure on the existing housing market.
2. Environmental Education: The project's commitment to environmental sustainability and the preservation of natural habitats will provide educational opportunities for residents and visitors. Initiatives such as the flora and fauna information library and nature tours will promote awareness and appreciation of the local ecosystem.
3. Cultural Preservation: The integration of the Millstream and the preservation of Milkwood trees emphasise the cultural and historical significance of the area. This fosters a sense of heritage and continuity, enriching the community's identity.
4. Health and Well-being: Access to green spaces, walking trails, and recreational areas promotes physical and mental well-being. The emphasis on sustainable living practices and organic gardening also encourages healthier lifestyles.



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Environmental Impact and Sustainability

1. Ecological Restoration: The environmental management plan aims to improve water quality and restore the Millstream's wetland system. This will enhance biodiversity, support endangered species, and create a healthier ecosystem.
2. Sustainable Living: The development's focus on renewable energy, water conservation, and the use of indigenous vegetation aligns with global sustainability goals. Residents will benefit from lower utility costs and a reduced environmental footprint.
3. Innovative Technologies: The incorporation of sustainable design guidelines and innovative technologies will set a precedent for future developments in the region, promoting broader adoption of green building practices.

As such, on condition that the mitigation measures as recommended below are implemented, the anticipated socio-economic benefits outweigh negative impacts to heritage resources.

5.5.3 Site Verification Statement

According to the DFFE Screening Tool analysis, the development area has VERY HIGH levels of sensitivity for impacts to palaeontological heritage and VERY HIGH levels of sensitivity for impacts to archaeological and cultural heritage resources. The results of this assessment in terms of site sensitivity are summarised below:

- The cultural value of the broader area has very high significance in terms of its agricultural and settlement history (VERY HIGH)
- Archaeological resources were identified within the proposed alignment area, however these resources have limited scientific significance (MEDIUM)
- No highly significant palaeontological resources were identified within the development area, and the geology underlying the development area is not sensitive for impacts to significant fossils (LOW)

As per the findings of this assessment, and its supporting documentation, the outcome of the sensitivity verification disputes the results of the DFFE Screening Tool for Palaeontology - this should be LOW - and confirms the results of the screening tool for archaeology and cultural heritage as VERY HIGH. This evidence is provided in the body of this report and in the appendices.



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6. RESULTS OF PUBLIC CONSULTATION

As this application is made in terms of NEMA, the public consultation on the HIA will take place with the broader public consultation process required for the Environmental Impact Assessment process and will be managed by the lead Environmental Assessment Practitioner on the project.

In addition to the public consultation required in terms of NEMA, HWC requires that the Overstrand Municipality as well as the relevant registered Conservation Bodies be provided with 30 days in which to comment on this Heritage Impact Assessment. The registered Conservation Bodies are:

- Stanford Heritage Committee
- Overstrand Heritage and Aesthetics Committee
- Whale Coast Conservation

Two rounds of consultation were undertaken, the last of which ended on 6 May 2025. Evidence of the consultation undertaken and all comments received are included in Appendix 10.

Summary of Comments from Stanford Heritage Committee:

- Architectural guidelines are to be sympathetic to the adjacent architectural form and structure of the village and other residential estates. We would want to have sight and comment of the final architectural guidelines once finalised.
- *Please see the recommendations made below regarding the architectural guidelines*
- Motivation for the demolition of the existing structure on the site to be submitted to HWC
- *As noted above in section 4.1 (page 34 and 35), there is an existing residential structure on the property. This existing house on the site has no discernible heritage value. Although it may be older than 60 years, the structure is determined to be Not Conservation-Worthy (NCW).*
- We object, as have other organisations in Stanford such as Stanford Rate Payers and Stanford Conservation, that the portion of the development adjoining the Millstream being fenced off for private use only. The development should find ways to allow public access and thoroughfare that does not compromise security, so that this proposal can be realised, and the resource enjoyed by the whole village.
- *Access to the Millstream remains available via municipal property.*
- As highlighted in our comments on the town planning application, calling the new development “Stanford Green” is entirely inappropriate as it disregards and undermines the uniqueness of the Grade IIIA Stanford Village Green and as such another more suitable and appropriate name should be sought by the developer.
- *This concern has been raised with the developer but falls beyond the scope of this HIA.*



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Summary of Comments from OHAC:

- The proposal is supported however the name “Stanford Green” is not supported.
- Motivation for the demolition of the existing structure on the site to be submitted to HWC

These have all been addressed above.

None of the comments received from Whale Coast Conservation pertain to heritage matters - see Appendix 10.

7. CONCLUSION

The proposed development is located in an area that has generally high levels of palaeontological, archaeological and cultural landscape value and as such, any proposed development must therefore be carefully assessed in terms of impacts to these significant resources.

In terms of impacts to palaeontological heritage, the underlying geology of the site is described as a transition zone between the Bokkeveld Group shales to the north and the Waenhuiskrans Formation of the Bredasdorp Group to the south. The site's primary geological layer, the Strandveld Formation, consists of semi-consolidated dune sands and calcrete. The palaeontological sensitivity of the site is considered low due to sparse fossil records in the upper strata. However, the underlying Ceres Subgroup of the Bokkeveld Group, with high palaeontological sensitivity, contains rich marine invertebrate fossils from the Early to Mid-Devonian period.

The assessment shows that the impact on palaeontological resources is low, as the development will only require minor excavation, reducing the risk of disturbing significant palaeontological heritage. Despite this low risk, the report recommends implementing mitigation measures, such as a Chance Fossil Find Protocol, to address any unexpected palaeontological discoveries during construction.

In terms of impacts to archaeological resources, it is likely that a low density MSA scatter extends across the development area in the soil layer beneath the grass. This is not unexpected due to the proximity of a reliable water-source, “Die Oog” and the milkwood forest. As noted above by Webley (2013), “Very little archaeological work has been carried out in this particular area. Most of the archaeological research which has been conducted in this section of the southern Cape has been concentrated along the coast (see Hart 2010). A number of sites have been recorded along the rocky shoreline near Hermanus by Kaplan (2007). These are primarily Later Stone Age shell middens. Early and Middle Stone Age artefacts scatters have been recorded on the Hermanus Golf Club and at the Fernkloof Nature Reserve.”



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Although there are very few recorded examples of similar resources in this area, and as such, these artefacts have value in terms of rarity in the immediate context, the artefacts themselves have limited scientific value due to the extensive previous disturbance of the property through ongoing and historic agricultural activities on site.

Cultural landscape resources have been assessed at the broader landscape, townscape and site scales recognising the location of Stanford within Klein Rivier Valley as a distinctive cultural landscape and the location of Erf 438 within the Stanford HPOZ which is of Grade IIIA heritage value. At the site scale the following heritage resources are identified:

- “Die Bron/Die Oog” has been graded IIIA in terms of the Overstrand Heritage Survey (2009) in terms of its historical, technological and environmental significance being closely related to the development of Stanford since the mid-19th century and the nature of the gridiron pattern and associated leiwater system. The associated mill stream traversing the southern portion site is also worthy of Grade IIIA heritage value.
- The milkwood forest has been identified in the Overstrand Heritage Survey (2009) as conservation-worthy. Although no heritage grading has been assigned to the forest in terms of this survey, this distinctive landscape feature is worthy of Grade IIIA heritage value.
- The R43 and the R326 have been designated as HPOZ: Scenic Drives being routes of regional scenic significance. While the site is located adjacent to the R43, the site is located some distance from the R326 and will be obscured from view by future development to the north and north-east of the site.

The principle of development of the site is supported from a cultural landscape perspective. Heritage indicators have been prepared at the broader landscape, townscape and site scales. The proposed development is largely in accordance with the heritage indicators with further refinements required and indicated below.

8. RECOMMENDATIONS

There is no objection to the proposed development from a heritage perspective on condition that:

7. The following refinements are implemented in the project design and are submitted to HWC for further comment and endorsement:
 - a. Detailed designs of the Treehouse Lodge being submitted to HWC for further comment and endorsement.
 - b. Amendment to the double storey height of the proposed residential buildings by allowing for a roof attic/loft expression of upper storey elements and/or the Stanford Heritage Guidelines
8. Detailed design development proceeding largely in accordance with the Site Plan and Landscape Plan attached as Figures 1.5 of the HIA report.
9. Detailed design development proceeding largely in accordance with the Landscape Development Plan and Stanford Green Architectural Guidelines respectively.



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10. There is no objection to the proposed demolition of the existing residential structure located on the site as this structure has been determined to be Not Conservation-Worthy.
11. The attached HWC Chance Finds Protocol is implemented for the duration of excavation activities
12. Should any buried archaeological resources, palaeontological resources or human remains or burials be uncovered during the course of development activities, work must cease in the vicinity of these finds. Heritage Western Cape (HWC) must be contacted immediately in order to determine an appropriate way forward.



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9. REFERENCES

Heritage Impact Assessments				
Nid	Report Type	Author/s	Date	Title
4194	AIA Phase 1	Timothy Hart	01/02/2002	Heritage Impact Assessment of Wortelgat Farm, Stanford, Western Cape
4204	HIA Phase 1	Jayson Orton, Timothy Hart	01/11/2004	Initial Heritage Impact Assessment of Four Locations on a Proposed Hiking Trail in the Stanford/Gansbaai



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APPENDICES



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APPENDIX 1: Heritage Screening Assessment

DRAFT HERITAGE SCREENER

CTS Reference Number:	CTS24_075
SAHRIS CaseID:	
Client:	Lornay
Date:	April 2024
Title:	Proposed Stanford Green Residential Development on Erf 438 near Stanford, in the Western Cape Province

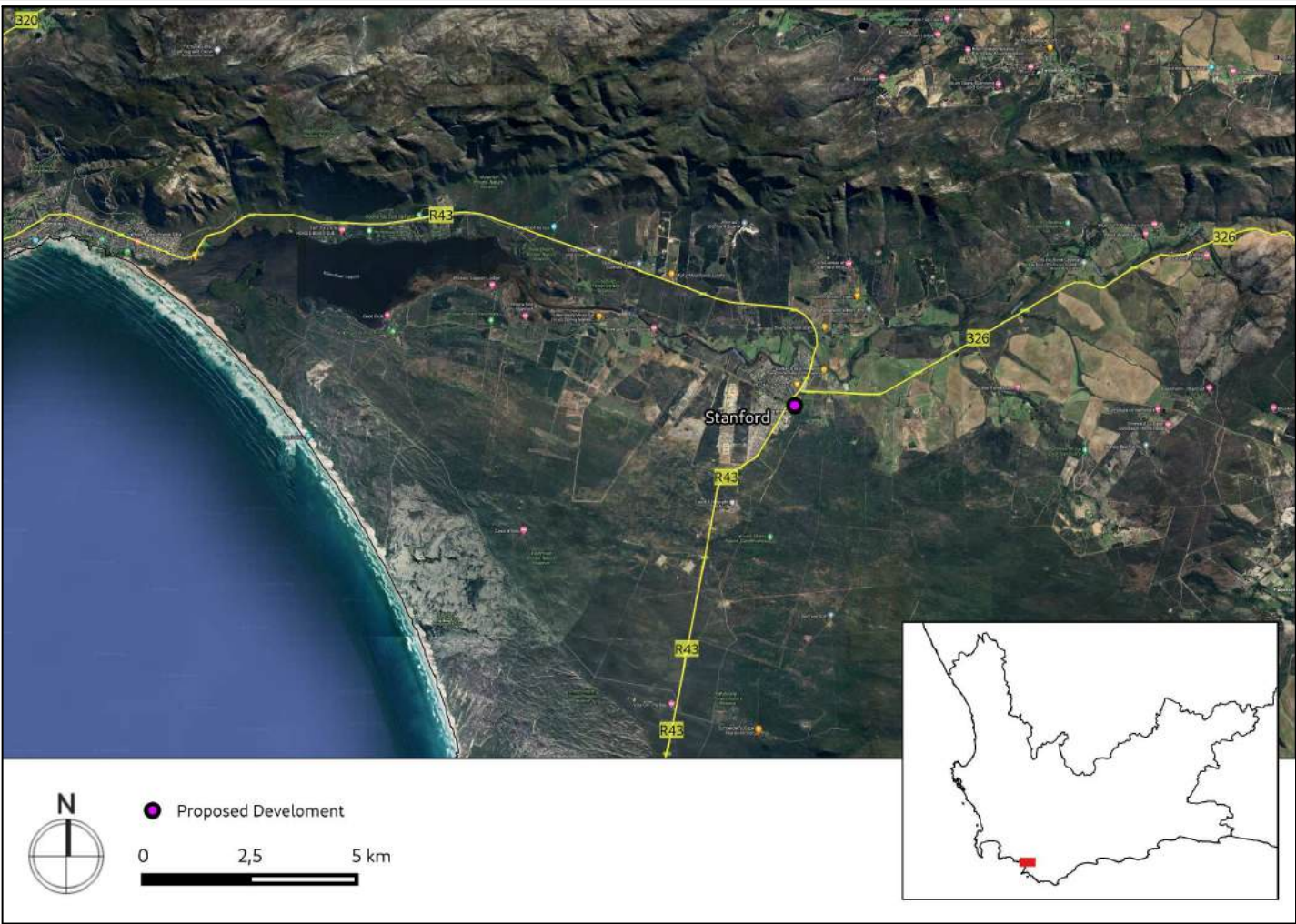


Figure A. Satellite map indicating the location of the proposed development in the Western Cape Province.

Recommendation by CTS Heritage Specialists	RECOMMENDATION Based on the available information, it is unlikely that the proposed development will impact on significant heritage resources depending on the layout of the proposed development, and as such, it is recommended that no further heritage studies are required.
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1. Proposed Development Summary

TBA

2. Application References

Name of relevant heritage authority(s)	HWC
Name of decision making authority(s)	DFFE

3. Property Information

Latitude / Longitude	-34.444242, 19.457845
Erf number / Farm number	Erf 438
Local Municipality	Overstrand
District Municipality	Overberg
Province	Western Cape
Current Use	Vacant
Current Zoning	Agricultural

4. Nature of the Proposed Development

Total Surface Area of development	52507.2 sqm
Depth of excavation (m)	TBA
Height of development (m)	TBA



5. Category of Development

X	Triggers: Section 38(8) of the National Heritage Resources Act
	Triggers: Section 38(1) of the National Heritage Resources Act
	1. Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length.
	2. Construction of a bridge or similar structure exceeding 50m in length.
	3. Any development or activity that will change the character of a site-
x	a) exceeding 5 000m ² in extent
	b) involving three or more existing erven or subdivisions thereof
	c) involving three or more erven or divisions thereof which have been consolidated within the past five years
	4. Rezoning of a site exceeding 10 000m ²
	5. Other (state):

6. Additional Infrastructure Required for this Development

TBA

7. Mapping (please see Appendix 3 and 4 for a full description of our methodology and map legends)

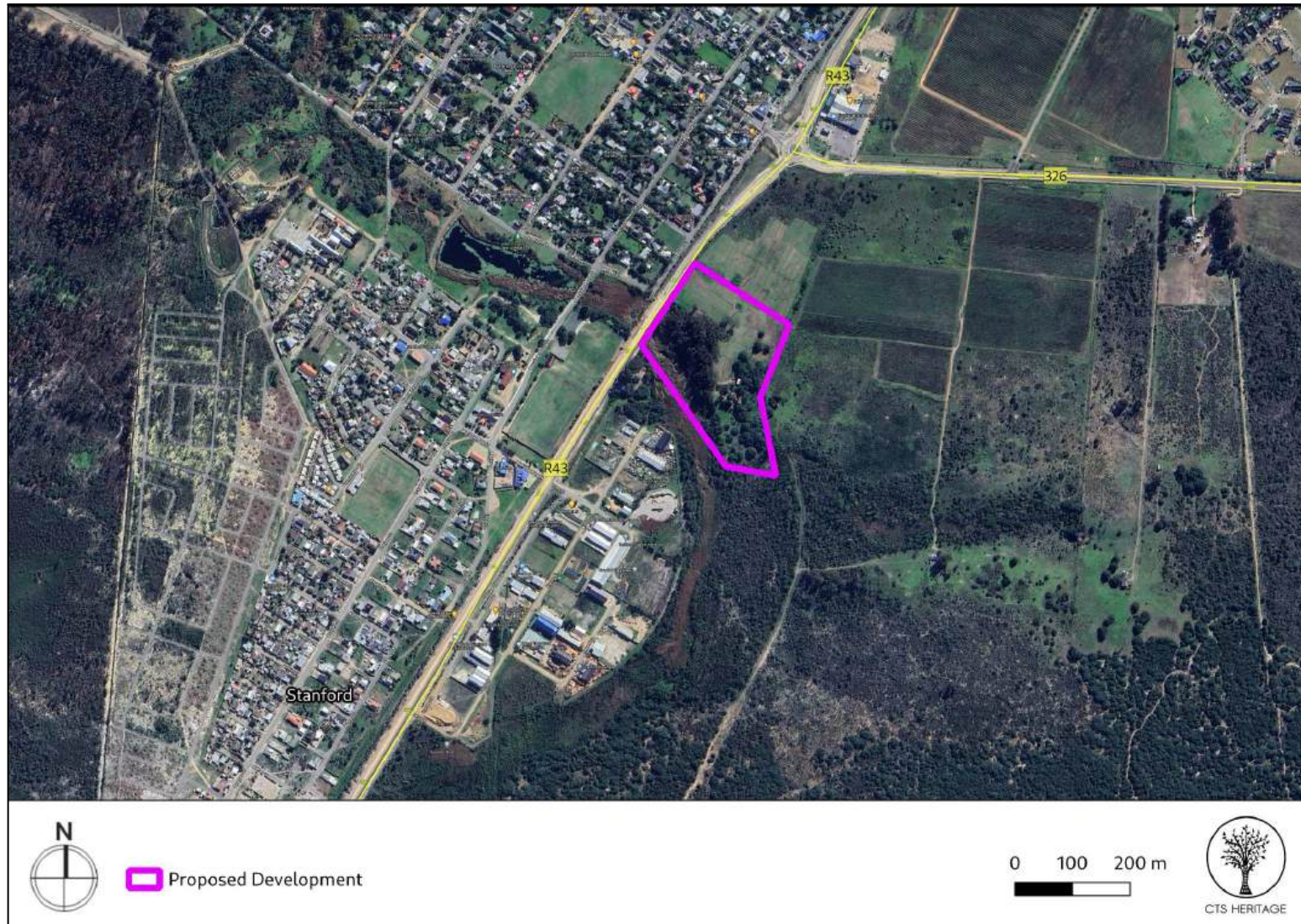


Figure 1.1 Overview Map. Satellite image (2024) indicating the proposed development area at closer range in relation to Worcester.

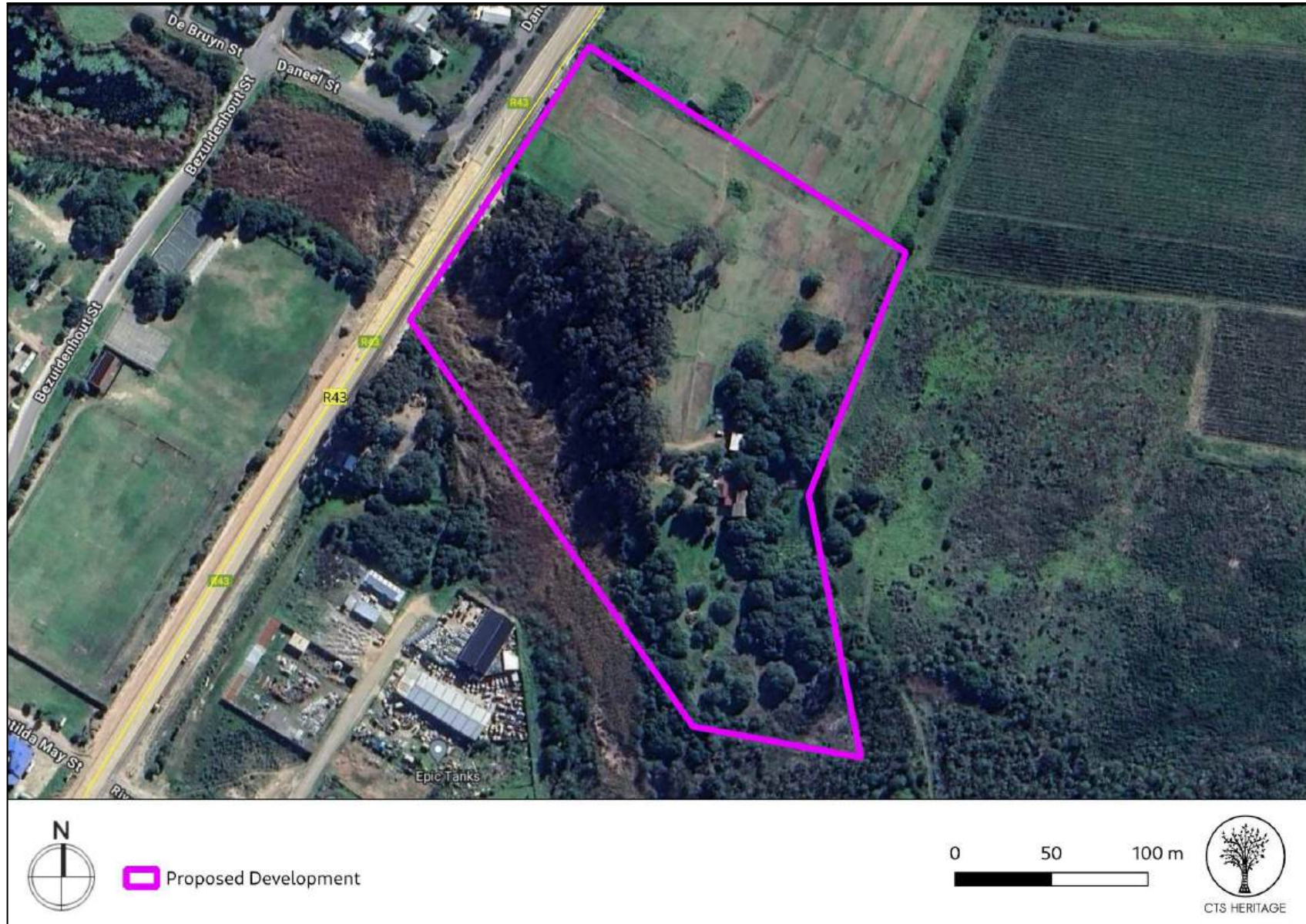


Figure 1.2 Overview Map. Satellite image (2024) indicating the proposed development at closer range.

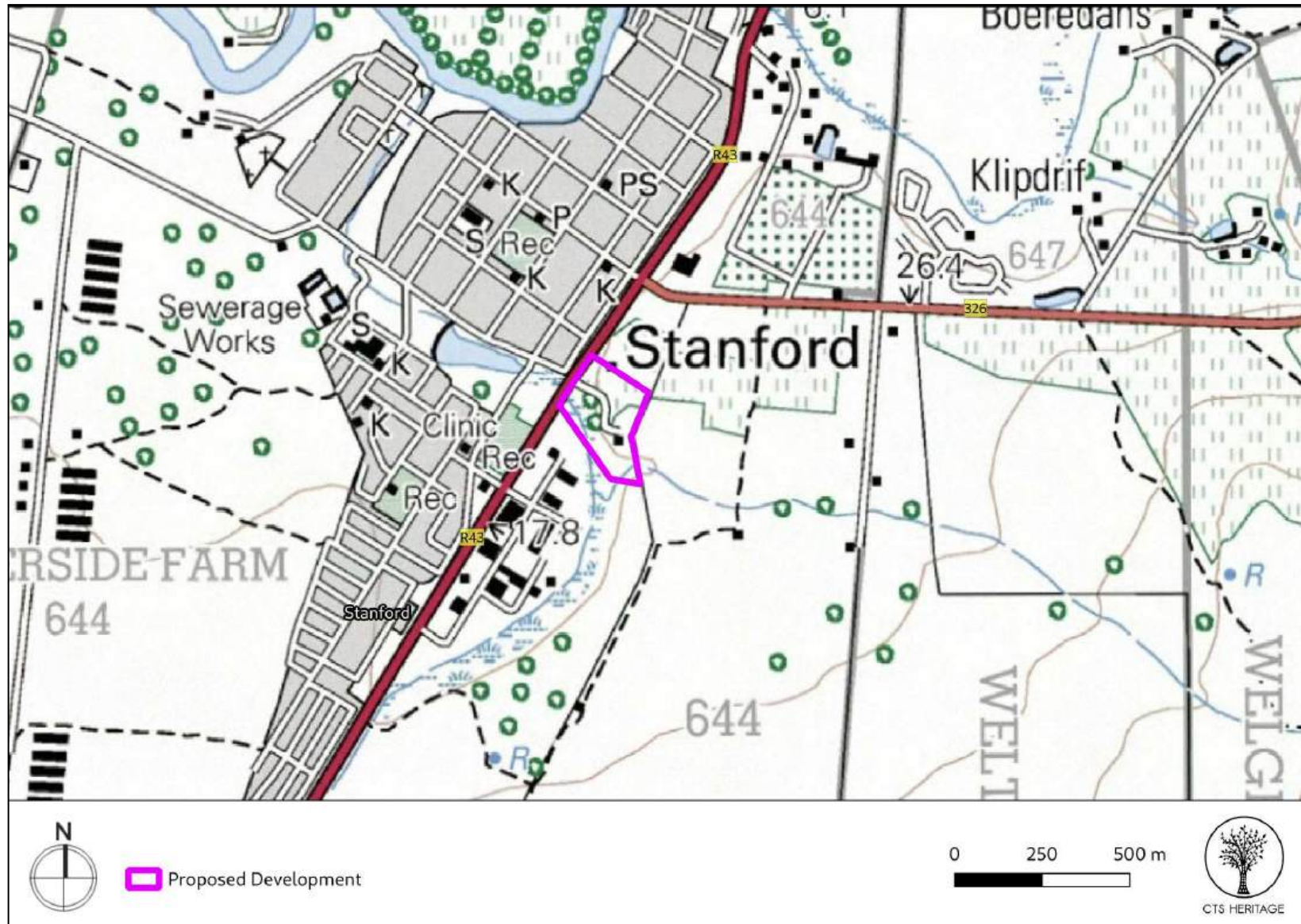


Figure 1.3 Overview Map. 1:50 000 Topo Map for the development area

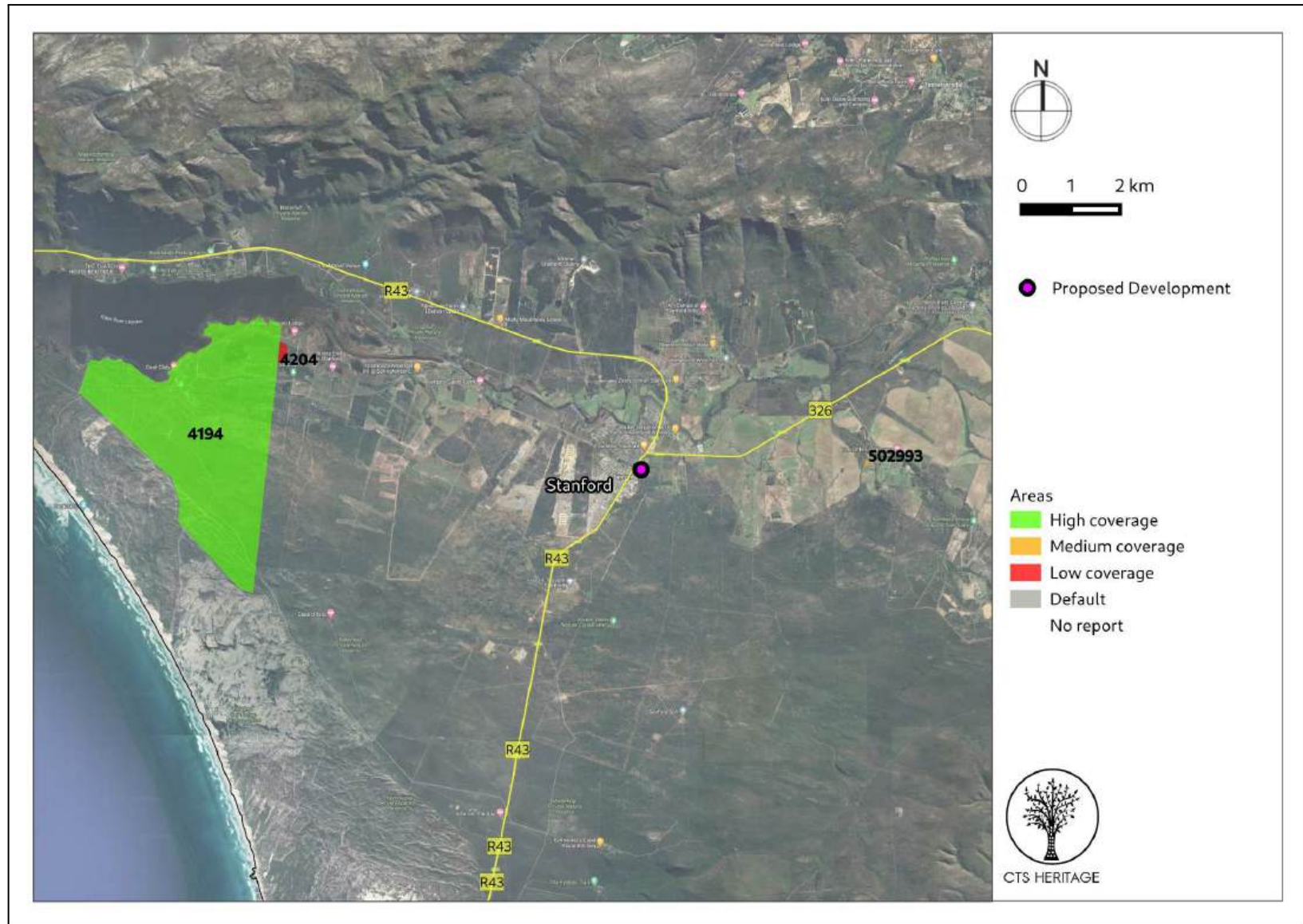


Figure 2. Previous HIAs Map. Previous Heritage Impact Assessments surrounding the proposed development area, with SAHRIS NIDs indicated. Please see Appendix 2 for a full reference list.

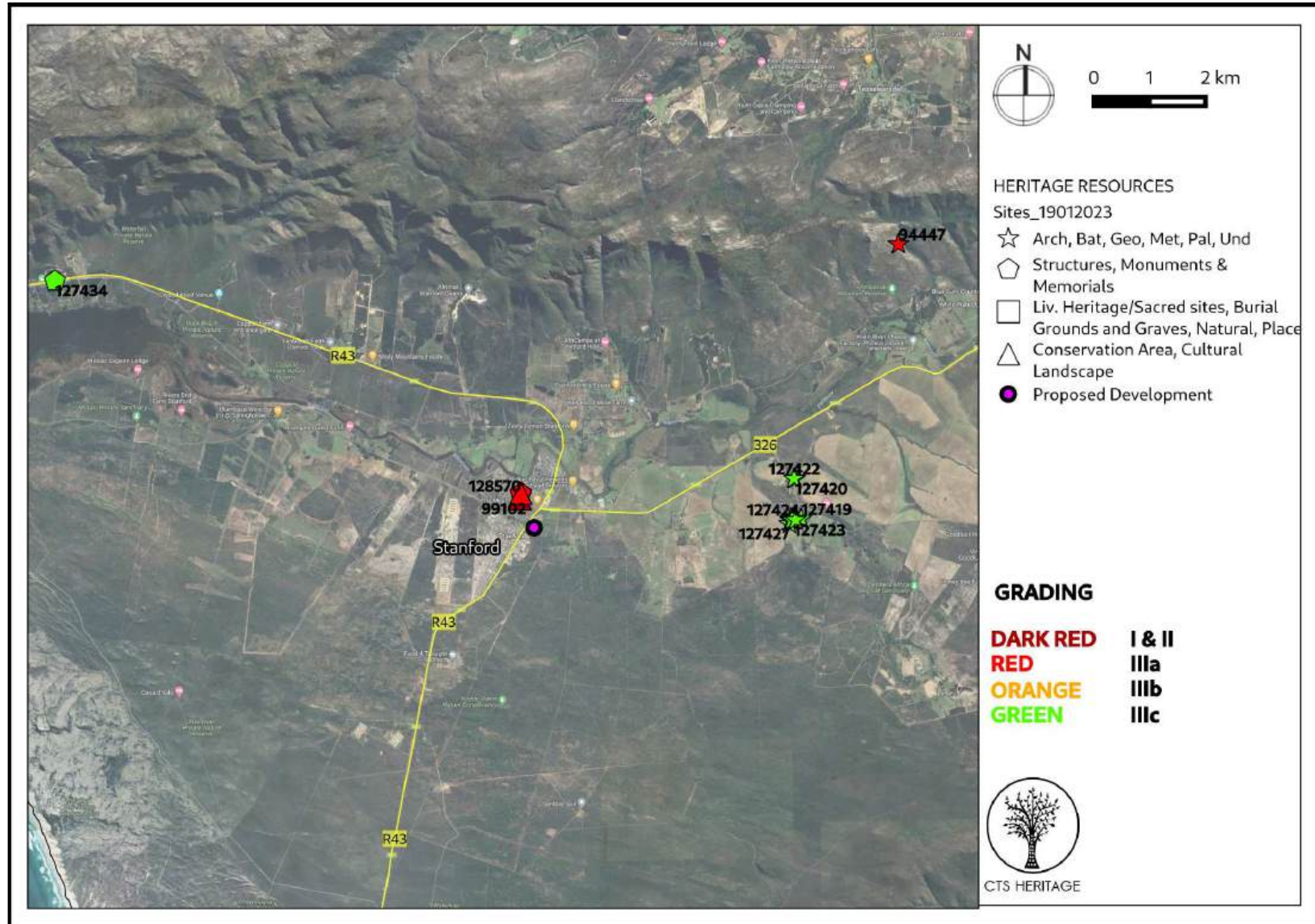


Figure 3.1 Heritage Resources Map. Heritage Resources previously identified in and near the study area, with SAHRIS Site IDs indicated. Please See Appendix 1 for a full description of heritage resource types.



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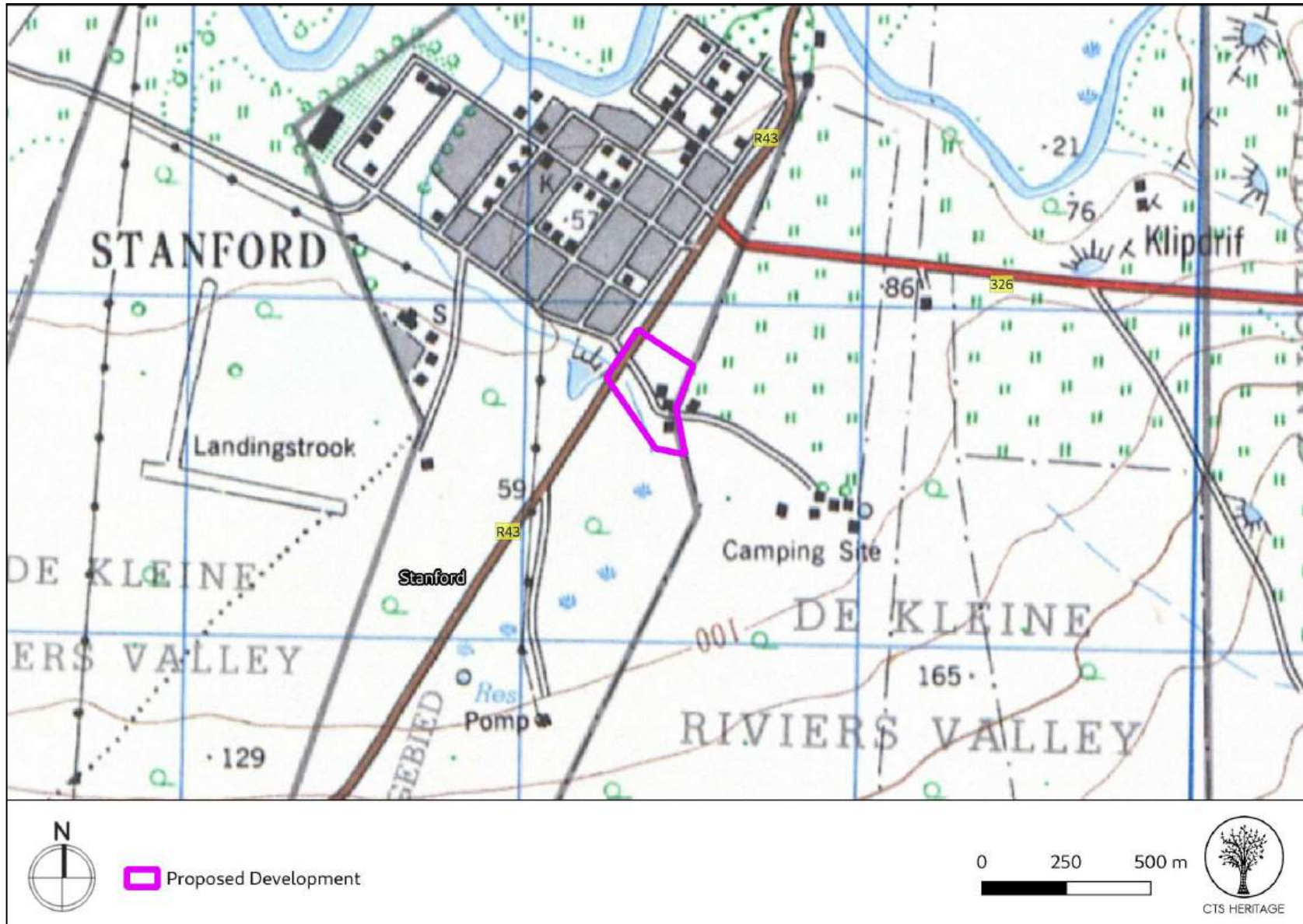


Figure 3.2 Historical Topo Map. The First Edition 1:50 000 Map indicates no structures located within the proposed development area.

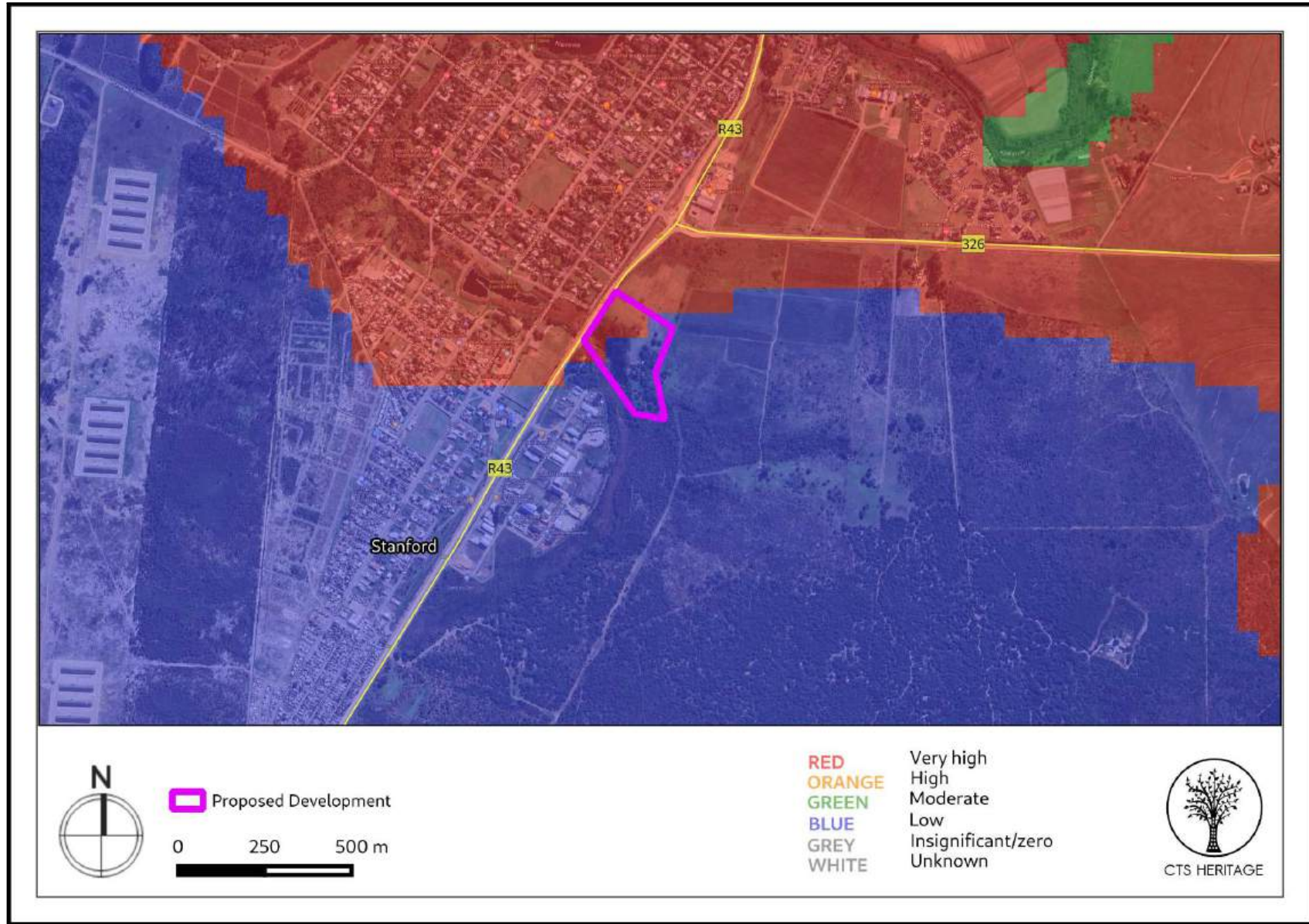


Figure 4.1: Palaeosensitivity Map. Indicating Low fossil sensitivity underlying the study area. Please See Appendix 3 for a full guide to the legend.

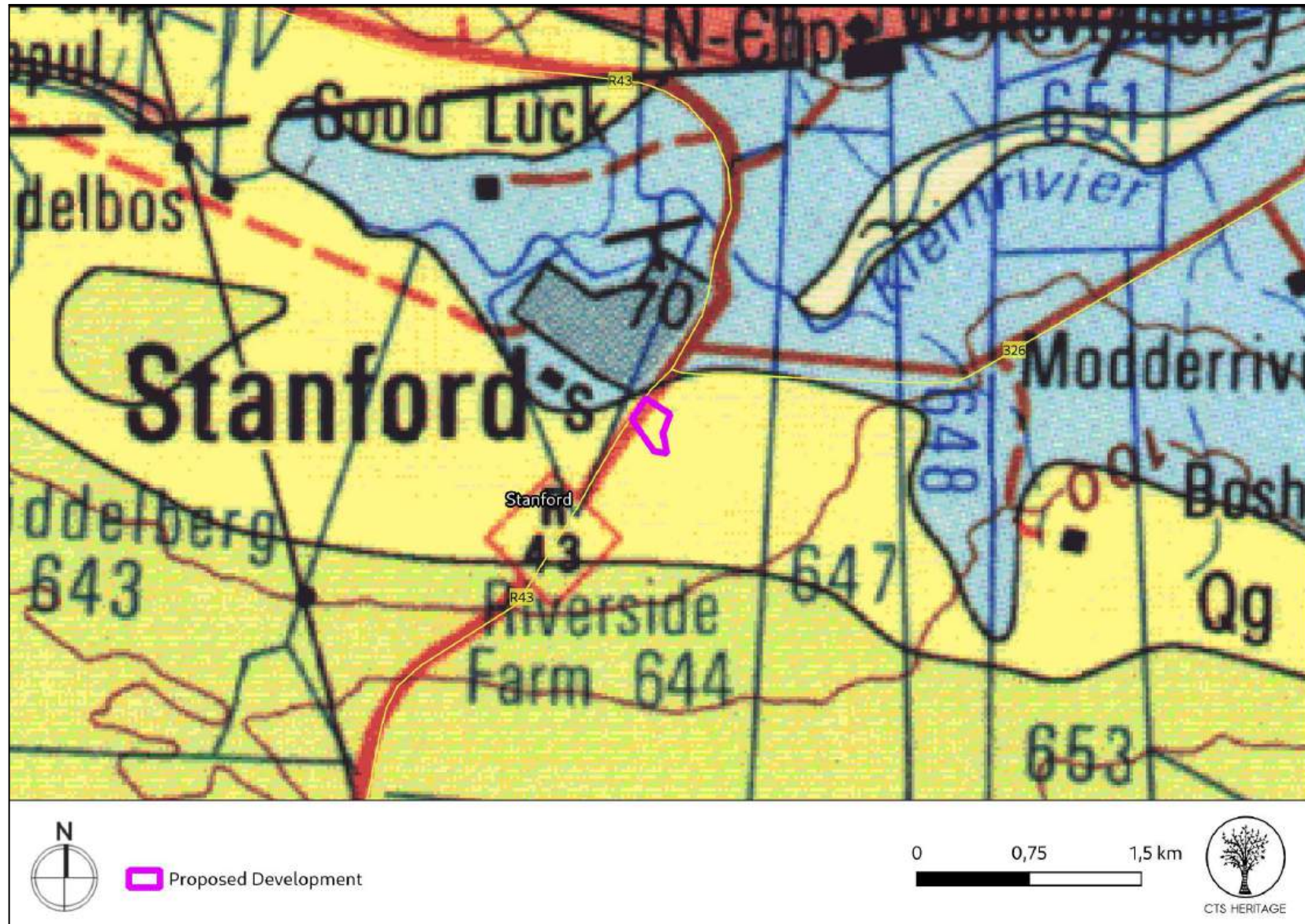


Figure 4.2: Geology Map. Extract from the CGS 3319 Worcester Geology Map indicating that the development area is underlain by Qg: Strandveld Group Quaternary sediments



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KANTOORAFSKRIF									
SYE METERS		RIGTINGS-HOEKE	KOÖRDINATE Stelsel Co. 19°		L.G. No.				
		Konstante	Y	X					
AB	195,84	303,12,10	A - 42 094,20	+ 12 624,92	L.G. No. 3 2 1 1 / 8 1 Goedgekeur <i>H. W. Denning</i> Landmeter-generaal 25-08-1981				
BC	135,08	22,09,20	B - 42 258,07	+ 12 732,16					
CD	138,01	348,58,40	C - 42 207,13	+ 12 857,27					
DE	88,54	100,44,20	D - 42 233,52	+ 12 992,73					
EF	256,14	145,18,40	E - 42 146,53	+ 12 976,23					
FA	168,90	213,35,20	F - 42 000,76	+ 12 765,62					
BG	874,83	202,09,20	G - 42 587,97	+ 11 921,92					
DH	170,71	348,58,40	H - 42 266,16	+ 13 160,29					
		Δ Weltevreden 2	- 44 390,79	+ 14 079,34					
		Δ Bredvlei I	- 36 866,78	+ 5 297,15					

BAKENS:
 A, F, D - 15 x 600mm. ysterpen (wes van draad)
 B - 15 x 600mm. ysterpen (oos van draad)
 C, H - voet skewe dik ysterhoekdraadpaal
 E - 15mm. ysterpyp
 G - 12mm. ysterpen by voet van dik ysterpaal

1. Figuur AxyF stel voor Erf 524 Stanford.
 Kaart No. 3212/81; Ged. van De Kleine Riviers Valey Plaas No. 644
 T./A. 1982 18424

2. Figuur xBCDEy stel voor Erf 437 (in Ged. van Erf 294) Stanford
 Kaart No. 3216/81; T./A. 1982 18424

Skaal 1: 5000

Die figuur A B C D E F
 stel voor 5,2508 Ha. grond, synde
 Erf 437 STANFORD en bevat 1 en 2 hierbo
 geleë in Munisipaliteit van Stanford Administratiewe Distrik
 Caledon Provinsie Kaap die Goeie Hoop.
 Opgemeet in Jan. 1965 - Julie 1976 deur my.

Hierdie kaart is geheg aan
 No. S.V.T. 18426/82
 gedateer
 t.g.v.

Die oorspronklike kaart is
 soos hierbo aangehaal.
 No. geheg aan
 Transport/Grondbrief
 No.

Lee No. 8/9411
 M.S. No. E 1095/81
 Komp. AI-3008 (3385)
 M 4310
 M 4309

Registrateur van Aktes

Figure 5: SG Diagrams (1981)

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8. Heritage statement and character of the area

Background

This application is for the proposed residential development located on the outskirts of Stanford, adjacent to the existing industrial area. The village of Stanford was founded in 1857 and named after its founder, Sir Robert Stanford who owned the original farm. Situated in the heart of the Overberg, Stanford is known for its beautifully preserved and renovated Cape Victorian and Edwardian styled houses and buildings¹.

According to the Overstrand Heritage Survey completed by Winter and Baumann (2009), during the Apartheid era, Stanford was declared a White Group Area and the 'Coloured' inhabitants were moved to the west of the town 'Die Skema'. In the 1980s the town started developing as a holiday destination. Lady Anne Barnard visited Kleinriviersvallei in 1798 and described it as follows: 'kitchen filled with many slaves'. Brand lived in Cape Town, but farmhouse well furnished (Burman 1989). In the 1760s the Auret family held grazing licenses for land in the Kleinriviervallei. John William McGregor and Ephraim George (sons of John W Moore) settled at Stanford as builders and shopkeeper respectively. Mrs Ephraim Moore had a boarding house and it was there that the survivors of the wreck of the Birkenhead were sheltered.

In 1995, the historic core of Stanford was declared a Conservation Area under the National Monuments Act (28 of 1969). As a result, the historic core of Stanford is now a declared Heritage Area in terms of section 31 of the NHRA. In addition, the historic core of Stanford also falls within a Heritage Protection Overlay Zone (HPOZ) managed through the implementation of municipal by-laws. The area proposed for development falls within both the Heritage Area and the HPOZ.

Cultural Landscape and History

According to the HIA completed for the upgrade of the Trunk Road 28 between Hermanus and Stanford, "The route between Stanford and Hermanus can be considered a scenic route of high significance; while the landscape can be described as a Natural Landscape of high significance. The impact with respect to the replacement of the Vogelgat Bridge and the Klein River Bridge are considered to be mainly of a visual nature. Poorly designed bridges which intrude on the visual qualities of the landscape would have a negative impact. The proposed bridges would be similar to the existing structures but slightly larger and higher, resulting in a better view of the lagoon." (Webley and Hart, 2013).

According to the Overstrand Heritage Survey completed by Winter and Baumann (2009), Stanford falls within the Kleinrivier Valley Landscape Character Unit which is described as "rolling foothills incised by the Klein Rivier. Farming brewery and cheese factory. Expanding residential development and informal settlement."

Stanford is described in the OHS as follows:

"Stanford is located halfway between Hermanus and Gansbaai adjacent to the Klein Rivier and displays many of the characteristics and qualities of small Western Cape towns in terms of its structure and form, house street relationships and the relationship with its natural context. The town originates from an original grant of the town Klein Riviers Valey to Christoffel Brand by the British Government in 1801. Brand built the original farmhouse situated at 14 Church Street. Later changes in ownership included Major Samuel Parlbay who built a small water mill for grinding wheat along a stream feeding the Klein Rivier from a spring on the farm. In 1838 the farm was sold to Robert Stanford who built a larger mill on the site. The first plots of the new village were auctioned in 1856 and incorporated the farmhouse and mill. The original village comprised 165 large erven of which 97 obtained the rights to use the water from the leiwater channels to grow vegetables, fruit and flowers. The water for the leiwater channels emanate from the overflow of a spring "die Oog", to the southeast.

In terms of the evolution of the structure and form of the village, at its inception in the middle of the nineteenth century, the gridiron pattern of the streets in relation to the river and the location of the Market Square as the major public space in the village formed the main structuring elements. The lei water system fed by "die Oog" reinforced the grid pattern and the

¹ https://en.wikipedia.org/wiki/Stanford,_South_Africa

interrelationship between the village and its natural context.

During the early part of the twentieth century the through route from Hermanus to Gansbaai was relocated from Church Street to Bezuidenhout Street. The socially integrated nature of the village up to that time was disrupted by the application of the Group Areas Act and the relocation of families from areas such as Adderley, Caledon, Longmarket, Shortmarket and De Bruyn streets to “Die Skema” in the south. Although a “coloured area” had been set aside in the village in 1954 by the Advisory Board for Land Ownership, and a sub-economic housing scheme initiated, (40 houses, a school and a church) Stanford was only officially designated into a coloured and a white residential area in 1968.

Due to increased pressure for development, small scale farming activities within the village became displaced by a gradual process of densification and infill. During the latter half of the twentieth century the main route between Hermanus and Gansbaai bypassed the town. A growing influx of newcomers into the village became influential, establishing the Stanford Conservation Trust, and in declaring the core area of the village a Conservation Area in 1996, under the then National Monuments Act. Restoration processes added to the attraction of the village and increased pressure on the character and form of the place. In terms of architectural character it is evident that a range of typologies are located in the village reflecting a variety of architectural styles with most dwellings revealing considerable change and adaptation over time. Very few structures remain in their original condition. The emphasis and value Painting of Robert Stanford’s mill on the Kleine Riviers farm by Thomas Stokoe c1911 (Stanford 150, Village Life 26) 82 lies in the collection of relatively modest cottages rather than the grand isolated Victorian villas associated with places such as Hermanus. Adaptations to early barn houses include the addition and enclosure of stoeps, new doors and windows and roof materials, (corrugated iron replacing thatch after 1870) and the addition of outbuildings which often change the character of the house. Later adaptations to original barn houses included central and asymmetrical gables, often referred to as the Cape Revival style. During the latter half of the nineteenth and early twentieth century the Victorian villas began to appear, single storied structures with predominantly asymmetrical forms and mass produced wood and ironwork, plaster surrounds to openings and quoin detailing on the corners. The style lasted into the 1930s and developed various eclectic forms such as the curvilinear gables referred to above and the replacement of wrought iron columns and balustrades with masonry.”

The OHS has identified the following significances as relevant to this proposed development:

- **Architectural significance** There are a high number of conservation worthy structures in Stanford. They relate to the rich layering evident from the mid nineteenth century, and while many have been extensively restored and renovated, many retain their authenticity, particularly with regard to massing, form and house street relationships. Particularly noteworthy and worthy of heritage status are a number of streetscapes, where the continuity of urban form and the consistency of house street relationships contribute substantially to the character of the town, and Market Square which sets up the structure and form of the town and which is its social focus. Significance relates primarily to representivity; as typical examples of their period and Overstrand architectural typologies rather than to intrinsic architectural excellence. Architectural significance also relates to the diversity of architectural styles, from Victorian villas to the more modest cottages, often adapted barns, and their integrated nature which contribute to the village character.
- **Aesthetic significance** relates primarily to the natural setting of the village, and the way in which the street grid is located in the bend of the Klein Rivier. A series of points of public access to this riverine corridor are located to the north in the form of a riverine walk and to the south in the form of the Kraal recreation area. The water from the spring to the south, die Oog, which feeds into the lei water system contributes strongly to the sense of place and of a village set in a natural green matrix. This sense of green is reinforced by the way in which buildings have been located close to street boundaries, contributing to place-making qualities along the street while leaving the rear portion of the erven open for the planting of fruit and vegetables. This pattern is evident in a wide number of Western Cape villages and is under threat due to inappropriate densification and infill. A sense of balance is thus evident in terms of the scale of the village, and its relationship to the riverine context. Heritage management actions thus need to ensure the visual spatial interrelationship between settlement and nature and appropriate public orientated activities along the river bank.
- **Social and historical** significance relates primarily to issues of public access to the river for recreational purposes, to the continuing and enduring use of the Market Square for commonage from the earliest period of settlement in the mid-nineteenth century, to the displacement of the local coloured community from the village to “die Skema” as a result of Group Areas legislation. As with other towns in the Overstrand the spatial expression of racial segregation is clearly expressed in the structure and form of the village.
- **Scientific** significance relates primarily to riverine ecology due to the location of the village on the bend of the river, the role of spring water in the overall infrastructure of the



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town and the extensive natural vegetation in the immediate vicinity, in particular the groves of milkwoods.

- **Technological significance** relates primarily to the infrastructure related to water, initially the water mill from the earliest days of the settlement, to the provision of lei-water and the role this played in the growth and development of the town. The management of the lei water system also has a social significance dimension

Archaeology

The Khoekhoen herders were the dominant groups of people in the Overstrand region when the Dutch East India Company started extending their interests beyond the Cape Peninsula in the 17th century. The Chainoqua, who occupied the Caledon plains, traded regularly with VOC (Verenigde Oostindische Compagnie) outposts but the demands of the VOC for cattle eventually resulted in their collapse as an independent group. Eventually nomadic European stock farmers and professional hunters moved into the area – they were the forerunners of permanent colonial settlement (Webley and Hart, 2013).

As noted by Webley and Hart (2013), “Very little archaeological work has been carried out in this particular area. Most of the archaeological research which has been conducted in this section of the southern Cape has been concentrated along the coast (see Hart 2010). A number of sites have been recorded along the rocky shoreline near Hermanus by Kaplan (2007). These are primarily Later Stone Age shell middens. Early and Middle Stone Age artefacts scatters have been recorded on the Hermanus Golf Club and at the Fernkloof Nature Reserve.” The most significant archaeological site known from this area is De Kelders (Klipgat) Cave located at Walker Bay Nature Reserve approximately 19km from Stanford. The site consists of two caves that contain human remains dating to the Middle Stone Age. The remains include isolated teeth, two manual phalanges, one phalanx (of the thumb), and a mandible. The assemblage contains at least 10 (mostly) subadult individuals. The morphology of some of these bones are similar to other Middle Stone Age sites across Africa, including Klasies River Caves, Equus Caves, and Witkrans. This is a very significant archaeological site that has been determined to have Grade II significance but is not yet a declared Provincial Heritage Site.

Most of the archaeological surveys in the Overberg area have been focused on shell middens and rock shelters on the shoreline of Walker Bay such as Klipgat Cave at De Kelders (Avery 1974). The area, until now, has not been known for its rock art and no systematic surveys have taken place in the mountains overlooking Hermanus and Stanford. The majority of the archaeological surveys inland from the coast in this region have been done during Archaeological Impact Assessments prior to new developments. The nearest recorded rock art sites on SAHRIS are just over 50km away near the Theewaterskloof dam (Janette Deacon, pers. comm.), outside Genadendal and Greyton to the north, one site at Lourensford about 80km to the west and one site over 100km to the east at De Hoop Nature Reserve. This is definitely not a true distribution of rock art sites in the area and is more representative of the relatively low amount of rock art research conducted in this area to date.

In 2016, a rock art site was identified on portion 1 of the Farm Phillipskop 627, located in the mountains just outside the town of Stanford. As noted in the CMP completed for the rock art site (CTS Heritage, 2016), “The significance of the rock art and related archaeological remains at PHK001 pertains to their being representative of the San hunter-gatherer tradition that lasted from at least 5000 to about 1000 years ago, and the Khoekhoe herding tradition which dates to within the last 2000 years in this region. The paintings are therefore of educational value because they reflect not only life in the past, but also the cultural conceptions that influenced the artists when deciding where and what to paint. The rock art site at Phillipskop is the first to be found in the Stanford and Hermanus area since formal inventories of rock art sites were established more than 50 years ago. The site has imagery from both the fine line and finger painted traditions. The images are similar to sites further to the north in the Cederberg and to the east in the southern Cape mountains. This site therefore extends our understanding of the geographical range in which both San hunter-gatherer and Khoe herder painters performed their religious and spiritual experiences. Some of the handprints are decorated which may link the belief system of the painters to others who left similar images in the Hex River Mountains and the Sandveld area up the West Coast. The site itself is positioned in a kloof overlooking a running stream and small waterfall which also gives weight to the sacred and religious meanings which the site held for its indigenous inhabitants.” The report notes that stone artefacts and ochre were identified on the ground surface at the rock art site. The stone artefacts were made out of quartz, quartzite and silcrete with quartzite being the most common raw material. Some retouched flakes were also identified. Other cultural material identified on site include pot sherds, one of which is a rim sherd and one of which is painted with a thin layer of ochre. Amongst the organic artefacts, one piece of ostrich eggshell, bone and charcoal were identified (CTS Heritage, 2016).

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Palaeontology

According to the SAHRIS Palaeosensitivity Map the area proposed for development is underlain by sediments of low fossil sensitivity (Figure 4.1). According to the extract from the Council of GeoScience Map CGS 3319 for Worcester, the development area is underlain by Qg: Strandveld Group Quaternary sediments

According to a PIA completed by Avery for the proposed upgrade of the road between Hermanus and Stanford (2013), the area proposed for development is “not located in a known palaeontologically sensitive area and the possibility of recovering palaeontological material is small. No records of fossils from this area occur in the Iziko Museums of South Africa. There is a very small likelihood that fossils may occur if there are deep cuttings into the Bokkeveld Group rocks, into calcretes deposits and in the alluvium deposits along the Klein River. The likelihood of an impact on palaeontology is expected to be improbable.”

RECOMMENDATION

Based on the available information, it is unlikely that the proposed development will impact on significant heritage resources depending on the layout of the proposed development, and as such, it is recommended that no further heritage studies are required.

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APPENDIX 1

List of heritage resources within close proximity to the development area from SAHRIS

Site ID	Site no	Full Site Name	Site Type	Grading
127417	SMMR MD1	Sand Mine Modder River MD1	Archaeological	Grade IIIc
127418	SMMR MD2	Sand Mine Modder River MD2	Artefacts	Grade IIIc
127419	SMMR MD3	Sand Mine Modder River MD3	Archaeological	Grade IIIc
127420	SMMR MD4	Sand Mine Modder River MD4	Archaeological	Grade IIIc
127422	SMMR MD5	Sand Mine Modder River MD5	Artefacts	Grade IIIc
127423	SMMR MD6	Sand Mine Modder River MD6	Deposit	Grade IIIc
127424	SMMR MD7	Sand Mine Modder River MD7	Artefacts	Grade IIIc
127425	SMMR MD8	Sand Mine Modder River MD8	Artefacts	Grade IIIc
127426	SMMR MD9	Sand Mine Modder River MD9	Artefacts	Grade IIIc
127427	SMMR MD10	Sand mine Modder River MD10	Artefacts	Grade IIIc
127428	SMMR MD11	Sand Mine Modder River MD11	Artefacts	Grade IIIc
127429	SMMR MD12	Sand Mine Modder River MD12	Artefacts	Grade IIIc
127431	SMMR MD13	Sand Mine Modder River MD13	Artefacts	Grade IIIc
127432	SMMR MD14	Sand Mine Modder River MD14	Artefacts	Grade IIIc
127434	RUTR28 - Shed	Rehabilitation and Upgrading of Trunk Road 28 - Shed	Building	Grade IIIc
99102	9/2/040/0016	Conservation Area, Stanford, Hermanus District	Conservation Area	Grade II

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128570	9/2/040/0016_001	Stanford Leiwater	Structures, Cultural Landscape, Conservation Area	Grade IIIa
94447	PHK001	Phillipskop 1	Deposit, Rock Art, Artefacts	Grade IIIa

APPENDIX 2

Reference List from SAHRIS

NID	Author(s)	Date	Type	Title
4194	AIA Phase 1	Timothy Hart	01/02/2002	Heritage Impact Assessment of Wortelgat Farm, Stanford, Western Cape
4204	HIA Phase 1	Jayson Orton, Timothy Hart	01/11/2004	Initial Heritage Impact Assessment of Four Locations on a Proposed Hiking Trail in the Stanford/Gansbaai

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APPENDIX 3 - Keys/Guides

Key/Guide to Acronyms

AIA	Archaeological Impact Assessment
DARD	Department of Agriculture and Rural Development (KwaZulu-Natal)
DEA	Department of Environmental Affairs (National)
DEADP	Department of Environmental Affairs and Development Planning (Western Cape)
DEDEAT	Department of Economic Development, Environmental Affairs and Tourism (Eastern Cape)
DEDECT	Department of Economic Development, Environment, Conservation and Tourism (North West)
DEDT	Department of Economic Development and Tourism (Mpumalanga)
DEDTEA	Department of economic Development, Tourism and Environmental Affairs (Free State)
DENC	Department of Environment and Nature Conservation (Northern Cape)
DMR	Department of Mineral Resources (National)
GDARD	Gauteng Department of Agriculture and Rural Development (Gauteng)
HIA	Heritage Impact Assessment
LEDET	Department of Economic Development, Environment and Tourism (Limpopo)
MPRDA	Mineral and Petroleum Resources Development Act, no 28 of 2002
NEMA	National Environmental Management Act, no 107 of 1998
NHRA	National Heritage Resources Act, no 25 of 1999
PIA	Palaeontological Impact Assessment
SAHRA	South African Heritage Resources Agency
SAHRIS	South African Heritage Resources Information System
VIA	Visual Impact Assessment

Full guide to Palaeosensitivity Map legend

RED:	VERY HIGH - field assessment and protocol for finds is required
ORANGE/YELLOW:	HIGH - desktop study is required and based on the outcome of the desktop study, a field assessment is likely
GREEN:	MODERATE - desktop study is required
BLUE/PURPLE:	LOW - no palaeontological studies are required however a protocol for chance finds is required
GREY:	INSIGNIFICANT/ZERO - no palaeontological studies are required
WHITE/CLEAR:	UNKNOWN - these areas will require a minimum of a desktop study.

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APPENDIX 4 - Methodology

The Heritage Screener summarises the heritage impact assessments and studies previously undertaken within the area of the proposed development and its surroundings. Heritage resources identified in these reports are assessed by our team during the screening process.

The heritage resources will be described both in terms of **type**:

- Group 1: Archaeological, Underwater, Palaeontological and Geological sites, Meteorites, and Battlefields
- Group 2: Structures, Monuments and Memorials
- Group 3: Burial Grounds and Graves, Living Heritage, Sacred and Natural sites
- Group 4: Cultural Landscapes, Conservation Areas and Scenic routes

and **significance** (Grade I, II, IIIa, b or c, ungraded), as determined by the author of the original heritage impact assessment report or by formal grading and/or protection by the heritage authorities.

Sites identified and mapped during research projects will also be considered.

DETERMINATION OF THE EXTENT OF THE INCLUSION ZONE TO BE TAKEN INTO CONSIDERATION

The extent of the inclusion zone to be considered for the Heritage Screener will be determined by CTS based on:

- the size of the development,
- the number and outcome of previous surveys existing in the area
- the potential cumulative impact of the application.

The inclusion zone will be considered as the region within a maximum distance of 50 km from the boundary of the proposed development.

DETERMINATION OF THE PALAEONTOLOGICAL SENSITIVITY

The possible impact of the proposed development on palaeontological resources is gauged by:

- reviewing the fossil sensitivity maps available on the South African Heritage Resources Information System (SAHRIS)
- considering the nature of the proposed development
- when available, taking information provided by the applicant related to the geological background of the area into account

DETERMINATION OF THE COVERAGE RATING ASCRIBED TO A REPORT POLYGON



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Each report assessed for the compilation of the Heritage Screener is colour-coded according to the level of coverage accomplished. The extent of the surveyed coverage is labeled in three categories, namely low, medium and high. In most instances the extent of the map corresponds to the extent of the development for which the specific report was undertaken.

Low coverage will be used for:

- desktop studies where no field assessment of the area was undertaken;
- reports where the sites are listed and described but no GPS coordinates were provided.
- older reports with GPS coordinates with low accuracy ratings;
- reports where the entire property was mapped, but only a small/limited area was surveyed.
- uploads on the National Inventory which are not properly mapped.

Medium coverage will be used for

- reports for which a field survey was undertaken but the area was not extensively covered. This may apply to instances where some impediments did not allow for full coverage such as thick vegetation, etc.
- reports for which the entire property was mapped, but only a specific area was surveyed thoroughly. This is differentiated from low ratings listed above when these surveys cover up to around 50% of the property.

High coverage will be used for

- reports where the area highlighted in the map was extensively surveyed as shown by the GPS track coordinates. This category will also apply to permit reports.

RECOMMENDATION GUIDE

The Heritage Screener includes a set of recommendations to the applicant based on whether an impact on heritage resources is anticipated. One of three possible recommendations is formulated:

(1) The heritage resources in the area proposed for development are sufficiently recorded - The surveys undertaken in the area adequately captured the heritage resources. There are no known sites which require mitigation or management plans. No further heritage work is recommended for the proposed development.

This recommendation is made when:

- enough work has been undertaken in the area
- it is the professional opinion of CTS that the area has already been assessed adequately from a heritage perspective for the type of development proposed

(2) The heritage resources and the area proposed for development are only partially recorded - The surveys undertaken in the area have not adequately captured the heritage resources and/or there are sites which require mitigation or management plans. Further specific heritage work is recommended for the proposed development.

This recommendation is made in instances in which there are already some studies undertaken in the area and/or in the adjacent area for the proposed development. Further studies in a limited HIA may include:

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- improvement on some components of the heritage assessments already undertaken, for instance with a renewed field survey and/or with a specific specialist for the type of heritage resources expected in the area
- compilation of a report for a component of a heritage impact assessment not already undertaken in the area
- undertaking mitigation measures requested in previous assessments/records of decision.

(3) The heritage resources within the area proposed for the development have not been adequately surveyed yet - Few or no surveys have been undertaken in the area proposed for development. A full Heritage Impact Assessment with a detailed field component is recommended for the proposed development.

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APPENDIX 2: HWC Response to NID

Our Ref: HM / OVERBERG / OVERSTRAND / STANFORD / ERF 438
Case No.: HWC24020515SB0206
Enquiries: Stephanie Barnardt
E-mail: Stephanie.Barnardt@westerncape.gov.za
Tel: 021 829 3315



Applicant: Kevin King
EAP: Michelle Naylor
michelle@lornay.co.za ; kevin@rex.co.za

RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: HIA REQUIRED
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 RESIDENTIAL DEVELOPMENT ON ERF 438, STANFORD, 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 26 February 2024.

You are hereby notified that, since there is reason to believe that the proposed residential development on erf 438, Stanford will impact on heritage resources, HWC requires that a Heritage Impact Assessment (HIA) that satisfies the provisions of Section 38(3) of the NHRA be submitted. Section 38(3) of the NHRA provides

(3) *The responsible heritage resources authority must specify the information to be provided in a report required in terms of subsection (2)(a): **Provided that the following must be included:***

- (a) *The identification and mapping of all heritage resources in the area affected;*
- (b) *an assessment of the significance of such resources in terms of the heritage assessment criteria set out in section 6(2) or prescribed under section 7;*
- (c) *an assessment of the impact of the development on such heritage resources;*
- (d) *an evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development;*
- (e) *the results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources;*
- (f) *if heritage resources will be adversely affected by the proposed development, The consideration of alternatives; and*
- (g) *plans for mitigation of any adverse effects during and after the completion of the proposed development.*

(Our emphasis)

This HIA must in addition have specific reference to the following:

- Paleontological Impact Assessment
- Archaeological Impact Assessment
- Visual Impact Assessment on cultural landscape

The HIA must have an overall assessment of the impacts to heritage resources which are not limited to the specific studies referenced above.

The required HIA must have an integrated set of recommendations.

The comments of relevant registered conservation bodies; all Interested and Affected parties; and the relevant Municipality must be requested and included in the HIA where provided. Proof of these requests must be supplied.

www.westerncape.gov.za/cas

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Our Ref: HM / OVERBERG / OVERSTRAND / STANFORD / ERF 438
Case No.: HWC24020515SB0206
Enquiries: Stephanie Barnardt
E-mail: Stephanie.Barnardt@westerncape.gov.za
Tel: 021 829 3315



If applicable, applicants are strongly advised to review and adhere to the time limits contained the Standard Operational Procedure (SOP) between DEADP and HWC. The SOP can be found using the following link <http://www.hwc.org.za/node/293>

Kindly take note of the HWC meeting dates and associated agenda closure date in order to ensure that comments are provided within as Reasonable time and that these times are factored into the project timeframes.

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.

.....

Waseefa Dhansay

Assistant Director: Professional Services



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APPENDIX 3: Archaeology Assessment 2024

ARCHAEOLOGICAL SPECIALIST STUDY

In terms of Section 38(8) of the NHRA for

the Proposed Stanford Green Residential Development near Stanford, in the Western Cape Province

Prepared by



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Jenna Lavin

In Association with

Lornay Environmental Consulting

April 2024



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EXECUTIVE SUMMARY

This report is drafted as part of an HIA process for the subdivision of Erf 438, Stanford, into the Stanford Greens Residential development consisting of 32 single residential erven.

It is likely that a low density MSA scatter extends across the development area in the soil layer beneath the grass. This is not unexpected due to the proximity of a reliable water-source, “Die Oog” and the milkwood forest. As noted above by Webley (2013), “Very little archaeological work has been carried out in this particular area. Most of the archaeological research which has been conducted in this section of the southern Cape has been concentrated along the coast (see Hart 2010). A number of sites have been recorded along the rocky shoreline near Hermanus by Kaplan (2007). These are primarily Later Stone Age shell middens. Early and Middle Stone Age artefacts scatters have been recorded on the Hermanus Golf Club and at the Fernkloof Nature Reserve.”

Although there are very few recorded examples of similar resources in this area, and as such, these artefacts have value in terms of rarity in the immediate context, the artefacts themselves have limited scientific value due to the extensive previous disturbance of the property through ongoing and historic agricultural activities on site.

None of the observations made have sufficient scientific cultural value to warrant conservation and as such, no impact to significant archaeological heritage is anticipated from the proposed development.

Recommendations

There is no objection to the proposed development from an archaeological perspective on condition that:

- Should any buried archaeological resources or human remains or burials be uncovered during the course of development activities, work must cease in the vicinity of these finds. Heritage Western Cape (HWC) must be contacted immediately in order to determine an appropriate way forward.



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1. INTRODUCTION

1.1 Background Information on Project

This report is drafted as part of an HIA process for the subdivision of Erf 438, Stanford, into the Stanford Greens Residential development consisting of 32 single residential erven.

1.2 Description of Property and Affected Environment

As noted in Oberholzer (2024), Erf 438 Stanford (the site) is located on the R43 and covers an area of about 5,1 hectares. The site is located within the urban edge of Stanford and has single residential zoning. Part of the site, as well as the Municipal land to the north, is currently used as a bu alo grass farm. The Stanford industrial area lies to the south.

The site lies at the transition zone between the underlying Bokkeveld Group shales to the north and the Waenhuiskrans Formation of the Bredasdorp Group to the south, which consists of semi-consolidated dune sands and calcrete. The site itself lies within the zone of light grey sandy soils, which is at the northern extremity of the Stanford Aquifer, (Umvoto, 2022). The stream emanating from the spring to the south forms a small wetland adjacent to the R43 Road, which is likely to have more organic hydromorphic soils. No soil survey has been carried out to date, however the wetland report by Delta Ecology (October 2023) mentions that the wetland soils were waterlogged and exhibited gleying.

The site has a gentle slope which falls from a high point of 53m elevation in the NE corner to 47m elevation at the wetland to the west. Most of the site has a gentle slope gradient of about 1:33, and a slightly steeper gradient down to the wetland ranging from 1:13 to 1:20. The Mill Stream wetland on the western part of the site has its source at the spring further south, which was once the main source of water for the village of Stanford, and is still used to supply the current irrigation, or leiwater system of the historical part of the village. The Mill Stream makes its way under the R43 via a number of culverts before owing into the Willem Appel Dam further downstream. The culverts also facilitate movement of the threatened leopard toad and other fauna. The only other drainage feature is the small ephemeral tributary at the southern end of the site, which drains into the wetland. There are no other surface water features, mainly because of the relatively porous sandy soils.

Proposed residential development on the site would be partly visible from the R43 Route and from a small section of Daneel Street on the opposite side of the R43. Daneel Street falls within the proclaimed Stanford Heritage Area. Land to the north and east of the site is vacant, while the Provincial road camp and the Stanford industrial area lie to the south. The site is currently used as a commercial grass farm and has a single homestead with a number of small storage sheds, none of the buildings having heritage value. The only feature of heritage value is the milkwood grove, given its stature, age and strong sense of place.

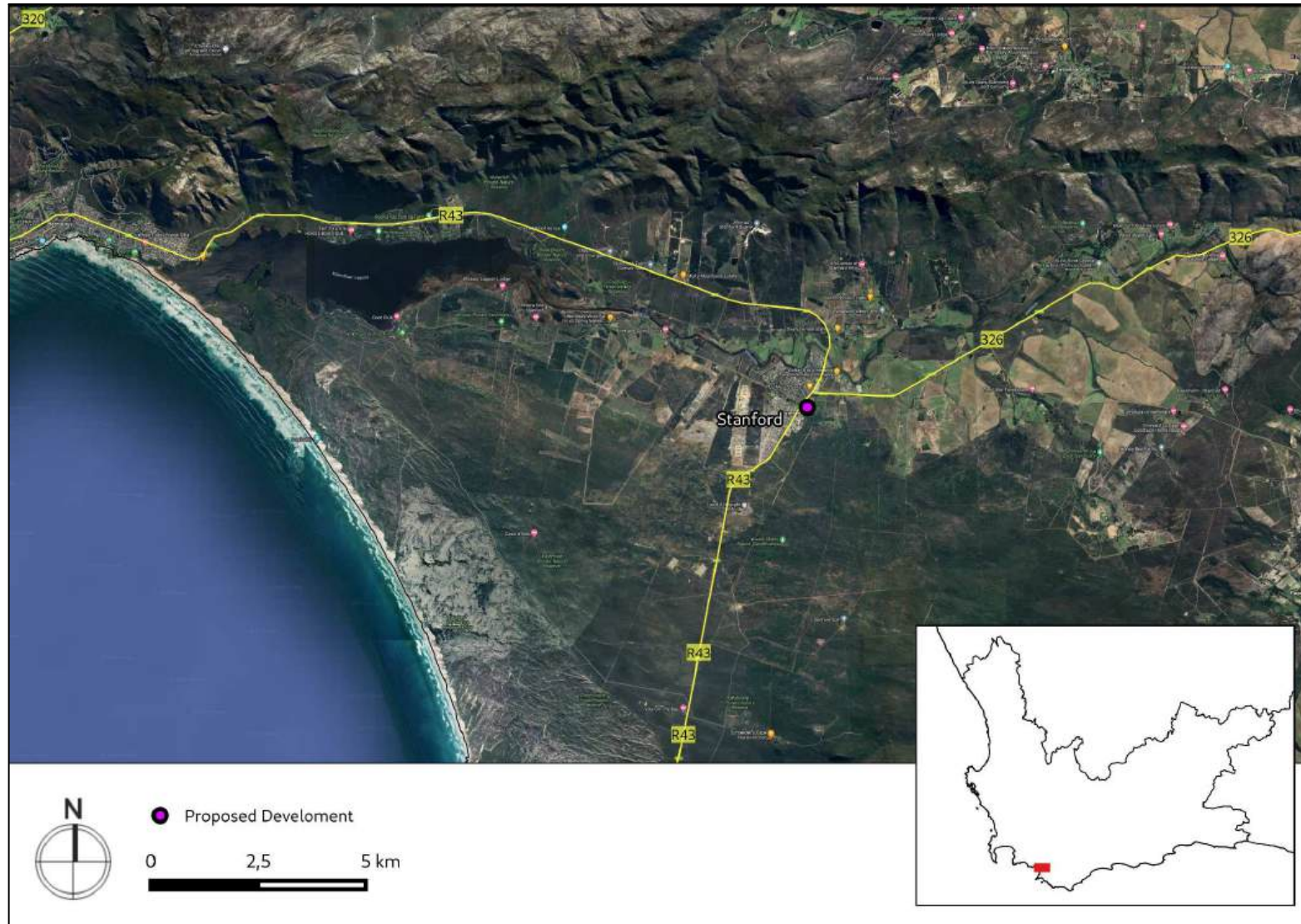


Figure 1.1: Satellite image indicating proposed location of development

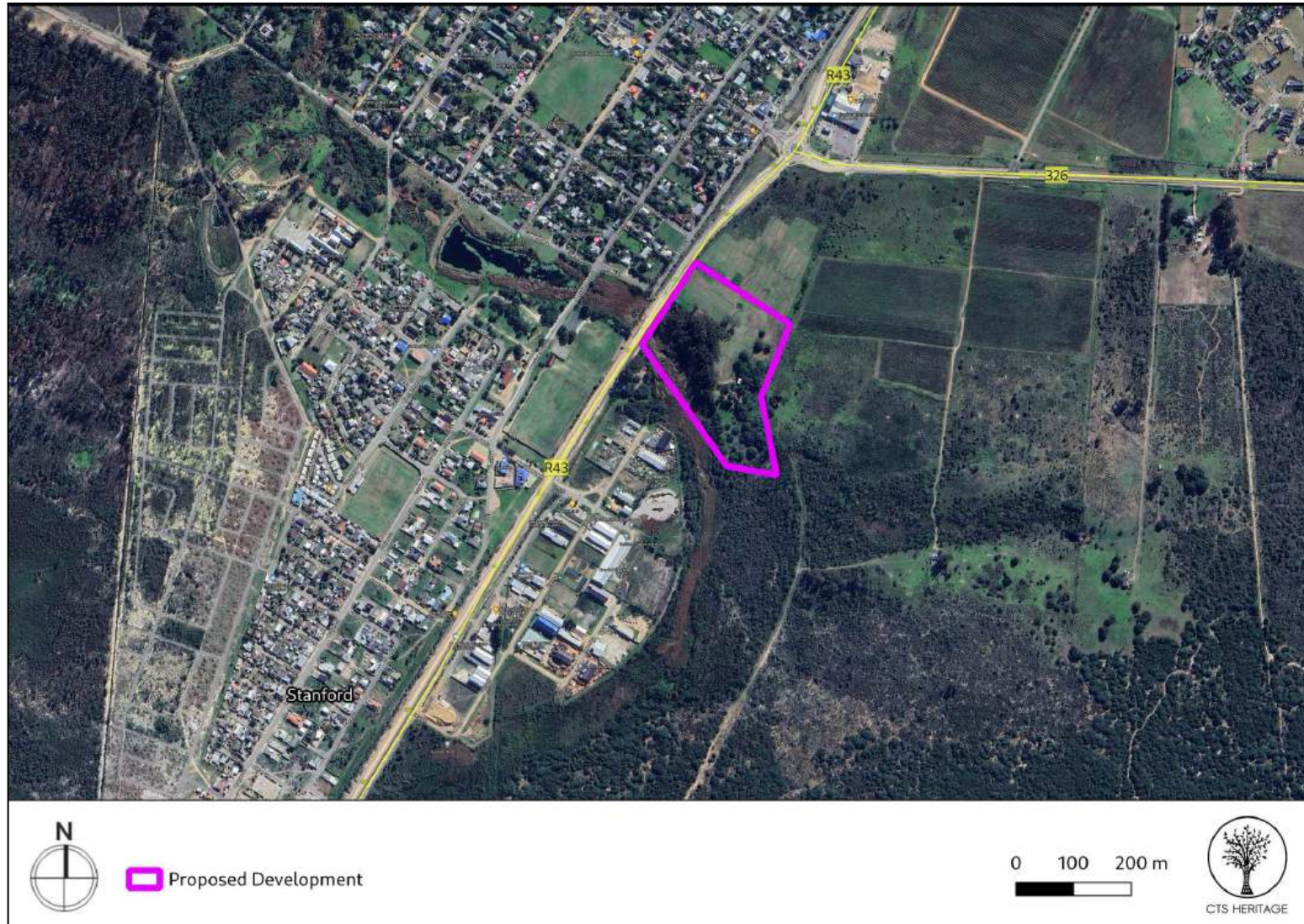


Figure 1.2: Proposed project boundary



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Figure 1.3: Proposed project boundary



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2. METHODOLOGY

2.1 Purpose of Archaeological Study

The purpose of this archaeological study is to satisfy the requirements of section 38(8), and therefore section 38(3) of the National Heritage Resources Act (Act 25 of 1999) in terms of impacts to archaeological resources.

2.2 Summary of steps followed

- An archaeologist conducted a survey of the site and its environs on 11 April 2024 to determine what archaeological resources are likely to be impacted by the proposed development.
- The area proposed for development was assessed on foot, photographs of the context and finds were taken, and tracks were recorded using a GPS.
- The identified resources were assessed to evaluate their heritage significance in terms of the grading system outlined in section 3 of the NHRA (Act 25 of 1999).
- Alternatives and mitigation options were discussed with the Environmental Assessment Practitioner.

2.3 Constraints & Limitations

The field assessment proceeded with no constraints or limitations. The property proposed for development is presently used for buffalo grass cultivation. As such, much of the development area is covered in dense buffalo grass and/or milkwood forest. The ground beneath the milkwood forest is covered with dense leaf litter which impacts on the archaeological visibility of the development area. However, in proportions of the area where buffalo grass has been recently removed, the soil beneath the grass layer was inspected in detail.

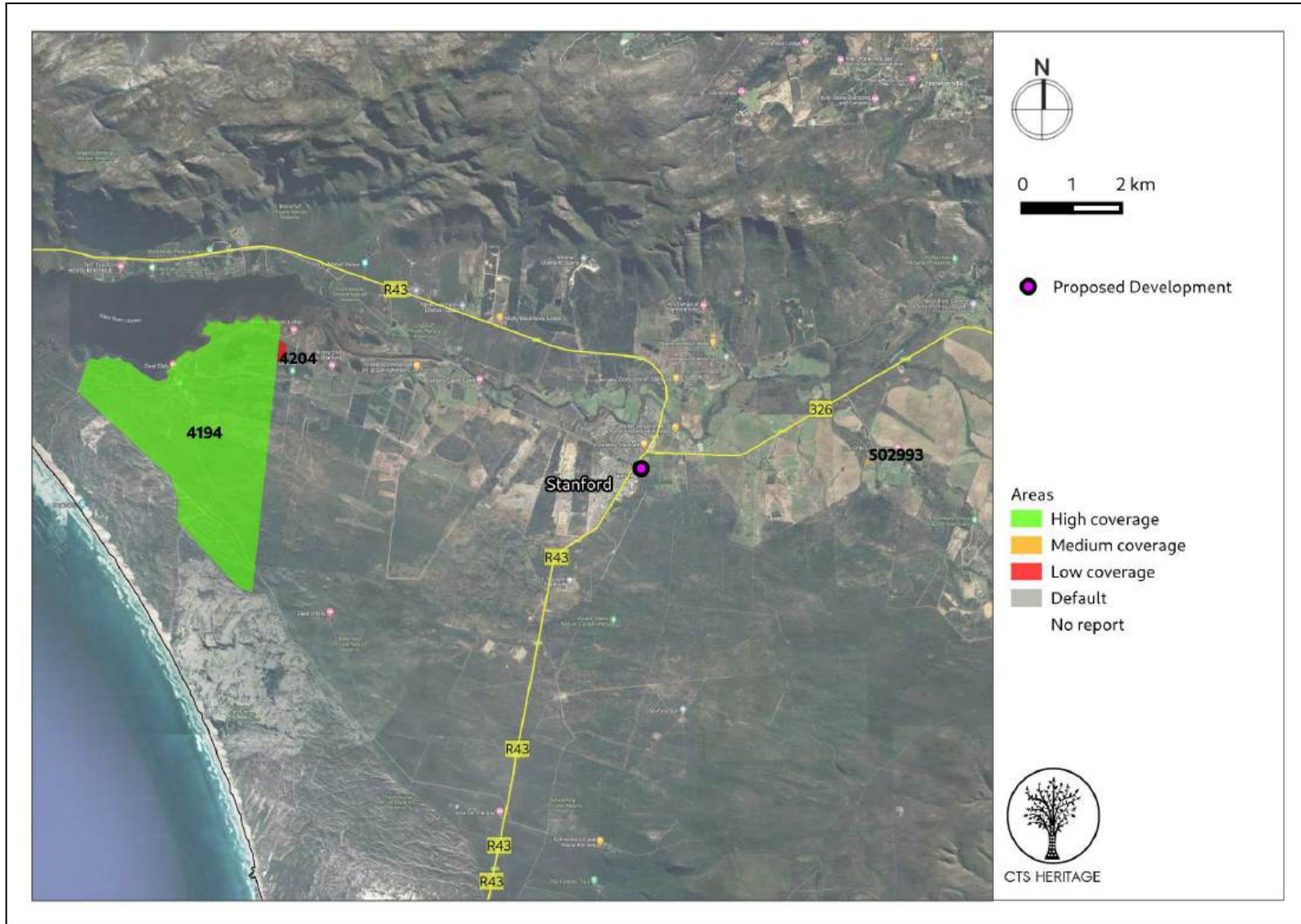


Figure 2: Close up satellite image indicating proposed location of development in relation to heritage studies previously conducted



3. HISTORY AND EVOLUTION OF THE SITE AND CONTEXT

3.1 Background

This application is for the proposed residential development located on the outskirts of Stanford, adjacent to the existing industrial area. The village of Stanford was founded in 1857 and named after its founder, Sir Robert Stanford who owned the original farm. Situated in the heart of the Overberg, Stanford is known for its beautifully preserved and renovated Cape Victorian and Edwardian styled houses and buildings¹.

According to the Overstrand Heritage Survey completed by Winter and Baumann (2009), during the Apartheid era, Stanford was declared a White Group Area and the 'Coloured' inhabitants were moved to the west of the town 'Die Skema'. In the 1980s the town started developing as a holiday destination. Lady Anne Barnard visited Kleinriviersvallei in 1798 and described it as follows: 'kitchen filled with many slaves'. Brand lived in Cape Town, but farmhouse well furnished (Burman 1989). In the 1760s the Auret family held grazing licenses for land in the Kleinriviervallei. John William McGregor and Ephraim George (sons of John W Moore) settled at Stanford as builders and shopkeeper respectively. Mrs Ephraim Moore had a boarding house and it was there that the survivors of the wreck of the Birkenhead were sheltered.

In 1995, the historic core of Stanford was declared a Conservation Area under the National Monuments Act (28 of 1969). As a result, the historic core of Stanford is now a declared Heritage Area in terms of section 31 of the NHRA. In addition, the historic core of Stanford also falls within a Heritage Protection Overlay Zone (HPOZ) managed through the implementation of municipal by-laws. The area proposed for development falls within both the Heritage Area and the HPOZ.

3.2 Cultural Landscape and History

According to the HIA completed for the upgrade of the Trunk Road 28 between Hermanus and Stanford, "The route between Stanford and Hermanus can be considered a scenic route of high significance; while the landscape can be described as a Natural Landscape of high significance. The impact with respect to the replacement of the Vogelgat Bridge and the Klein River Bridge are considered to be mainly of a visual nature. Poorly designed bridges which intrude on the visual qualities of the landscape would have a negative impact. The proposed bridges would be similar to the existing structures but slightly larger and higher, resulting in a better view of the lagoon." (Webley and Hart, 2013).

According to the Overstrand Heritage Survey completed by Winter and Baumann (2009), Stanford falls within the Kleinrivier Valley Landscape Character Unit which is described as "rolling foothills incised by the Klein Rivier. Farming brewery and cheese factory. Expanding residential development and informal settlement."

Stanford is described in the OHS as follows:

"Stanford is located halfway between Hermanus and Gansbaai adjacent to the Klein Rivier and displays many of the characteristics and qualities of small Western Cape towns in terms of its structure and form, house street relationships and the relationship with its natural context. The town originates from an original grant of the town Klein Riviers Valey

¹ https://en.wikipedia.org/wiki/Stanford,_South_Africa



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to Christoffel Brand by the British Government in 1801. Brand built the original farmhouse situated at 14 Church Street. Later changes in ownership included Major Samuel Parlby who built a small water mill for grinding wheat along a stream feeding the Klein Rivier from a spring on the farm. In 1838 the farm was sold to Robert Stanford who built a larger mill on the site. The first plots of the new village were auctioned in 1856 and incorporated the farmhouse and mill. The original village comprised 165 large erven of which 97 obtained the rights to use the water from the leiwaterrivier channels to grow vegetables, fruit and flowers. The water for the leiwaterrivier channels emanate from the overflow of a spring “die Oog”, to the southeast.

In terms of the evolution of the structure and form of the village, at its inception in the middle of the nineteenth century, the gridiron pattern of the streets in relation to the river and the location of the Market Square as the major public space in the village formed the main structuring elements. The leiwaterrivier system fed by “die Oog” reinforced the grid pattern and the interrelationship between the village and its natural context.”

3.3 Archaeology

The Khoekhoen herders were the dominant groups of people in the Overstrand region when the Dutch East India Company started extending their interests beyond the Cape Peninsula in the 17th century. The Chainoqua, who occupied the Caledon plains, traded regularly with VOC (Verenigde Oostindische Compagnie) outposts but the demands of the VOC for cattle eventually resulted in their collapse as an independent group. Eventually nomadic European stock farmers and professional hunters moved into the area – they were the forerunners of permanent colonial settlement (Webley and Hart, 2013).

As noted by Webley and Hart (2013), “Very little archaeological work has been carried out in this particular area. Most of the archaeological research which has been conducted in this section of the southern Cape has been concentrated along the coast (see Hart 2010). A number of sites have been recorded along the rocky shoreline near Hermanus by Kaplan (2007). These are primarily Later Stone Age shell middens. Early and Middle Stone Age artefacts scatters have been recorded on the Hermanus Golf Club and at the Fernkloof Nature Reserve.” The most significant archaeological site known from this area is De Kelders (Klipgat) Cave located at Walker Bay Nature Reserve approximately 19km from Stanford. The site consists of two caves that contain human remains dating to the Middle Stone Age. The remains include isolated teeth, two manual phalanges, one phalanx (of the thumb), and a mandible. The assemblage contains at least 10 (mostly) subadult individuals. The morphology of some of these bones are similar to other Middle Stone Age sites across Africa, including Klasies River Caves, Equus Caves, and Witkrans. This is a very significant archaeological site that has been determined to have Grade II significance but is not yet a declared Provincial Heritage Site.

Most of the archaeological surveys in the Overberg area have been focused on shell middens and rock shelters on the shoreline of Walker Bay such as Klipgat Cave at De Kelders (Avery 1974). The area, until now, has not been known for its rock art and no systematic surveys have taken place in the mountains overlooking Hermanus and Stanford. The majority of the archaeological surveys inland from the coast in this region have been done during Archaeological Impact Assessments prior to new developments. The nearest recorded rock art sites on SAHRIS are just over 50km away near the Theewaterskloof dam (Janette Deacon, pers. comm.), outside Genadendal and Greyton to the north, one site at Lourensford about 80km to the west and one site over 100km to the east at De Hoop Nature Reserve. This is



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definitely not a true distribution of rock art sites in the area and is more representative of the relatively low amount of rock art research conducted in this area to date.

In 2016, a rock art site was identified on portion 1 of the Farm Phillipskop 627, located in the mountains just outside the town of Stanford. As noted in the CMP completed for the rock art site (CTS Heritage, 2016), “The significance of the rock art and related archaeological remains at PHK001 pertains to their being representative of the San hunter-gatherer tradition that lasted from at least 5000 to about 1000 years ago, and the Khoekhoe herding tradition which dates to within the last 2000 years in this region. The paintings are therefore of educational value because they reflect not only life in the past, but also the cultural conceptions that influenced the artists when deciding where and what to paint. The rock art site at Phillipskop is the first to be found in the Stanford and Hermanus area since formal inventories of rock art sites were established more than 50 years ago. The site has imagery from both the fine line and finger painted traditions. The images are similar to sites further to the north in the Cederberg and to the east in the southern Cape mountains. This site therefore extends our understanding of the geographical range in which both San hunter-gatherer and Khoe herder painters performed their religious and spiritual experiences. Some of the handprints are decorated which may link the belief system of the painters to others who left similar images in the Hex River Mountains and the Sandveld area up the West Coast. The site itself is positioned in a kloof overlooking a running stream and small waterfall which also gives weight to the sacred and religious meanings which the site held for its indigenous inhabitants.” The report notes that stone artefacts and ochre were identified on the ground surface at the rock art site. The stone artefacts were made out of quartz, quartzite and silcrete with quartzite being the most common raw material. Some retouched flakes were also identified. Other cultural material identified on site include pot sherds, one of which is a rim sherd and one of which is painted with a thin layer of ochre. Amongst the organic artefacts, one piece of ostrich eggshell, bone and charcoal were identified (CTS Heritage, 2016).

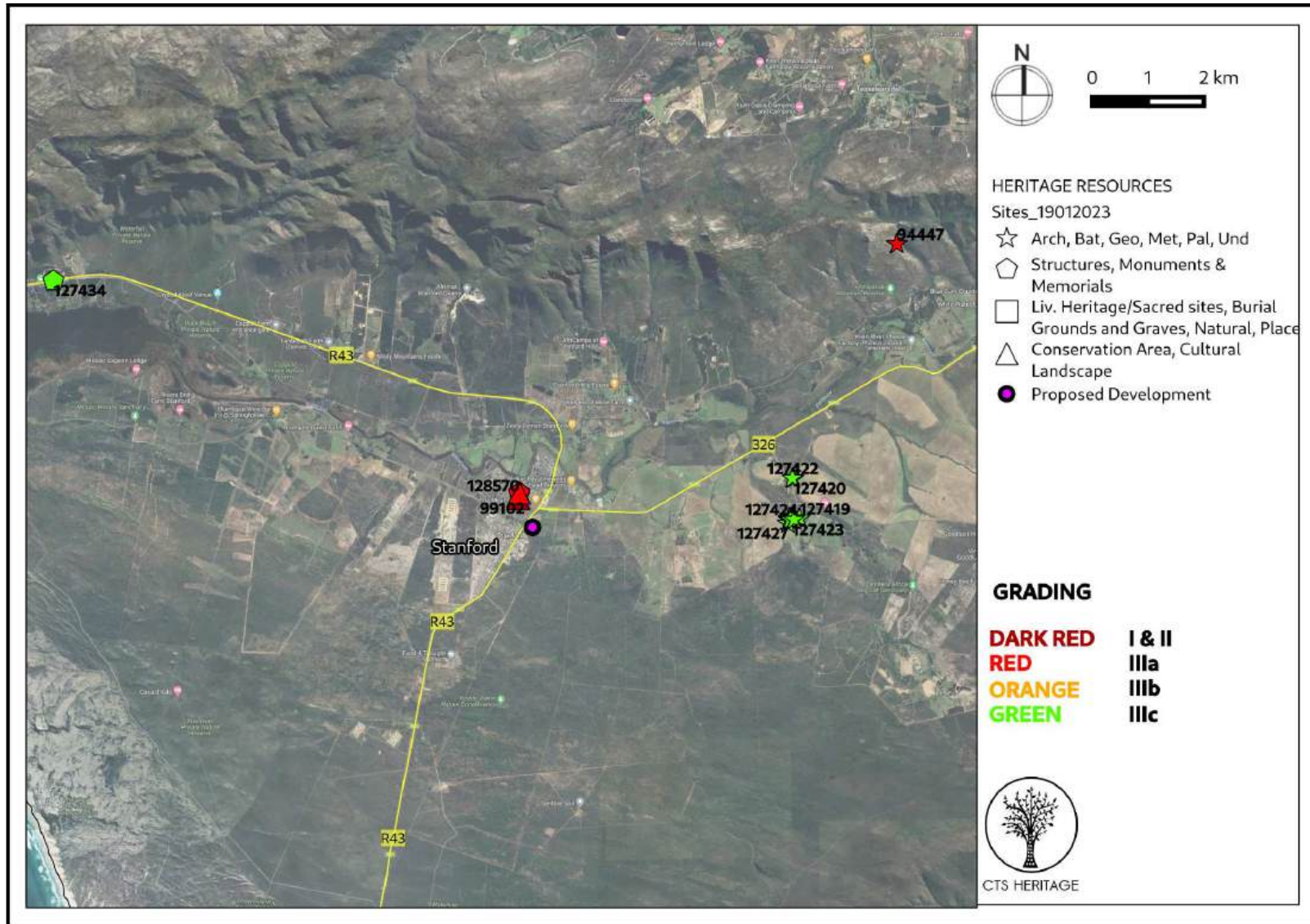


Figure 3.1 Heritage Resources Map. Heritage Resources previously identified in and near the study area, with SAHRIS Site IDs indicated

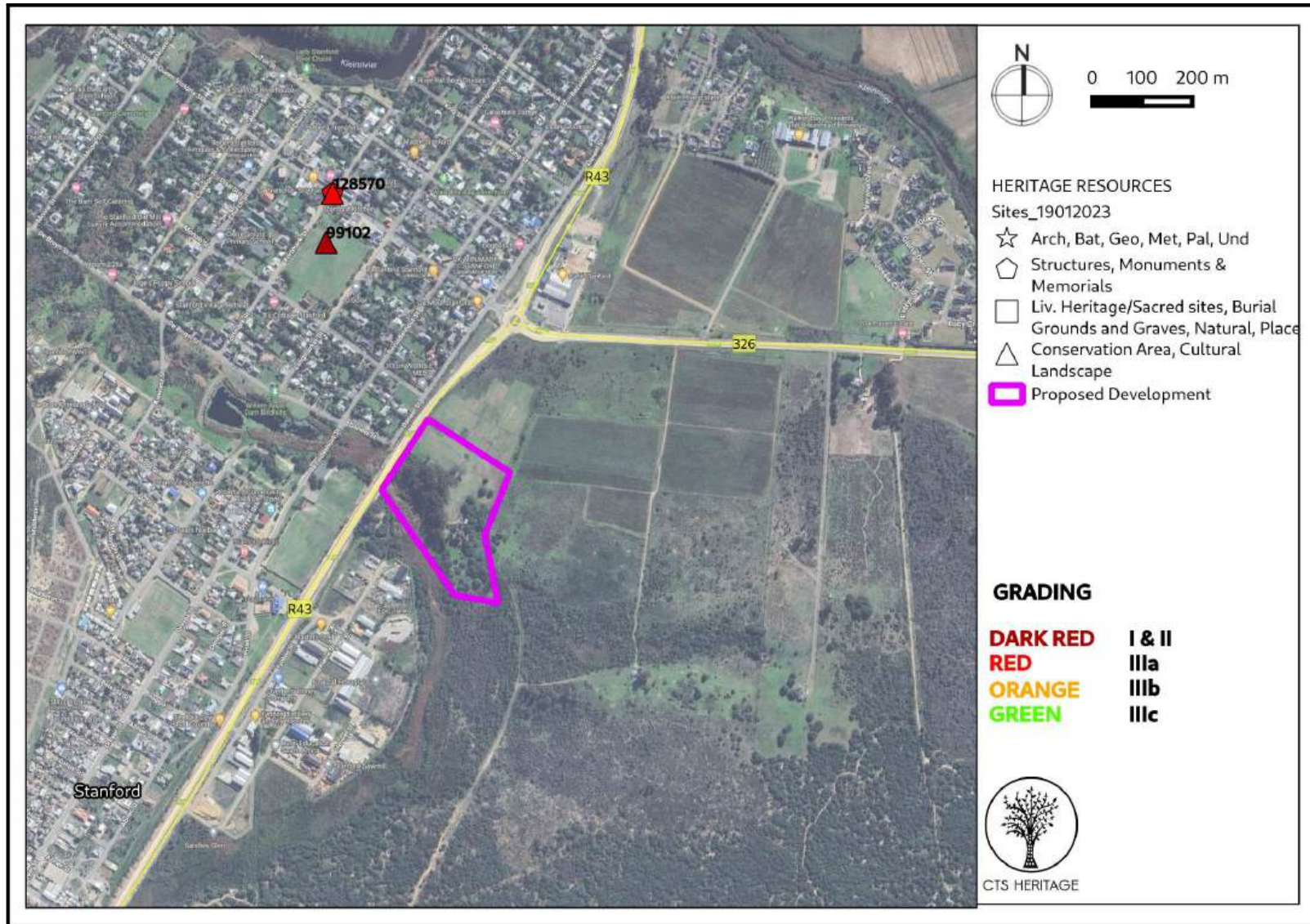


Figure 3.2 Heritage Resources Map. Heritage Resources previously identified in and near the study area, with SAHRIS Site IDs indicated

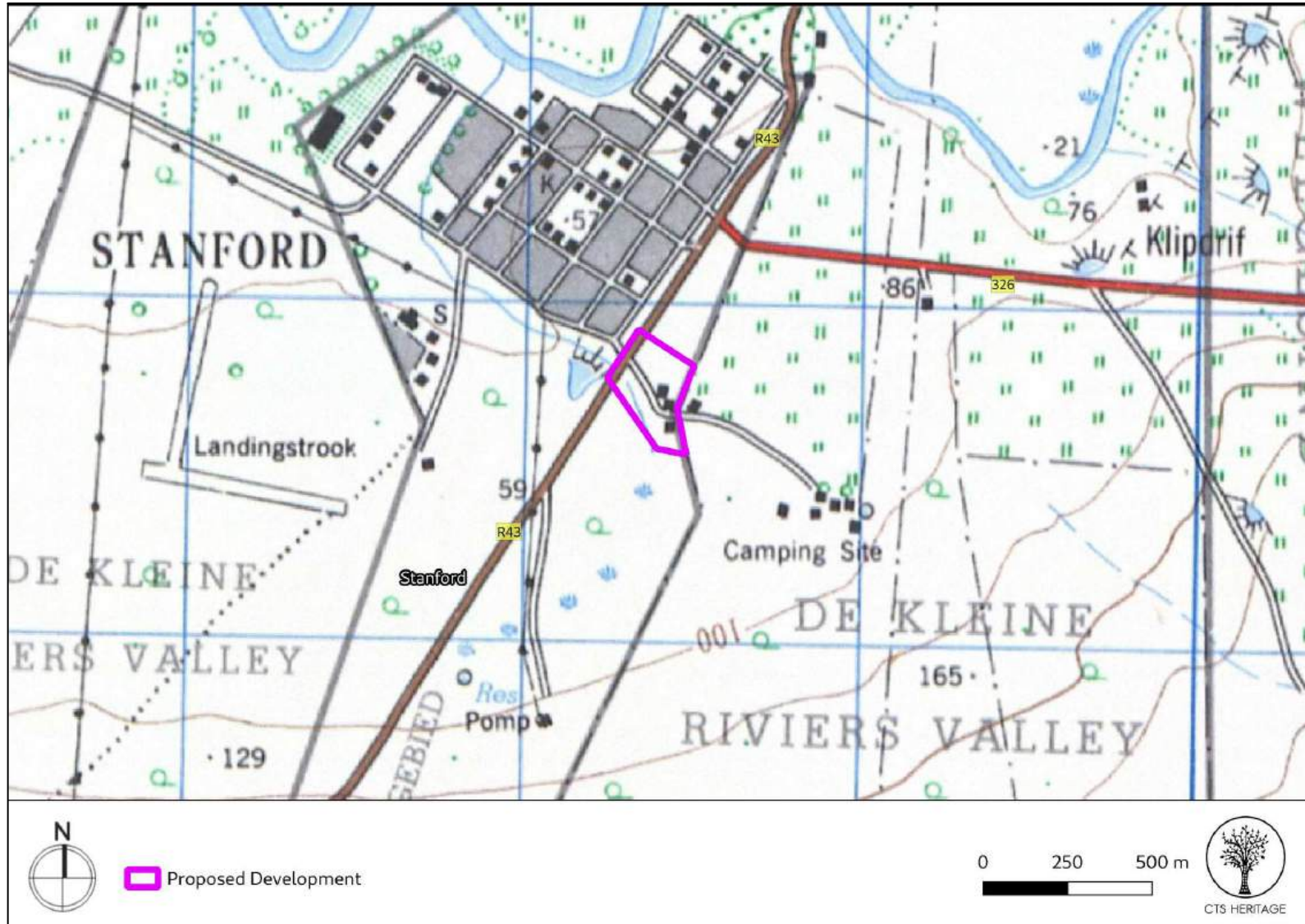


Figure 3.3 Historical Topo Map. The First Edition 1:50 000 Map indicates no structures located within the proposed development area.



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4. IDENTIFICATION OF HERITAGE RESOURCES

4.1 Field Assessment

The field assessment was undertaken in conjunction with S. Winter. The development area was inspected on foot from south to north. Much of the area has limited archaeological visibility due to dense buffalo grass cultivation and the leaf litter associated with the milkwood forests. Where the buffalo grass has been recently removed, the ground surface below the grass was visible. In the ground surface beneath the buffalo grass, a low density layer of Middle Stone Age artefacts (flakes and flaked pieces) was visible. No other associated material culture was evident, and the artefacts identified are *ex situ*.

It is likely that this low density scatter extends across the development area in the soil layer beneath the grass. This is not unexpected due to the proximity of a reliable water-source, “Die Oog” and the milkwood forest. As noted above by Webley (2013), “Very little archaeological work has been carried out in this particular area. Most of the archaeological research which has been conducted in this section of the southern Cape has been concentrated along the coast (see Hart 2010). A number of sites have been recorded along the rocky shoreline near Hermanus by Kaplan (2007). These are primarily Later Stone Age shell middens. Early and Middle Stone Age artefacts scatters have been recorded on the Hermanus Golf Club and at the Fernkloof Nature Reserve.”

Although there are very few recorded examples of similar resources in this area, and as such, these artefacts have value in terms of rarity in the immediate context, the artefacts themselves have limited scientific value due to the extensive previous disturbance of the property through ongoing and historic agricultural activities on site.



Figure 4.1: Riverine corridor



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Figure 4.2: Entrance to farm house



Figure 4.3: Riverine corridor with industrial area in the distance



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Figure 4.4: Buffalo grass cultivation



Figure 4.5: Pine trees along river



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Figure 4.6: Farm house and buffalo grass



Figure 4.7: Milkwood forest



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Figure 4.8: Dense vegetation cover



Figure 4.9: Buffalo grass cultivation



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Figure 4.10: Buffalo grass cultivation



Figure 4.11: Milkwood forest



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Figure 4.12: Riverine corridor



Figure 4.13: Buffalo grass recently cultivated



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Figure 4.14: Buffalo grass recently cultivated



Figure 4.15: Buffalo grass recently cultivated

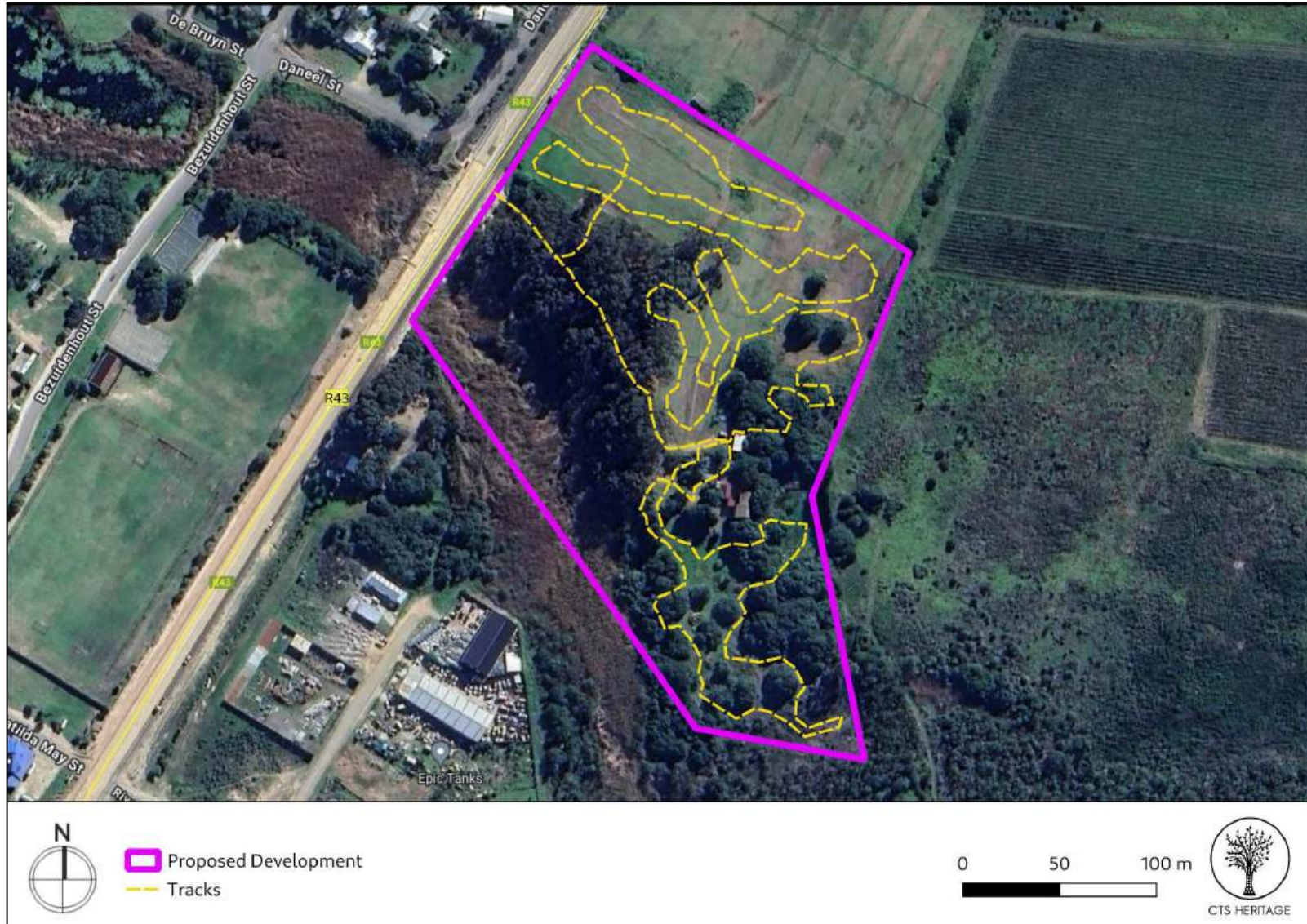


Figure 5. Track paths of archaeological field assessment - the dense vegetation impacted the survey (see Constraints and Limitations



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4.2 Archaeological Resources Identified

Table 1: Observations noted during the field assessment

POINT ID	Description	Type	Period	Density	Co-ordinates		Grading	Mitigation
1	Silcrete flake	Artefacts	MSA	10/20m2	-34.446316030	19.458352778	NCW	NA
2	MSA flakes in layer beneath grass	Artefacts	MSA	10/20m2	-34.444590017	19.457880984	NCW	NA
3	MSA silcrete and quartzite scatter beneath grass layer	Artefacts	MSA	10/20m2	-34.44437761	19.45768311	NCW	NA
4	Scatter MSA quartzite and silcrete flakes and flaked pieces below grass, approx 10 in 20x20m area - low density	Artefacts	MSA	10/20m2	-34.444537513	19.458074489	NCW	NA
5	Low density MSA scatter of quartzite and silcrete	Artefacts	MSA	10/20m2	-34.444419126	19.458219422	NCW	NA

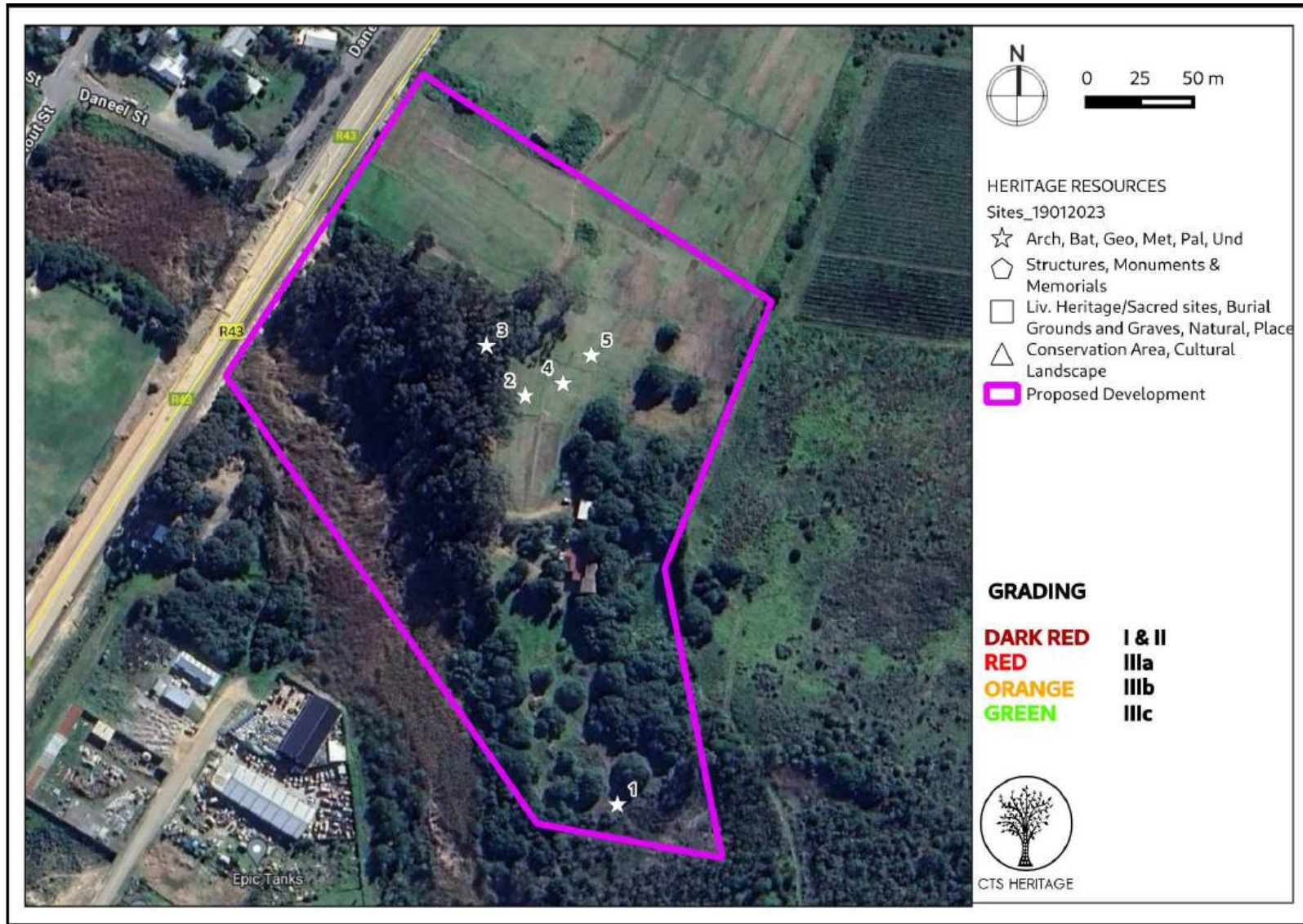


Figure 6. Map of all sites and observations noted within the development area



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4.3 Selected photographic record

(a full photographic record is available upon request)



Figure 7.1: Observation 001 (front and back)



Figure 7.2: Observation 002 (front and back)



Figure 7.3: Observation 003 (front and back)



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Figure 7.4: Observation 004 (front and back)



Figure 7.5: Observation 005 (front and back)



Figure 7.6: Context of observations



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5. ASSESSMENT OF THE IMPACT OF THE DEVELOPMENT

5.1 Assessment of Impact to Archaeological Resources

The field assessment identified artefacts located within the area proposed for development. The artefacts identified are all located on the ground surface and without associated archaeological contexts. A similar archaeological signature is evident across most undeveloped areas across the Western Cape and as such, these findings are expected here. None of the observations made have sufficient scientific cultural value to warrant conservation and as such, no impact to significant archaeological heritage is anticipated from the proposed development.

6. CONCLUSION AND RECOMMENDATIONS

It is likely that a low density MSA scatter extends across the development area in the soil layer beneath the grass. This is not unexpected due to the proximity of a reliable water-source, “Die Oog” and the milkwood forest. As noted above by Webley (2013), “Very little archaeological work has been carried out in this particular area. Most of the archaeological research which has been conducted in this section of the southern Cape has been concentrated along the coast (see Hart 2010). A number of sites have been recorded along the rocky shoreline near Hermanus by Kaplan (2007). These are primarily Later Stone Age shell middens. Early and Middle Stone Age artefacts scatters have been recorded on the Hermanus Golf Club and at the Fernkloof Nature Reserve.”

Although there are very few recorded examples of similar resources in this area, and as such, these artefacts have value in terms of rarity in the immediate context, the artefacts themselves have limited scientific value due to the extensive previous disturbance of the property through ongoing and historic agricultural activities on site.

None of the observations made have sufficient scientific cultural value to warrant conservation and as such, no impact to significant archaeological heritage is anticipated from the proposed development.

Recommendations

There is no objection to the proposed development from an archaeological perspective on condition that:

- Should any buried archaeological resources or human remains or burials be uncovered during the course of development activities, work must cease in the vicinity of these finds. Heritage Western Cape (HWC) must be contacted immediately in order to determine an appropriate way forward.



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7. REFERENCES

Heritage Impact Assessments				
Nid	Report Type	Author/s	Date	Title
4194	AIA Phase 1	Timothy Hart	01/02/2002	Heritage Impact Assessment of Wortelgat Farm, Stanford, Western Cape
4204	HIA Phase 1	Jayson Orton, Timothy Hart	01/11/2004	Initial Heritage Impact Assessment of Four Locations on a Proposed Hiking Trail in the Stanford/Gansbaai



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APPENDIX 4: Desktop Palaeontology Assessment 2024

PALAEONTOLOGICAL SPECIALIST STUDY

In terms of Section 38(8) of the NHRA for the

the Proposed Stanford Green Residential Development near Stanford, in the Western Cape Province

Prepared by



CTS HERITAGE

And

Ryan Nel

In Association with

Lornay Environmental Consulting

April 2024



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EXECUTIVE SUMMARY

This report is drafted as part of an HIA process for the subdivision of Erf 438, Stanford, into the Stanford Greens Residential development consisting of 32 single residential erven.

The palaeontological specialist study for the proposed Stanford Green Residential Development near Stanford, in the Western Cape Province, examines the site's geology and assesses the impact of the development on palaeontological resources. The report addresses the requirements of Section 38(8) of the National Heritage Resources Act.

The report describes the underlying geology of the site as a transition zone between the Bokkeveld Group shales to the north and the Waenhuiskrans Formation of the Bredasdorp Group to the south. The site's primary geological layer, the Strandveld Formation, consists of semi-consolidated dune sands and calcrete. The palaeontological sensitivity of the site is considered low due to sparse fossil records in the upper strata. However, the underlying Ceres Subgroup of the Bokkeveld Group, with high palaeontological sensitivity, contains rich marine invertebrate fossils from the Early to Mid-Devonian period.

The assessment shows that the impact on palaeontological resources is low, as the development will only require minor excavation, reducing the risk of disturbing significant palaeontological heritage. Despite this low risk, the report recommends implementing mitigation measures, such as a Chance Fossil Find Protocol, to address any unexpected palaeontological discoveries during construction.



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6. CONCLUSION AND RECOMMENDATIONS	14
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The site lies at the transition zone between the underlying Bokkeveld Group shales to the north and the Waenhuiskrans Formation of the Bredasdorp Group to the south, which consists of semi-consolidated dune sands and calcrete. The site itself lies within the zone of light grey sandy soils, which is at the northern extremity of the Stanford Aquifer, (Umvoto, 2022). The stream emanating from the spring to the south forms a small wetland adjacent to the R43 Road, which is likely to have more organic hydromorphic soils. No soil survey has been carried out to date, however the wetland report by Delta Ecology (October 2023) mentions that the wetland soils were waterlogged and exhibited gleying.

The site has a gentle slope which falls from a high point of 53m elevation in the NE corner to 47m elevation at the wetland to the west. Most of the site has a gentle slope gradient of about 1:33, and a slightly steeper gradient down to the wetland ranging from 1:13 to 1:20. The Mill Stream wetland on the western part of the site has its source at the spring further south, which was once the main source of water for the village of Stanford, and is still used to supply the current irrigation, or leiwater system of the historical part of the village. The Mill Stream makes its way under the R43 via a number of culverts before owing into the Willem Appel Dam further downstream. The culverts also facilitate movement of the threatened leopard toad and other fauna. The only other drainage feature is the small ephemeral tributary at the southern end of the site, which drains into the wetland. There are no other surface water features, mainly because of the relatively porous sandy soils.

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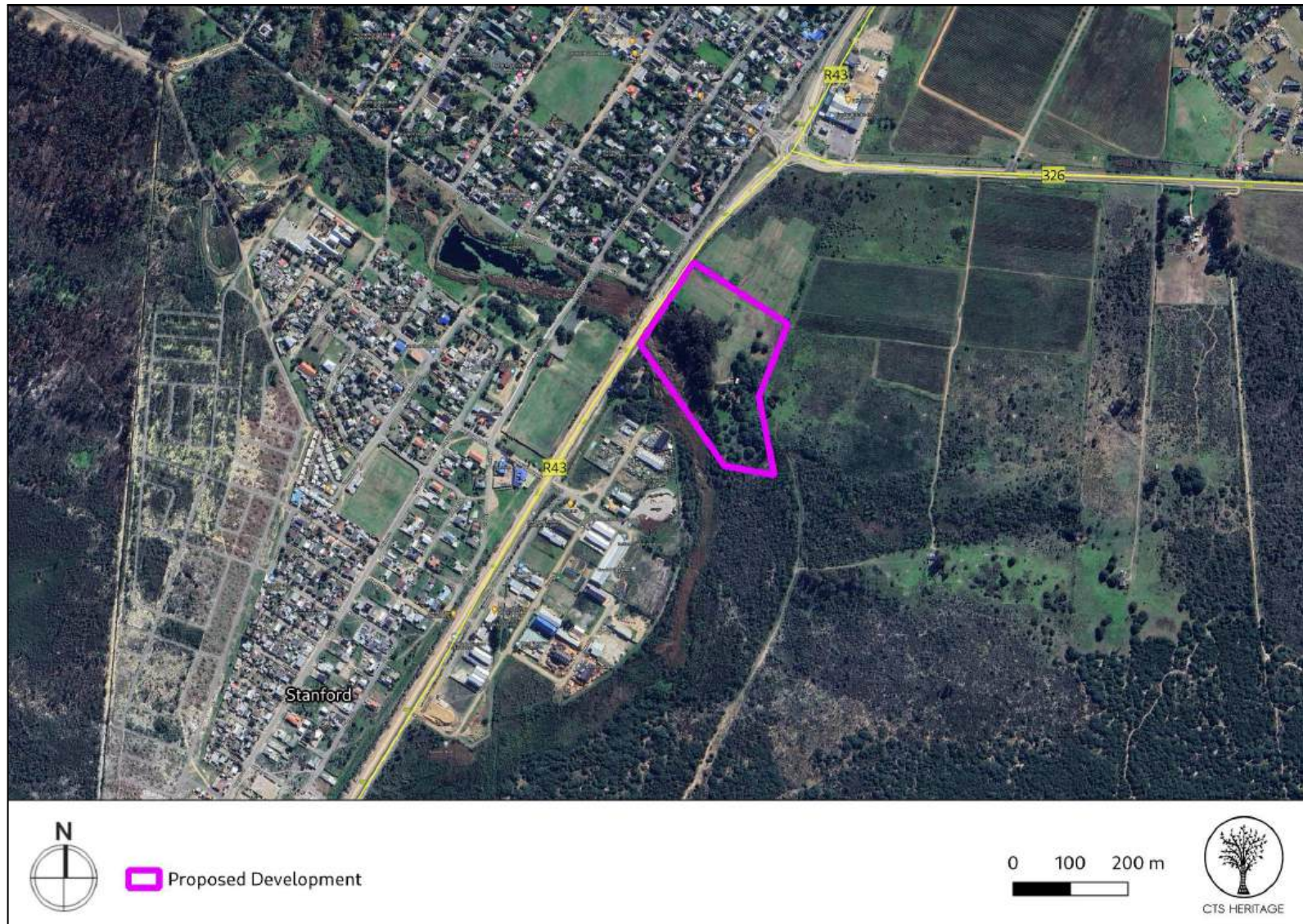


Figure 1.1: Proposed project boundary



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Figure 1.2: Proposed project boundary



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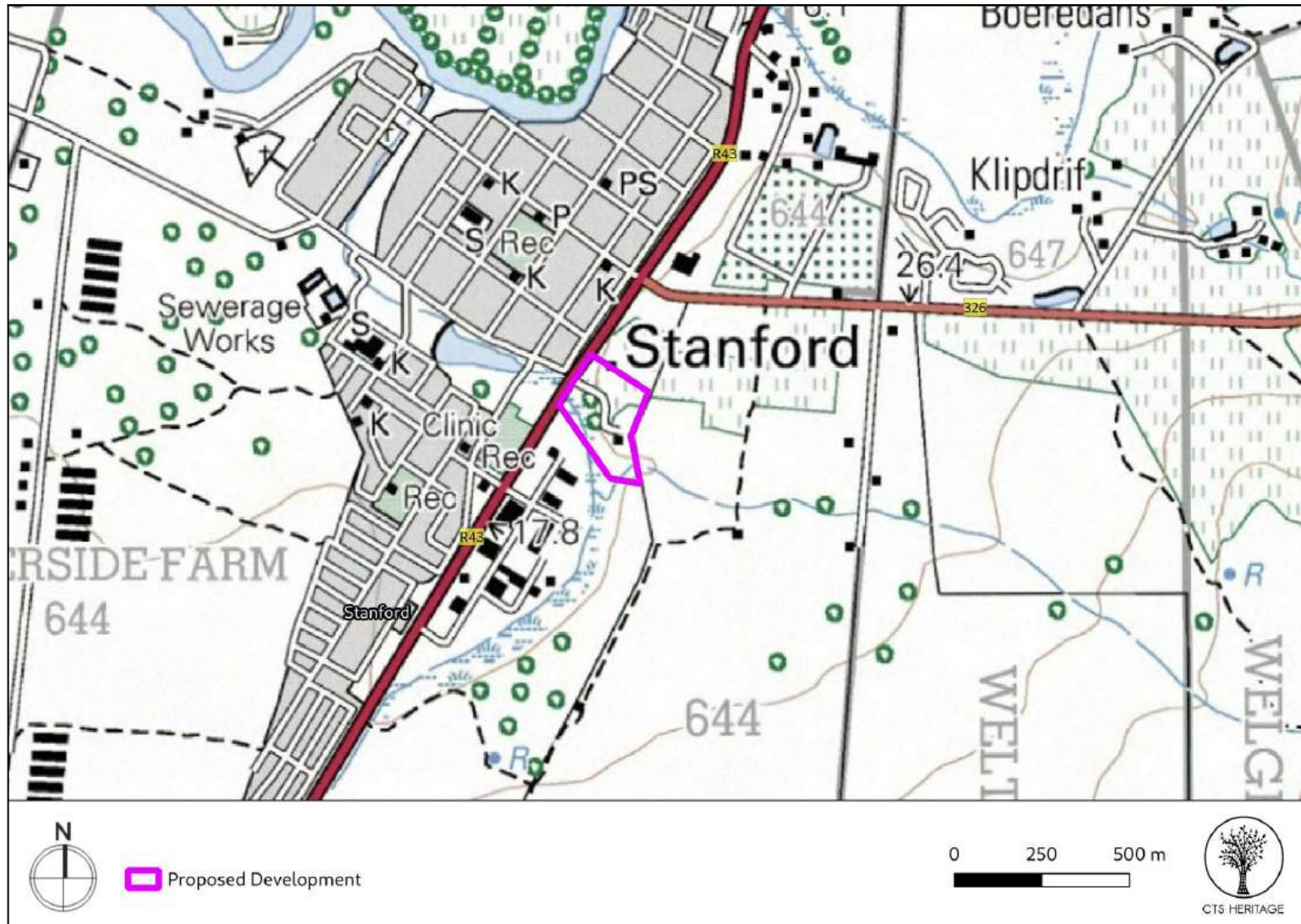


Figure 1.3: Proposed project boundary indicated on the 1:50 000 Topo Map



2. METHODOLOGY

2.1 Purpose of Palaeontological Study

According to the SAHRIS Palaeosensitivity Map (Figure 4a), the area proposed for development is underlain by sediments of moderate and high paleontological sensitivity. The purpose of this desktop palaeontological study is to satisfy the requirements of section 38(8), and therefore section 38(3) of the National Heritage Resources Act (Act 25 of 1999) in terms of impacts to archaeological resources.

2.2 Summary of steps followed

- Primary research literature was consulted for detailed accounts of the geology and palaeontological representation across the study area. References of these primary research articles are provided.
- Geological maps (provided at various scales by CTS heritage and the South African Council for Geosciences) were consulted to identify represented geological contexts within the study area.
- Where possible, other Palaeontological Impact Assessments were consulted to provide additional information on local geomorphological, geological and palaeontological contexts. These often provide valuable additional information to primary research publications and formal geological maps, which can lack resolution at a local scale and it is important that discussions regarding alternative stratigraphic attributions of exposed rocks are noted and considered.



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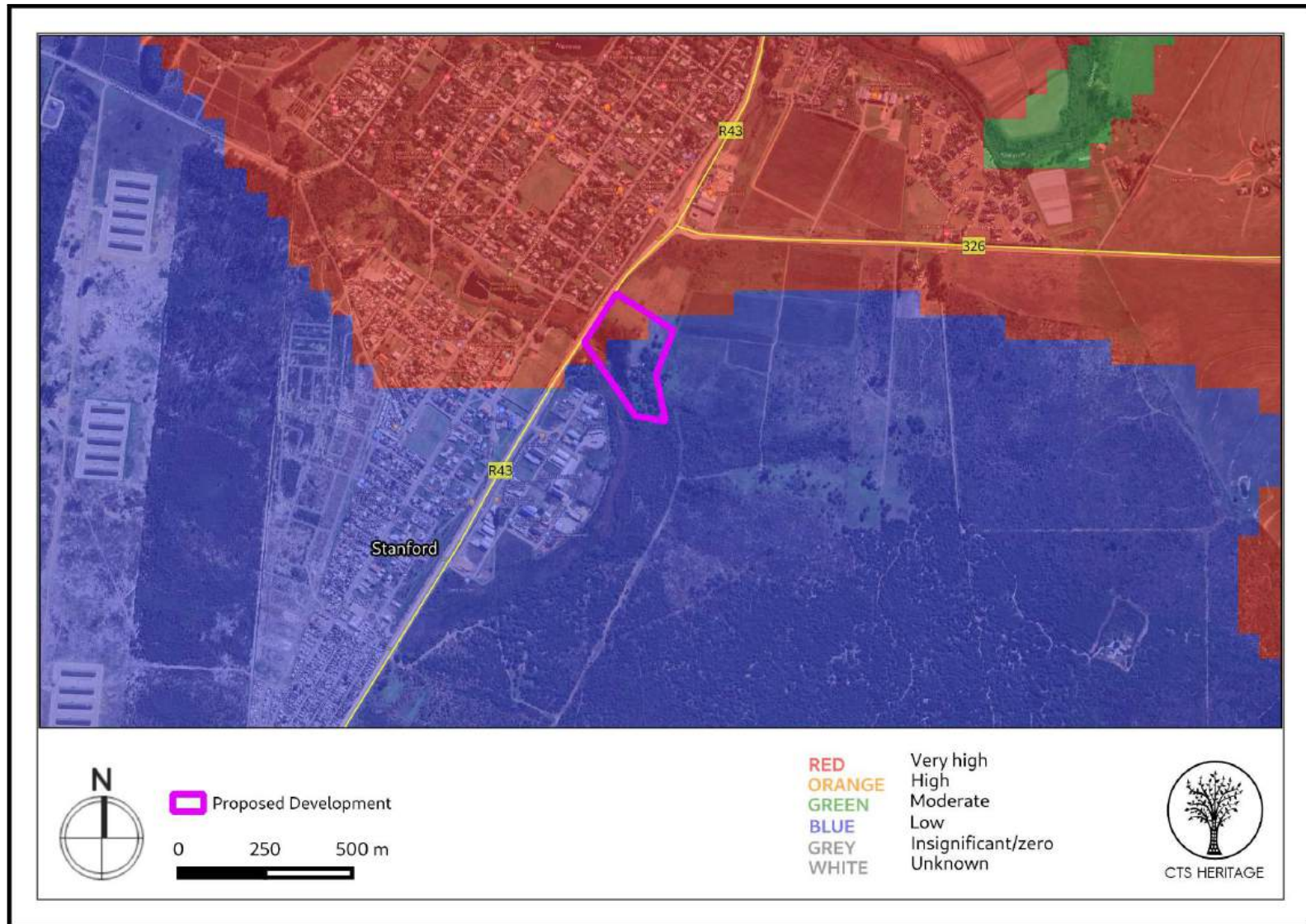


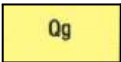
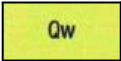
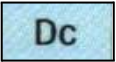
Figure 2: Palaeontological sensitivity of the development area from the SAHRIS PalaeoMap

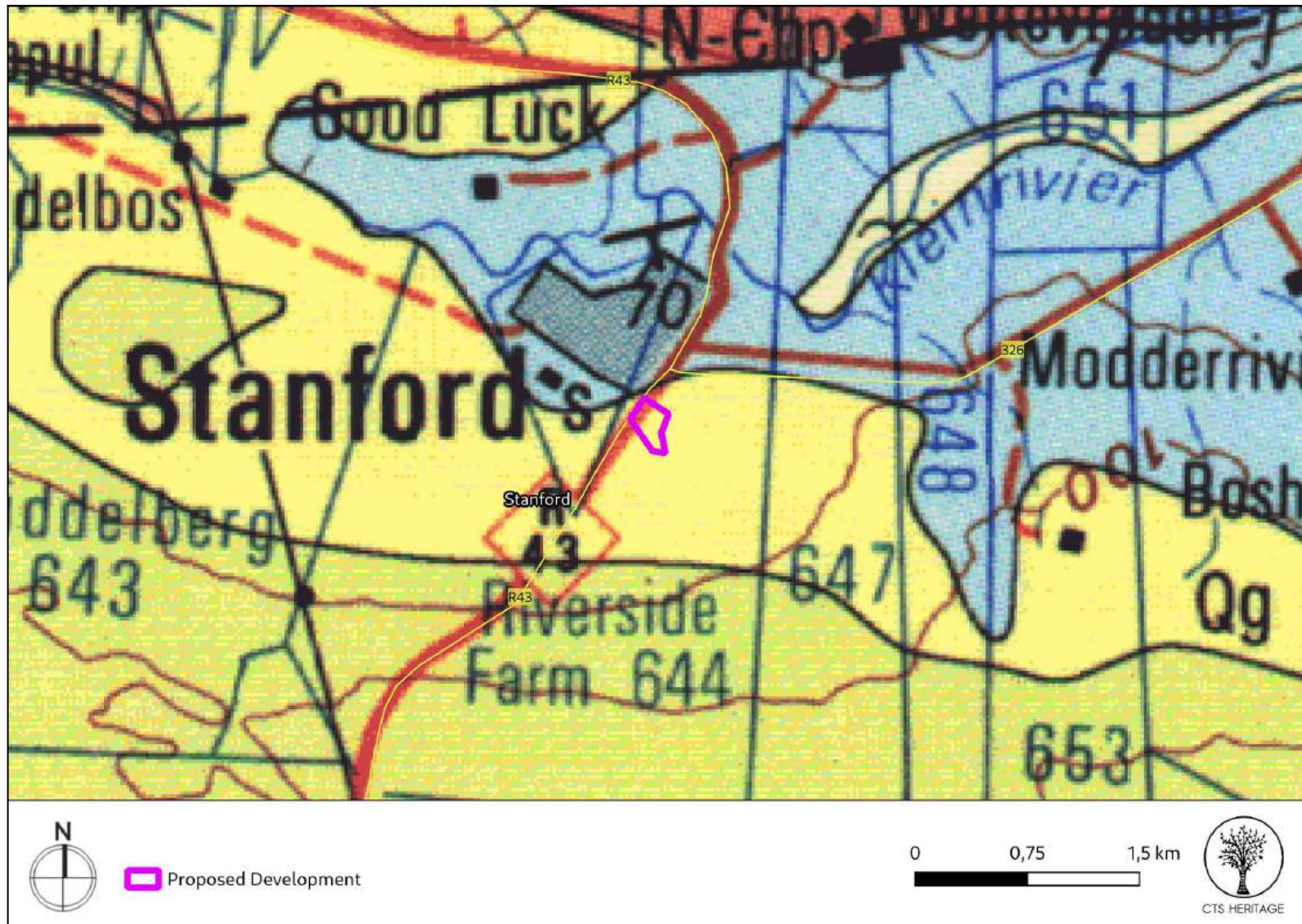
3. SITE SENSITIVITY

According to the SAHRIS Palaeosensitivity Map the area proposed for development is underlain by sediments of low fossil sensitivity (Figure 4.1). According to the extract from the Council of GeoScience Map CGS 3319 for Worcester, the development area is underlain by Qg; Strandveld Group Quaternary sediments

According to a PIA completed by Avery for the proposed upgrade of the road between Hermanus and Stanford (2013), the area proposed for development is “not located in a known palaeontologically sensitive area and the possibility of recovering palaeontological material is small. No records of fossils from this area occur in the Iziko Museums of South Africa. There is a very small likelihood that fossils may occur if there are deep cuttings into the Bokkeveld Group rocks, into calcretes deposits and in the alluvium deposits along the Klein River. The likelihood of an impact on palaeontology is expected to be improbable.”

Table 1: Geological Summary Table

Geological unit	Age	Lithology	Symbol on figure 3	Fossil heritage	Palaeontological sensitivity (Almond & Pether, 2008)	Recommended mitigation
Bredasdorp Group Strandveld Formation	Holocene	Unconsolidated aeolian sands		Generally sparse fossils mainly recording late Caenozoic evolution of terrestrial mammal fauna of Southern Africa, including Homo sapiens. Locally very rich e.g. Langebaanweg	Low	
Bredasdorp Group Waenhuiskrans Formation	Late Pleistocene	Semiconsolidated aeolian sands with calcrete lenses		Generally sparse fossils mainly recording late Caenozoic evolution of terrestrial mammal fauna of Southern Africa, including Homo sapiens. Locally very rich e.g. Langebaanweg	Low	
Bokkeveld Group, Ceres Subgroup	Early-Mid Devonian	Shallow marine siliciclastics		Diverse shelly invertebrate biota and trace fossils, rare fish remains & plants; microfossils	Very High	





4. IDENTIFICATION OF HERITAGE RESOURCES

4.1 Underlying geology of development area

The underlying geology of the proposed Stanford Green Residential Development area is depicted on the 1:250 000 Worcester 3319 Geological map (Council of Geoscience, Pretoria) (Figure 3). The map shows that the proposed project area is underlain by sediments of the **Strandveld Formation**, Bredasdorp Group. In the broader geographic region the area is surrounded by the **Waenhuiskrans Formation** (Bredasdorp Group) to the south and the **Ceres Subgroup** (Bokkeveld Group) to the north (Figure 3 and Table 1). The nature of the geology in the surrounding area has been well documented by Milan 1990. Below follows a description of the relevant geological units in the vicinity of the project area.

- The **Strandveld Formation** is a Holocene aged, unconsolidated, partially-vegetated to unvegetated windblown sand formation of the Bredasdorp Group. It is the youngest formation of the Bredasdorp Group and forms coastal dune fields along the southern coast of South Africa. The formation extends from Kleinmond in the west to the Keurbooms Estuary near Plettenberg Bay in the east, occurring up to 4 km inland from the present coastline. The Strandveld Formation disconformably overlies the Waenhuiskrans, Klein Brak, and other pre-Cenozoic formations. The formation consists of unconsolidated calcareous sand, with high-angle cross-bedding sets, up to 20 m thick. The formation exhibits typical aeolian features, with high-angle cross bedding and dune topography. The dunes can reach a maximum thickness of 125 m, with distinct aeolian dune forms and transverse dune patterns.
- The **Waenhuiskrans Formation** is a Late Pleistocene aeolian formation within the Bredasdorp Group. It represents semi-consolidated dunes that occur along the coastline from Hermanus to Plettenberg Bay. Initially referenced by Haughton et al. (1937), the Waenhuiskrans Formation was formalised by Malan in 1989, having a type area at the coastal village of Waenhuiskrans. The formation extends laterally along the present coastline from Hermanus to Plettenberg Bay, forming a 0.2 to 3 km-wide discontinuous outcrop. The Waenhuiskrans Formation overlies the marine/estuarine Klein Brak Formation and was deposited during the Late Pleistocene glacial period, when sea levels were 130 m lower than present. The upper boundary is defined as the base of overlying calcrete, soil, scree, or unconsolidated aeolian sand of the Strandveld Formation.
- The thickness of the unit varies significantly, with a maximum thickness of over 200 m in the Wilderness-Sedgefield area and an inferred average thickness of 30m. It is semi-consolidated in some areas and less so in others, with considerable variability in structure and consistency. The formation comprises calcarenite and calcareous sandstone with well-sorted medium-grained, well to very well rounded quartz grains, and finely comminuted shell fragments. The formation is characterised by large-scale planar cross-bedding with bed thicknesses up to 12 m and bedding surfaces dipping up to 30 degrees.
- The **Ceres Subgroup** is a Early to Mid Devonian siliciclastic sedimentary sequence. Although the Ceres Subgroup has not remained undifferentiated in areas, where possible it has subdivided into six distinct formation, from the oldest at the bottom to the youngest at the top, the sequence is as follows:



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- The Boplaas Formation, 100 meters thick, composed of sandstone. The depositional environment of the Boplaas Formation is a delta front and shallow marine.
- The Tra-Tra Formation has a thickness of 300 meters and is made up of mudrock and siltstone. Its depositional environment is characterized as an offshore shelf and pro-delta slope.
- The Hex River Formation, which is 60 meters thick and composed of sandstone. It was deposited in a delta front and shallow marine environment.
- The Voorstehoek Formation has a thickness of 300 meters and consists of mudrock and siltstone. Its depositional environment is like the Gydo Formation, being an offshore shelf and pro-delta slope.
- The Gydo Formation is the Gamka Formation, which has a thickness of 200 meters and is made up of sandstone. The depositional environment for this formation is a delta front and shallow marine.
- The Gydo Formation, with a thickness of 600 meters, is composed of mudrock and siltstone. The depositional environment is an offshore shelf transitioning into a pro-delta slope.

4.2 Palaeontological Sensitivity of the Development Area

The palaeontological heritage of the current study is part of Bredasdorp Group (Strandveld Formation & Waenhuiskrans Formation), and Bokkeveld Group (Undifferentiated Ceres Subgroup). Based on the SAHRIS Palaeo Map (Figure 2), the Waenhuiskrans and Strandveld formations have a low palaeontological sensitivity, whereas the Ceres Subgroup has a high palaeontological sensitivity. It is worth mentioning that although the Ceres Subgroup is not present in the immediate project vicinity, it does not mean that it will not be excavated during the development phase. Below is a description of the palaeontological heritage of the Waenhuiskrans and Strandveld formations and Ceres Subgroup.

- The **Waenhuiskrans Formation** is rich in terrestrial gastropods, freshwater molluscs, microfossils, trace fossils, and other fossilised material. Among its key palaeontological components are terrestrial gastropods such as *Achatina zebra*, *Tropidophora* sp., *Trigonephris* sp., and *Natalina* sp., which provide insights into environmental conditions during the Late Pleistocene. Freshwater molluscs in the Waenhuiskrans Formation include *Burnupia*, *Planorbis*, and *Succinea*, indicating that parts of the formation were influenced by freshwater environments. Microfossils like wind-abraded benthic foraminifera (*Elphidium crispum*, *Poroepionides pateralis*, and *Ammonia* spp.) (McMillan, I.K. 1986), suggest marine influence and environmental changes over time. Trace fossils have also been observed, with a notable example being feeding trails that measure 17 mm in diameter, likely made by larvae of tipulid insects (crane flies). In addition, the formation contains other fossilised material such as comminuted shell fragments, wind-abraded echinoid spines, and bryozoan fragments, reflecting the marine elements and the mixed environmental nature of the Waenhuiskrans Formation.
- The **Strandveld Formation** features terrestrial gastropods, shell middens, calcified plant roots and stems, and evidence of human activity. Notable terrestrial gastropods include *Achatina zebra*, *Trigonephrus* sp., *Burnupia* sp., *Trachycystis* sp., and *Fauxulus* sp., which indicate a more recent environment with considerable vegetation. Shell middens in this formation contain marine shells like sand-mussel (*Donax serra*), limpets (*Patella* spp.), and arikreukel (*Turbo* sp.), as well as artifacts and pottery fragments, pointing to ancient human activity and



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interaction with the coastal environment. Calcified plant roots and stems, known as dikaka, suggest periods of vegetation followed by the fossilization of plant material.

- The **Ceres Subgroup** of the Lower Bokkeveld Group is particularly noted for its rich palaeontological diversity, with a number of marine invertebrate fossils from the Early to Mid-Devonian period in the western Cape Basin. The subgroup's fossil resources include a wide range of marine invertebrates such as trilobites, brachiopods, molluscs, echinoderms, and other groups like corals, conulariids, hyolithids, and tentaculitids, primarily found in mudrock-rich formations (Cooper 1982; Oosthuizen, 1984). Some sandstone formations contain fewer but still significant collections of these marine invertebrates (MacRae, 1999). Marine trace fossils are also prevalent in the coastal facies of the lower Bokkeveld Group, while limited discoveries of early vascular plants, such as simple dichotomous leafless psilophytes (e.g., *Dutoitia*) and early lycopods (e.g., *Palaeostigma*), are mostly located in the eastern areas of the Bokkeveld Group (Plumstead 1967, 1969, Theron 1972, Anderson and Anderson 1985). The Ceres Subgroup also features sparse remains of fossil fish from the Gydo and Tra-Tra Formations, including acanthodians, primitive sharks, placoderms, and osteichthyans, with some retaining their original phosphatic skeletal structures (Almond 1997, Anderson et al. 1999).

The palaeontology of the Bokkeveld Group is currently being studied by various researchers in South Africa such as Dr. ROb Gess from Albany Museum/Rhodes University, Cameron Penn-Clark from ESI, and Ryan Nel from Rhodes University. The Bokkeveld Group has been a relatively understudied geological interval which has proven to yield significant fossils which contribute to the international attempt to understand early vertebrates and plant life.



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5. ASSESSMENT OF THE IMPACT OF THE DEVELOPMENT

5.1 Assessment of impact to Palaeontological Resources

The area is underlain by the Strandveld Formation of the Bredasdorp Group, which holds a low palaeontological significance. Nevertheless, the sediments of the Ceres Subgroup, which has a high palaeontological sensitivity, are likely underlying the Strandveld Formation.

However, the specific nature and scope of the development have led to the determination that the palaeontological sensitivity for this project is low. This conclusion is predicated on the fact that the construction of the housing development will necessitate only minor excavation, which is restricted to the superficial sediment layers extending a few metres into the subsurface. This limited excavation is unlikely to impact the extensive bedrock where most palaeontological resources would be found.

Given the local scale of the excavation and the measures taken to minimise the environmental footprint of the construction, the likelihood of impacting significant palaeontological resources is minimal. As such, the impact on palaeontological heritage during the development is assessed as low, with mitigation measures in place to address any unforeseen discoveries.

6. CONCLUSION AND RECOMMENDATIONS

The site, which covers approximately 5.1 hectares, is located along the R43 and is within the urban edge of Stanford, with zoning for single residential use.

The site is situated on a transition zone between the Bokkeveld Group shales to the north and the Waenhuiskrans Formation of the Bredasdorp Group to the south. The Strandveld Formation, a semi-consolidated dune sand and calcrete, comprises the site's primary geological layer, classified as having a low palaeontological sensitivity due to sparse fossil records. However, the underlying Ceres Subgroup of the Bokkeveld Group holds high palaeontological sensitivity, known for its diverse marine invertebrate, trace and fish fossils from the Early to Mid-Devonian period.

Despite the underlying high palaeontological sensitivity, the proposed housing development is expected to have a minimal impact on palaeontological resources. The project involves only minor excavation, limited to superficial sediment layers, reducing the risk of disturbing significant palaeontological heritage. As a result, the report concludes that the impact on palaeontological resources from this project is low.

Nevertheless, the report recommends that mitigation measures be in place to address any unforeseen discoveries of palaeontological significance during the construction phase. Therefore a Chance Fossil Find Protocol has been added to the report in the unexpected event that palaeontological finds are made.



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APPENDIX 5: Cultural Landscape Assessment 2024

PROPOSED RESIDENTIAL DEVELOPMENT, ERF 438, STANFORD, WESTERN CAPE

CULTURAL LANDSCAPE ASSESSMENT



Prepared for cts heritage
MAY 2024

PREPARED BY SARAH WINTER
IN ASSOCIATION WITH
HELENE VAN DER MERWE

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A. INTRODUCTION

This cultural landscape report is prepared as specialist heritage input into a Heritage Impact Assessment (HIA) undertaken in terms of Section 38 (8) of the National Heritage Resources Act (Act 25 of 1999; NHRA). It is for a proposed development located on Erf 438, Stanford within the Overstrand Municipality of the Western Cape. The proposed Stanford Green Eco-Lifestyle Estate consists of two components:

- A residential estate consisting of 31 residential erven.
- A Treehouse Lodge located amongst an existing milkwood forest.

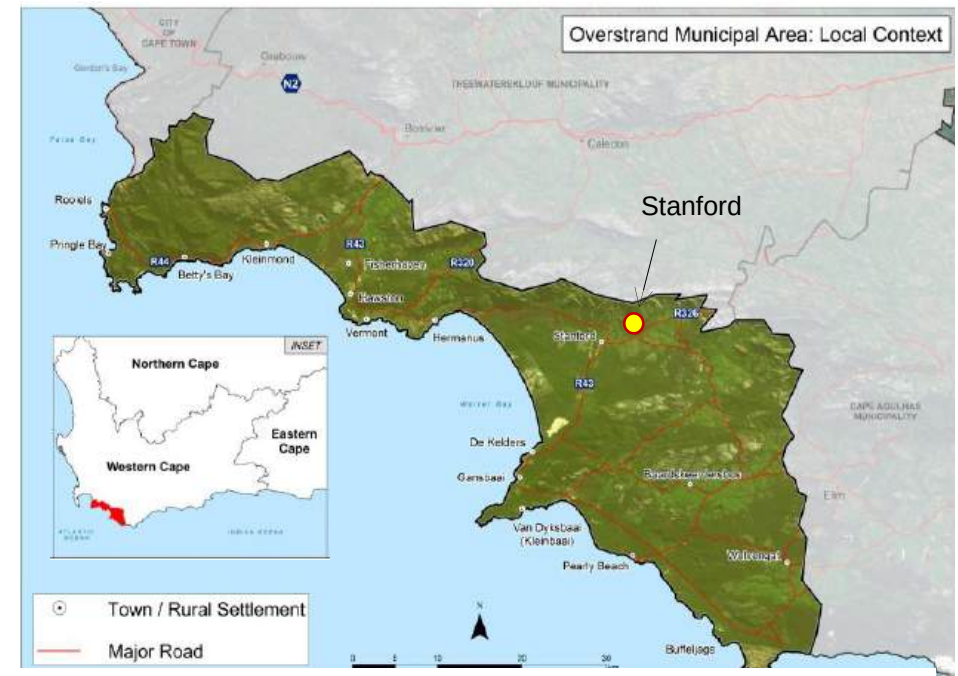
A.1 Study Brief and Scope of Work

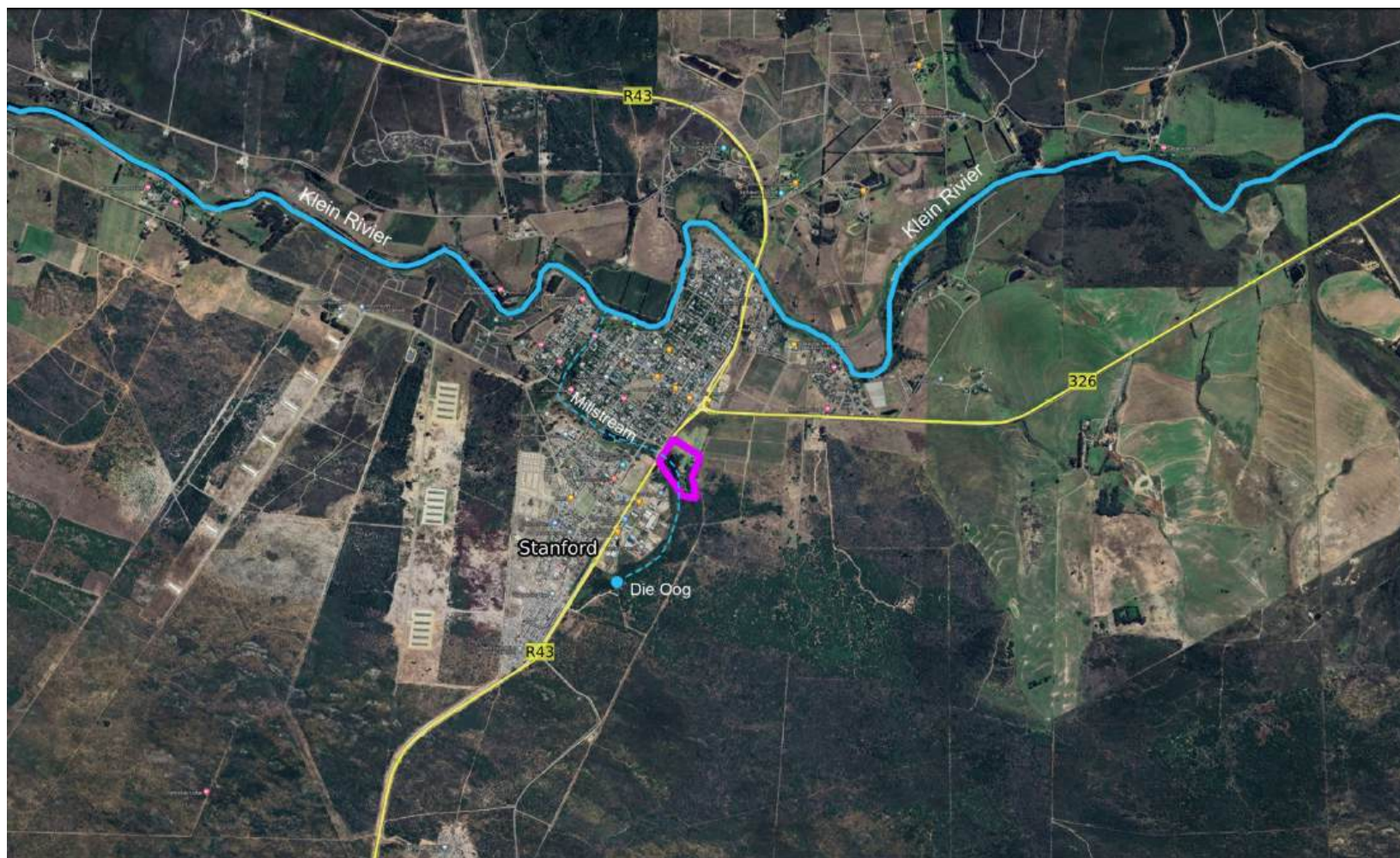
The purpose of this specialist study is to assess the proposed development from a cultural landscape perspective as a component of an integrated HIA that satisfies Section 38 (3) of the NHRA. In response to a Notification of Intent to Develop (NID), Heritage Western Cape (HWC) requested that an HIA be undertaken with specific reference to an assessment of visual impacts on cultural landscape.

The assessment has included the following scope of work based:

- A historical overview of the site and its broader context to form an understanding of the heritage significance from a cultural landscape perspective.
- The identification, mapping and assessment of heritage resources from a cultural landscape perspective and at various scales of analysis.

- The formulation of heritage indicators relating to the principle of development as well as the nature, scale and form of such development from a cultural landscape perspective.
- An assessment of the impact of the proposals on the cultural landscape and the formulation of recommended mitigation measures.





 Proposed Development

0 0,5 1 km



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Figure 2. Site location plan (Klein Rivier Valley and Stanford town scale)

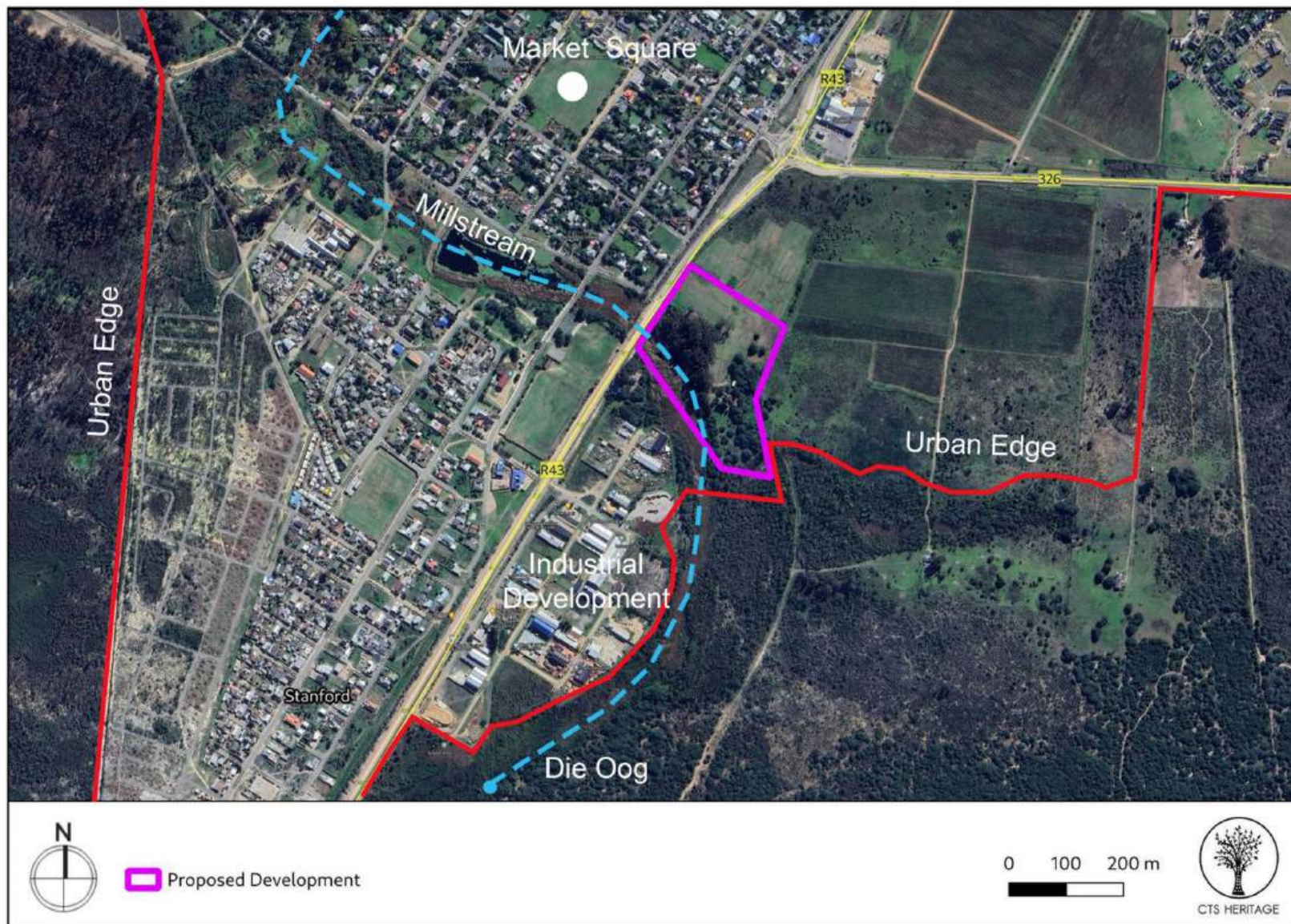


Figure 3. Site Location Plan (Stanford context closer view)

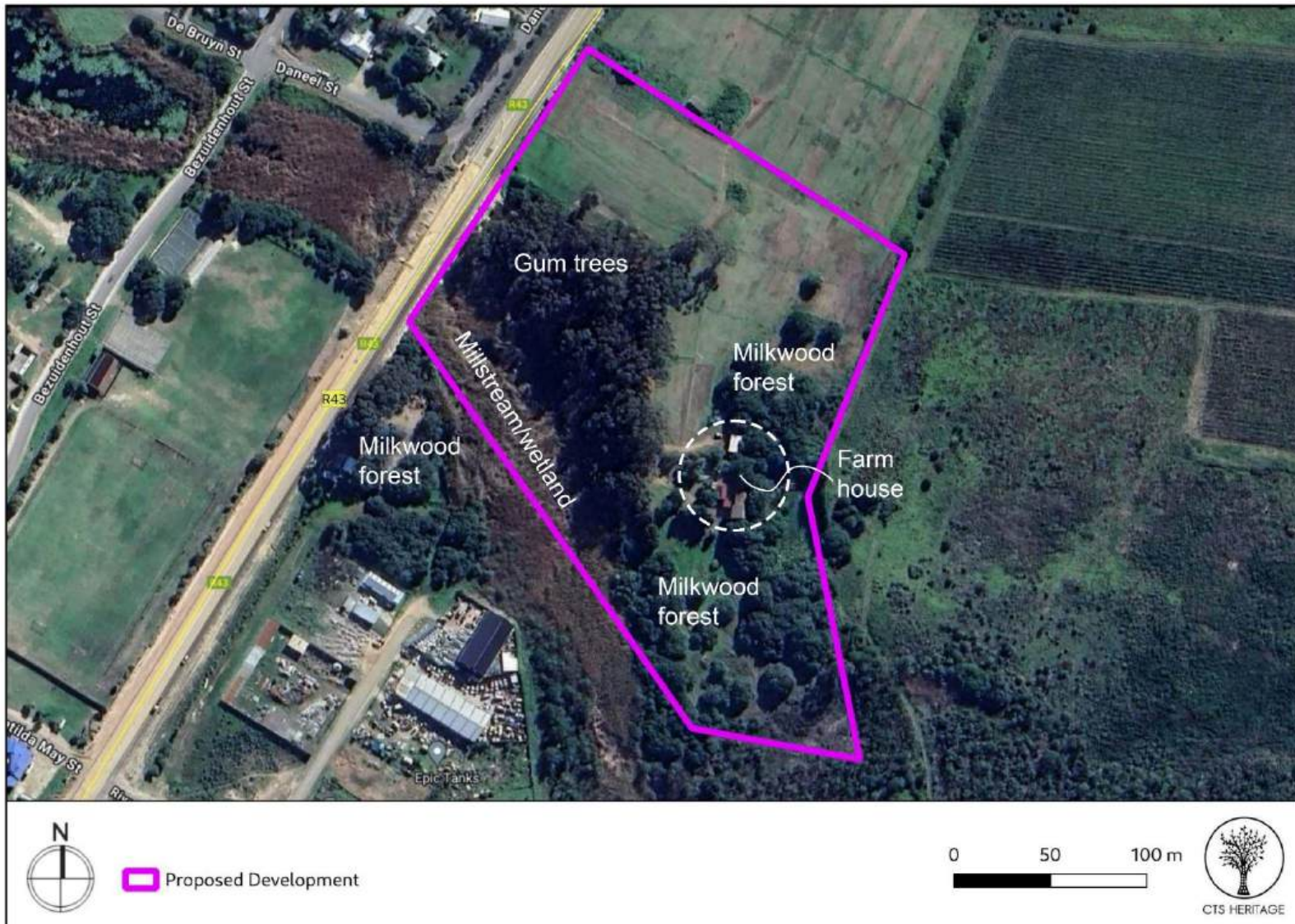


Figure 1. The Site

A.2 Project Description

The following project description and motivation is drawn from a report prepared by WRAP Town Planning and Project Management attached as Annexure A. Attached as Annexure B is the Landscape Development Plan and accompanying report prepared by BOLA Landscape Architects. Attached as Annexure C are the Architectural Guidelines for the Lifestyle Estate.

A.2.1 Stanford Green Eco-Lifestyle Estate

Stanford Green is intended to be an eco-lifestyle estate development located on the southeastern side of Stanford within the Overstrand Municipality. The estate is positioned between the roundabout and Stanford's industrial area, encompassing 5.1 hectares of land currently zoned for residential use. The project aims to create a harmonious blend of modern living and sustainable practices, with 31 residential plots ranging from 600 to 2000 square meters, alongside private and public open spaces. The development will be accessed via single controlled access point via the R43.

Key Features and Amenities:

- Secured Perimeter: High-quality fencing and detection equipment, featuring an access-controlled gatehouse.
- Milkwood Trees: Preservation and incorporation of existing milkwood trees enhance natural appeal and conservation efforts.
- Landscaping: Indigenous plants, buffalo grass, bird hide, boardwalks, walking trails, and open space areas.

- Communal Facilities: Residents will have full access to the Tree House lodge facilities including the lounge, restaurant, bar, meeting room, yoga studio, spa, children's playground, natural outdoor gym, heated natural swimming pool, and entertainment areas including a boma area.
- Organic Allotments: Vegetable gardens and small poultry houses for residents situated at the back of house areas of the Treehouse Lodge.
- Sustainable Practices: Potential future off-site solar plant to provide renewable energy to the estate and the grid.

Mill Stream Integration:

The Stanford Mill Stream, a key ecological feature, will be sensitively integrated into the development. An environmental management and hydrological study conducted in 2016, followed by water quality and biodiversity monitoring in 2017, highlighted the need for significant ecological improvements, such as:

- Water Quality: Addressing high pollution levels and eutrophication, particularly in the Willem Appel Dam, to ensure free flow and improved water quality.
- Biodiversity Restoration: Enhancing the fauna and flora diversity through the planting of indigenous wetland plants, particularly in the lower stream areas.
- Habitat Preservation: Maintaining habitats for local wildlife, including the endangered Western Leopard Toad, and fostering environments for waterfowl and insects.

- **Community Engagement:** Incorporating community needs and input into the stream improvement actions to ensure sustainability and local support.

Stanford Green is positioning itself as a significant participant in the forthcoming preservation and conservation initiative for the Mill Stream Village Project adopted by Overstrand Municipality, Ward 1 and Stanford Conservation. With a commitment to environmental stewardship and sustainability, Stanford Green seeks to play a pivotal role in ensuring the protection and restoration of the Mill Stream ecosystem. Through collaborative efforts and strategic partnerships, Stanford Green endeavours to contribute expertise, resources, and advocacy towards the long-term health and vitality of the Mill Stream, thereby fostering a harmonious balance between human activity and natural conservation.

A.2.2 Stanford Green Treehouse Lodge

There are 4 properties earmarked for a tourist accommodation facility in the Milkwood Forest, covering approximately 4500 square meters. The properties will be zoned as General Residential Zone 1: Town Housing (GR1), with a consent use for tourist accommodation which will be developed in terms of the development parameters of the zoning.

The 4 properties will be dedicated to a defined eco-tourism product. Due to the extent of the milkwood trees and canopies, these properties are not suitable for conventional residential development. The developer proposes a unique Treehouse Lodge built under and around the Milkwood canopies, preserving the Milkwoods and creating an eco-experience.

The Treehouse Lodge will feature:

- **Accommodation:** 8 rooms in Phase 1 expanding to 16 rooms in Phase 2.
- **Guest Areas:** Reception, indoor/outdoor restaurant, bar/lounge, flora and fauna information library, multipurpose area (yoga, meetings etc), small spa, outdoor fitness gym, heated natural pool, and guest tours.
- **Operations:** Kitchen, stores, utilities, staff facilities, guest parking, vegetable and herb gardens allotments, fruit trees, poultry, and small nursery for endangered flora.

A.2.3 Architectural Expression and Language

There are 3 different house types for the Stanford Green Lifestyle Estate based on a contemporary Cape Vernacular design and informed by the 'Stanford Style' guidelines (2019). Attached as Annexure C are the Stanford Green Architectural Guidelines for the Lifestyle Estate. Refer to Figures 8 to 14 for 3D images including a typical house typology.

At this stage the design of the Treehouse Lodge properties is at a concept stage with the intention of emphasising a close connection to nature with sustainable luxury, blending modern design with natural elements. Refer to Figure 15 for precedent images of the Treehouse Lodge.



Figure 2. Subdivision Plan (Source: Wrap Town Planning and Project Management 2024)



Figure 3. Site Plan (Source: CSA Architecture 2024)

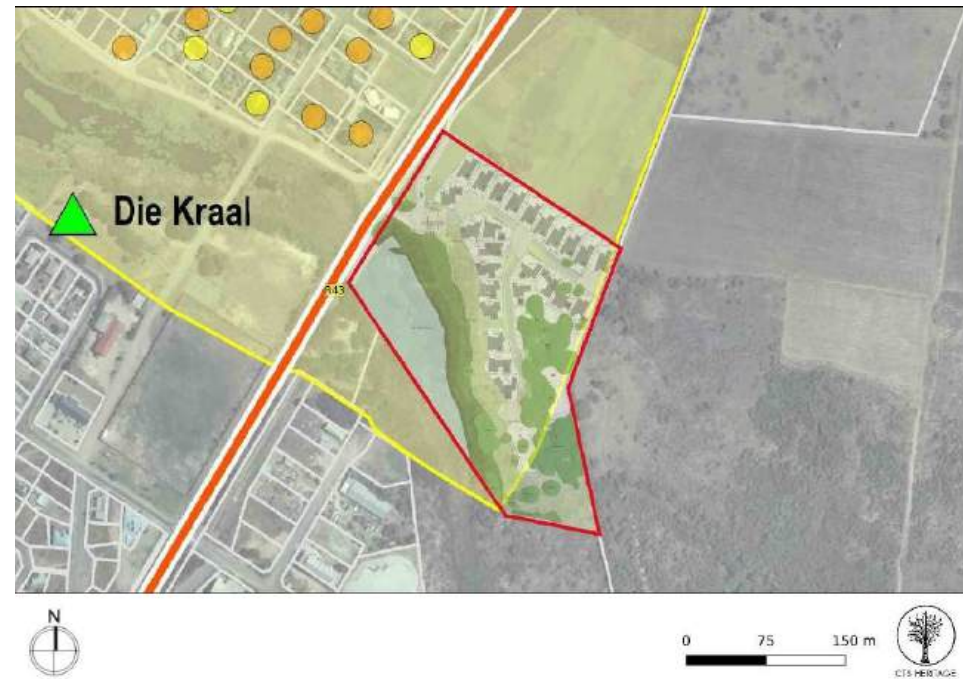


Figure 4. Aerial image with site plan overlay indicating the location of the site within the south east portion of the Stanford HPOZ (Source: Extract from Overstrand Protection Overlay Zone Regulations 2020)



Figure 5. Site Plan and 3D view along north-east edge (Source: CSA Architecture 2024)



Figure 6. 3D view – view from the R43 (Source: CSA Architecture)



Figure 8. 3D view – entrance from the R43 (Source: CSA Architecture)



Figure 7. 3D view - entrance area (Source: CSA Architecture)



Figure 9. 3D view – internal street view (Source: CSA Architecture)



Figure 10. 3D view – north east and north west edges as seen from the R43 near the entrance to the site (Source: CSA Architecture)



Figure 14. Sample drawings – Plan, elevations and 3D studies for a 3-bedroom house - 'Barn Type 3' (Source: CSA Architecture)

GLASS FOREST CABIN.

We have designed this unit as a holiday glass forest cabin. Perfect for placement under a canopy of trees. Add the optional hot tub and fireplace to enhance the experience.

This unit offers the favourite A-frame shape with a bathroom at the back featuring shower, basin and toilet.

Open up the 3m stacking doors to a deck with firepit and hot tub. Add a kettle and toaster maker to the fireplace and you have a coffee station and breakfast option.

Size: 4.9m x 3m

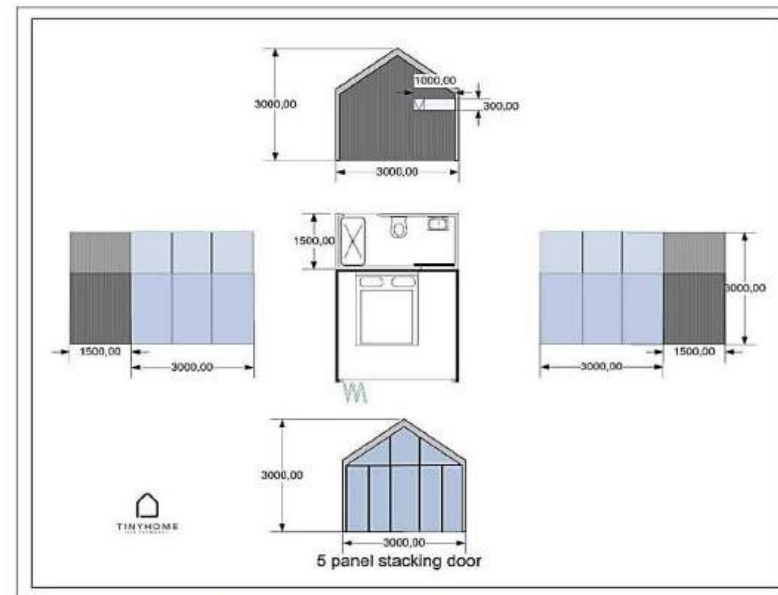


Figure 11 Precedent images for the Treehouse Lodge (Source: Tiny Home Africa provided by CSA Architecture)

A.2.4 Landscape Development Plan

A key component of the proposed development is the Landscape Development Plan prepared by BOLA Landscape Architects. Refer to Figures 16 and 17. Key aspects of the Landscape Development Plan are outlined below.

Stanford East Context: The site lies within the urban edge at the interface between the Stanford urban area and surrounding rural area. It is intended that the proposed development is not seen in isolation, but as an integral part of Stanford.

Linked Open Space Corridor: The wetland within Erf 438, and its buffer zone, are seen as part of the Mill Stream ecological corridor extending from the spring (Oog) via the Willem Appel Dam to the Klein Rivier. Proposals have been made in terms of the Mill Stream Village Park and Greenway (2018) for this corridor to provide natural habitats as well as nature trails and recreational opportunities for the larger Stanford area.

Wetland Buffer: The wetland study recommends a 32m NEMA regulated zone around the wetland in the western part of the site. The intention is that the buffer would constitute private open space as part of the development and consist of managed indigenous planting.

Scenic Route Buffer: A 25m setback from the R43 has been provided in response to the Overstrand Heritage Survey Guidelines (2009) for scenic routes. This setback together with a planted berm will serve as a noise buffer, provide wind protection and visual screening, as well as help to filter air pollution from vehicular traffic.

Streetscape Design: Internal roads allow for pedestrians, using porous paved surfaces where possible. Kerbless roadways widen into small-treed squares. A leiwater-type channel is being considered along road edges for stormwater, reflecting the historic character of some of Stanford's streets.

Paving materials would include concrete setts and cobbles. Porous surfaces, such as stone chips and wood chips would be used for paths and under milkwoods, and for the nature trail. Verges and visitor parking would make use of porous 'grass blocks' (precast blocks planted with grass), for a softer visual effect and to facilitate stormwater infiltration.

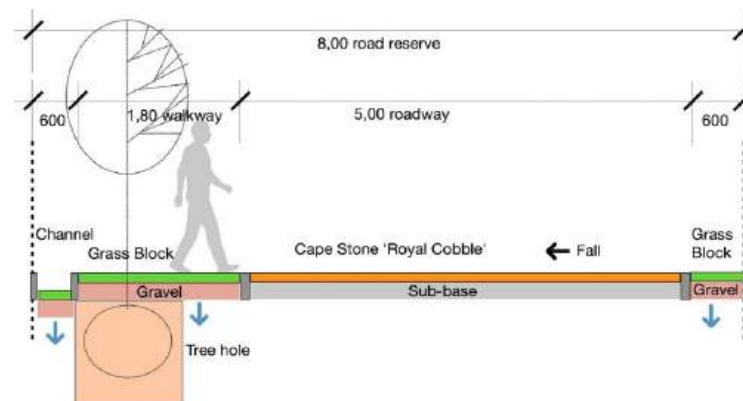


Figure 12. Typical Roadway Cross-section (BOLA Landscape Architects)

Street trees would consist of mainly deciduous trees, including White Stinkwood (*Celtis africana* or *C. sinensis*).

It is intended that the siting and design of the individual houses contribute to a 'street architecture' in which the houses relate positively to the internal streets by, for example, avoiding high walls and setting back garage doors. Front porches and recessed garages will form part of the architectural guidelines to create a friendly pedestrian environment.

A recommended palette of plants for use in private gardens will include mainly indigenous species.

Those erven (Erven 1-10 and 30) with extended gardens, that form part of the wetland buffer, will have strict rules relating to:

- No hardened surfaces, paving or structures.
- No solid boundary walls, and only fencing or hedges permitted.
- Only locally occurring plants and grasses permitted.

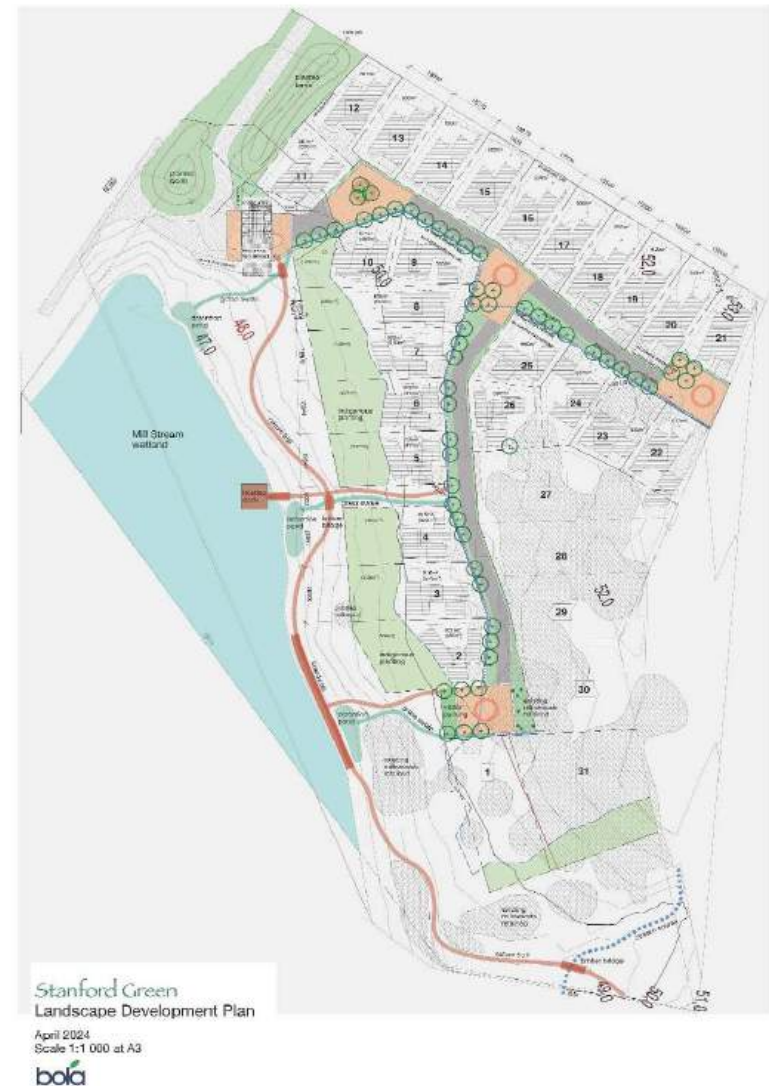
The Milkwood grove will require special measures to minimise damage to these protected trees and their root systems. The building forms in this area would need to avoid concrete strip footings and concrete slabs within the drip line of the tree canopies.

The gum trees on the property would be removed and replaced with planted berms and appropriate indigenous plant species. The earth berm would range in height up to approximately 2 metres. The security fence around the property would be 'ClearVu', or similar, and would also be approximately 2 metres high, planted with indigenous creeper or hedge planting to soften the visual effect of the fence.

Wetland Buffer

The wetland buffer would be Private Open Space for the use of the residents of Stanford Green. Invasive alien vegetation would be removed and replaced with locally occurring indigenous plant species. Recreation facilities such as a walking trail with wood

chips and rustic timber trim park features would be provided,



along with timber boardwalks where necessary, and a bird hide

on stilts. No paving or permanent masonry structures would be permitted.

B. SITE DESCRIPTION

Erf 438 Stanford (the site) is located on the R43 and measures approximately 5,1 hectares extent. It falls within the urban edge of Stanford and is zoned Single Residential. A portion of the site, as well as the Municipal land to the north, is currently used as a buffalo grass farm. The Stanford industrial area lies to the south. The land holding to the north of the site is zoned for industrial development (BOLA 2024).

The town of Stanford is located within the Klein Rivier Valley with the backdrop of the Klein Rivier Mountains to the north and the Klein Rivier providing a strong structuring element in the layout and setting of the town.

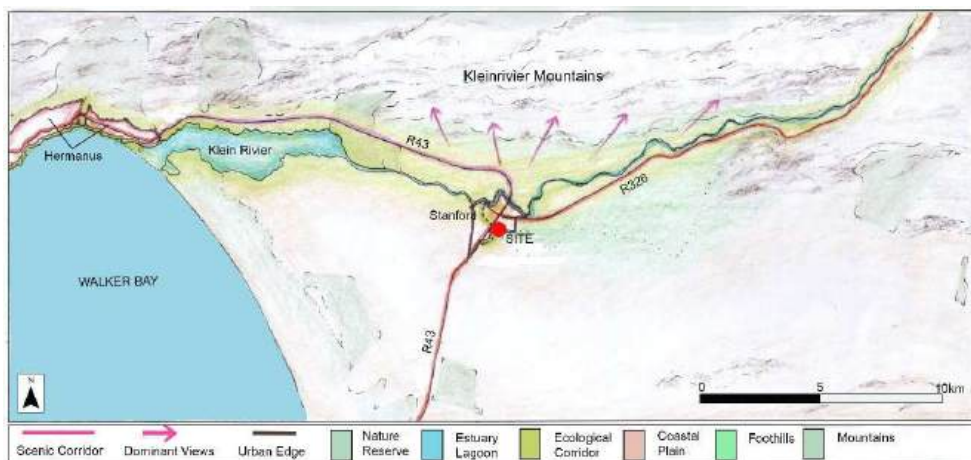


Figure 14. Klein Rivier Valley context (Source: Overstrand Map Viewer, overlay map HvdM)

The Valley is traversed by two regional scenic routes, the R43 and the R326 with the town being located at the intersection of these routes.

B.1 Geology and Soils

The site is located at a transition between the underlying Bokkeveld Group shales to the north and the Waenhuiskrans Formation of the Bredasdorp Group to the south, which consists of semi consolidated dune sands and calcrete. The site itself falls within a zone of light grey sandy soils located at the northern extremity of the Stanford Aquifer (BOLA 2024).

The freshwater stream rising from the spring ('Die Oog') to the south forms a small wetland adjacent to the R43 road reserve. This area is likely to have more organic hydromorphic soils (Umvoto, 2022 in BOLA 2024).



- Qg** Sandy soil and loam
- Qw** Semi-consolidated dune sand and calcrete (Waenhuiskrans F.)
- Dc** Shale, mudstone and sandstone (Bokkeveld G.)

Figure 15. Geology and Soils (Source: BOLA 2024)

B.2 Topography and Hydrology

The site has a gentle slope falling from a high point of 53m elevation in the north-east corner to 47m elevation at the wetland to the west. Most of the site has a gentle slope gradient of about 1:33, and a slightly steeper gradient down to the wetland ranging from 1:13 to 1:20. The Mill Stream wetland on the western part of the site has its source at the spring further south, which was once the main source of water for the village of Stanford, and is still used to supply the current irrigation, or leiwater system of the historical part of the village. The Mill Stream makes its way under the R43 via a number of culverts before flowing into the Willem Appel Dam further downstream. The only other drainage feature is the small ephemeral tributary at the southern end of the site, which drains into the wetland (BOLA 2024).

B.3 Vegetation

As identified by BOLA (2024), the vegetation can be divided into roughly four zones within the site:

1. A disturbed area of buffalo grass (*Stenotaphrum secundatum*) on the northern portion, the grass being commercially sold as roll-on lawn.
2. A milkwood forest in the middle portion, which besides the milkwoods (*Sideroxylon inerme*) includes wild olive trees (*Olea europea* subsp. *africana*), and a number of exotic trees near the existing homestead.
3. An indigenous patch on the southern portion near the tributary consisting mainly of low shrubs and small trees.
4. A wooded area blue gums (*Eucalyptus* sp.) between the existing access road and the wetland.

The mature milkwood trees, with their distinctive wide canopies, are a major feature and asset of the site, and have protection status. The feature has heritage value in terms of its stature, age and strong sense of place. Care needs to be taken to minimise disturbance within their canopy zone (BOLA 2024).

A small portion of land on the R43, between Erf 438 and the industrial area is currently used by the Provincial Roads Department as a road maintenance camp. This area has a clump of mature milkwood trees are being adversely affected through stockpiling of road materials and compaction by heavy machinery (BOLA 2024).

B.4 R43 and R326 Scenic Routes

Proposed residential development on the site would be partly visible from the R43 scenic route and from a small section of Daneel Street on the opposite side of the R43. Daneel Street falls within the Stanford Heritage Area. There are distant views towards the site from the R326. However, it can be expected that future development to the north of the site and within the urban edge to the north-east will obscure views towards the development from the R326.

B.5 Site Structures

The site is currently used as a commercial grass farm and has a single homestead with a number of small storage sheds which have no heritage value.



Figure 16. Site Informants (Source: Landscape Development Plan, BOLA Landscape Architects 2024)

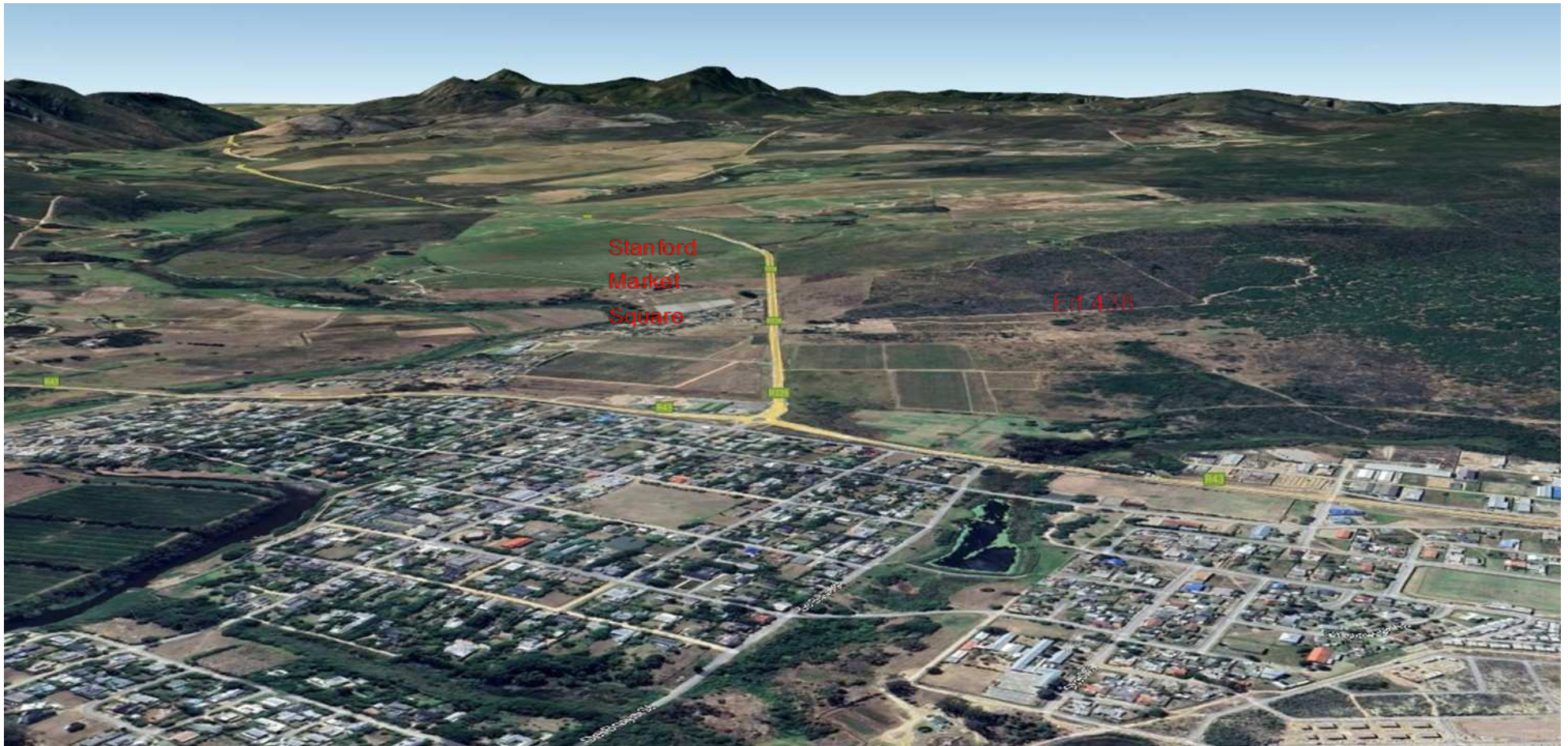


Figure 17. Stanford aerial oblique view across the Mill Stream and historic town centre, looking towards the east (Google Earth)

B.6 Stanford HPOZ and Heritage Area

The site falls inside the Heritage Protection Overlay Zone (HPOZ) which is managed through provisions of the Overstrand Municipal Planning By-Law (Provincial Gazette 8305, 7 August 2020). The site is located into the south-east sector opposite the village, where the HPOZ extends across the R43. Refer to Figure 22.

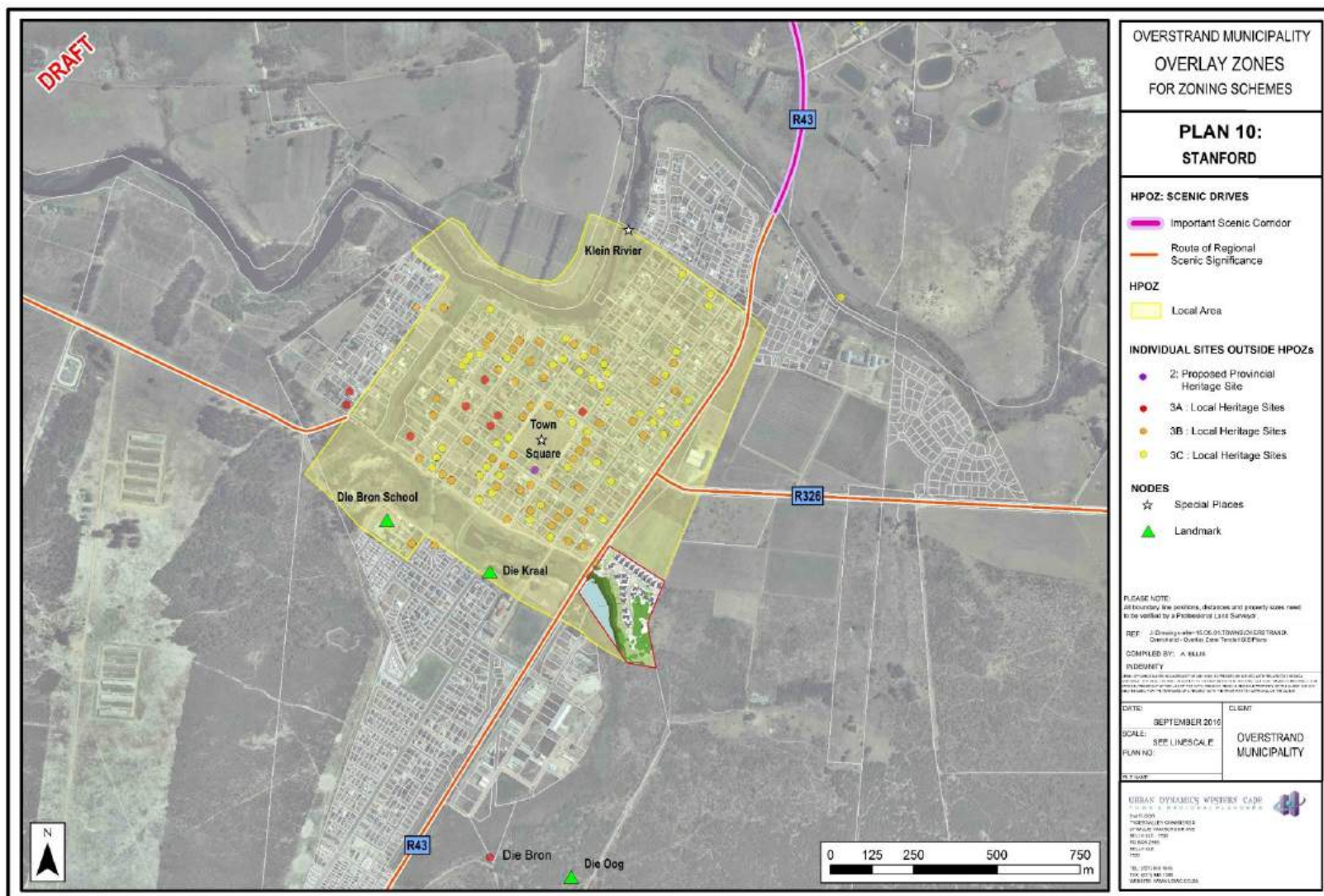
The Heritage Area, as initially defined by the National Monuments Council in 1995 as a Conservation Area, now falls under Section 31 of NHRA. The site does not fall inside this Heritage Area. Refer to Figure 23.

Development on Erf 438 needs to be guided by guidelines of the Overstrand Heritage Survey (2009) and aligned with the 'Stanford Style' guidelines, as published by Stanford Heritage Society (2019).

The Mill Stream and associated water source – 'Die Bron/ Die Oog' and the wetlands are noted as a conservation-worthy ecological corridor, which forms part of the greater ecological corridor of the Klein Rivier Valley and is subject to management provisions under an Environment Management Overlay Zone. Refer to Figure 24.

B.7 Mill Stream Village Park & Greenway

'The Mill Stream Village Park & Greenway, Stanford, Western Cape: Concept Master Plan' (2018) presents concepts for revitalising the ecological and the public amenity value of the Mill Stream and wetland area. Relevant extracts from this Master Plan are attached as Figure 25.



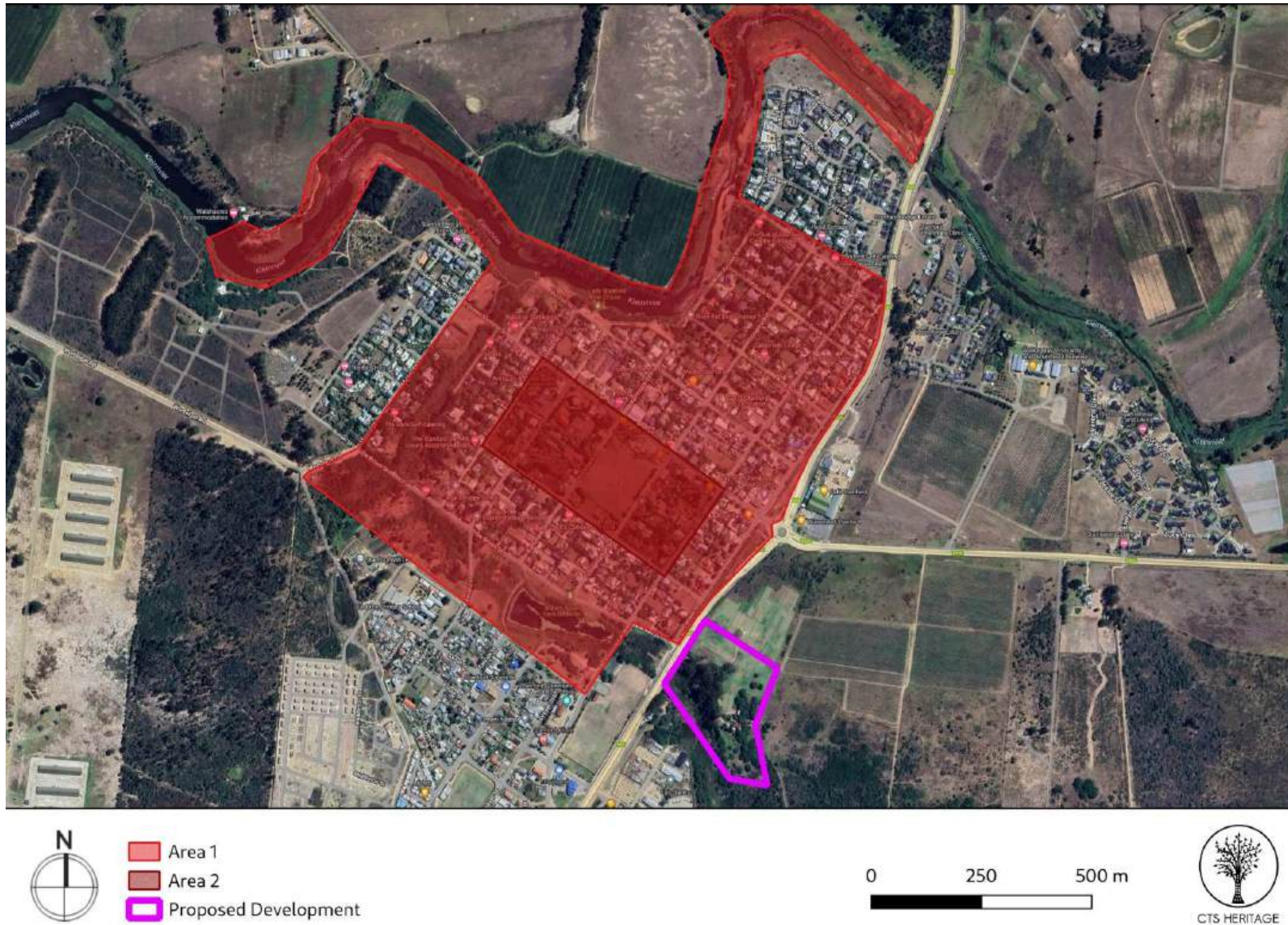


Figure 19. Stanford Heritage Area under Section 31 NHRA, Erf 438 proposed development indicated (Source: CTS Heritage 2024)

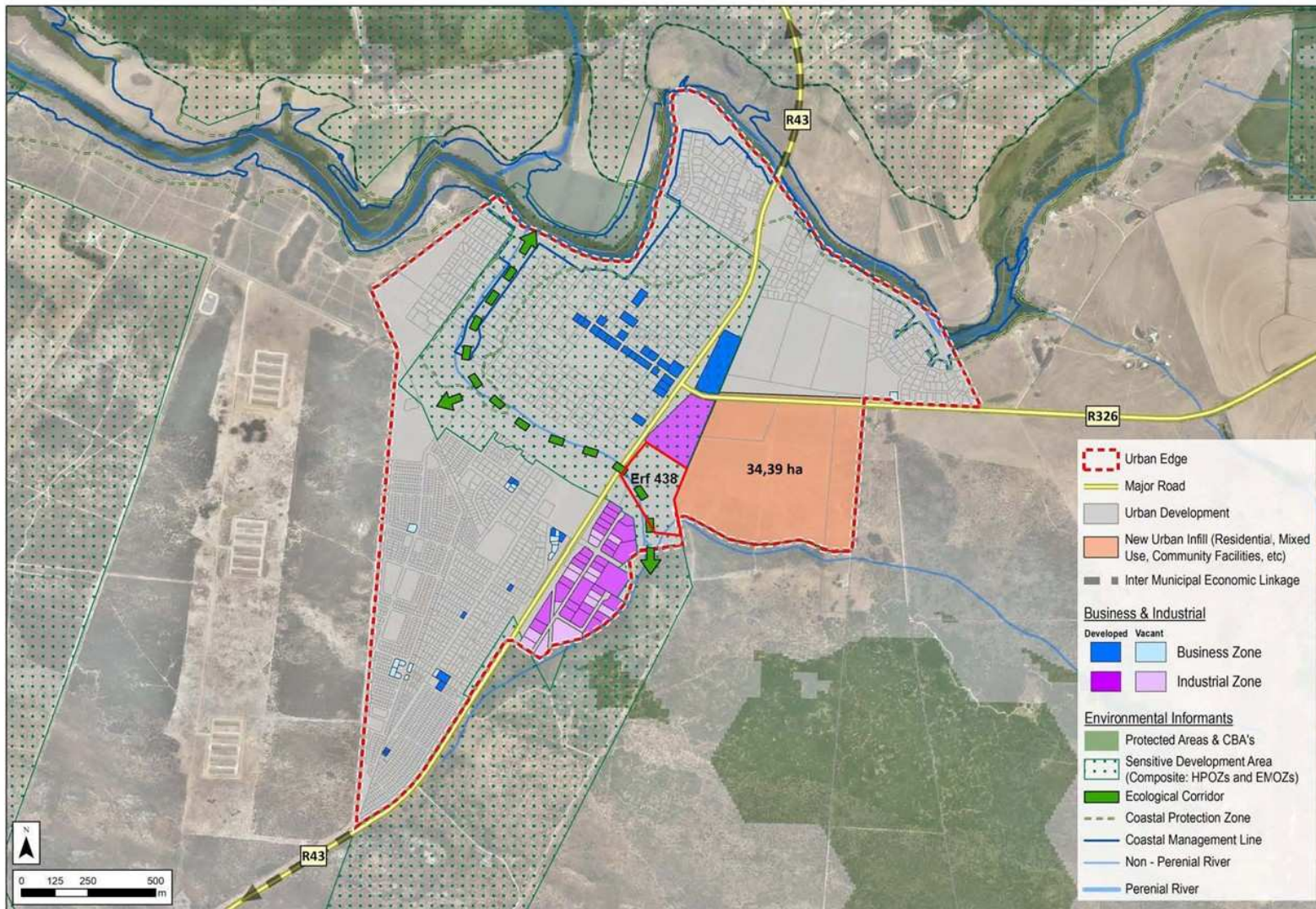


Figure 20. Stanford Spatial Proposal 2020 showing site in relation to the industrial development zone to the south and north of the site, the ecological corridor along the Mill Stream and extension of urban edge to the north-east of the site designated for new urban infill development (Source: Extract from Overstrand Municipality Spatial Development Framework, 2020)



Figure 1. Aerial view of The Mill Stream and project focus area



Figure 1. The Mill Stream improvement project in context of the existing renewal plan project areas



Figure 21. Extract from the Mill Stream Village Park & Greenway, Stanford, Western Cape: Concept Master Plan (2018)

B.8 Site Photographs



Figure 22. View towards Stanford, approach from the R326 with the Klein Rivier Mountains stretching away to the right (Images: Sarah Winter April 2024)



Figure 23. View towards Erf 438 from the R362, approaching the Gansbaai-Stanford-Hermanus R43 junction (Images: Sarah Winter April 2024)



Figure 24. View towards Erf 438 from the north, as seen from the R362 – milkwood trees to be protected, gumtrees removed (Images: Sarah Winter 2024)



Figure 25. Milkwood trees on Erf 438 (Images: Sarah Winter April 2024)



Figure 26. Milkwood tree to left, exotic trees around farmhouse to be removed, farmhouse not conservation worthy (Images: Sarah Winter April 2024)

C. HISTORICAL OVERVIEW

This overview has been drawn from previous studies including 'Old Towns and Villages of the Cape' (Fransen 2006), the Overstrand Heritage Survey Report (Baumann et al 2009) and The Mill Stream Village Park and Greenway, Concept Master Plan (van Wyk, Bewsher, Oberholzer 2018).

C.1 Pre-colonial

The Overstrand area is rich in important archaeological sites, providing evidence of early human occupation along the coastline and adjacent interior going back thousands of years. These sites dating from Middle and Later Stone Ages include significant cave sites, shell middens and fish traps. San hunter-gatherers lived in small numbers in the area until the colonial era, leaving signs of their presence in open sites such as shell middens and rock art sites, of which there is perhaps relatively few known.

A dearth of known sites may be due to lack of wider exploration through the region. Semi-nomadic Khoi-Khoi herders moved into the area about two thousand years ago, moving seasonally between the coast and inland grazing areas, setting up shelters made of locally found materials. Travelers' accounts describe small villages of 'matjieshuise' near water sources, though archaeological evidence is difficult to establish due to impermanence of these seasonal shelters. The San & Khoi-Khoi had lived in isolation throughout the Cape Peninsula, West Coast, Overberg and Overstrand areas until arrival of European explorers, shipwrecked sailors and settlers.

C.2 Colonial era - late 17th, 18th c Dutch - 19th c British

During the 18th c stock farmers moved into the interior following trading routes between the Cape and the Overberg already established since the mid-17th century. Swellendam was established as the third settler town in Southern Africa as the Dutch VOC sought to control trade and access to resources including livestock, timber and labour. These early trading routes are reflected in the present day road network.

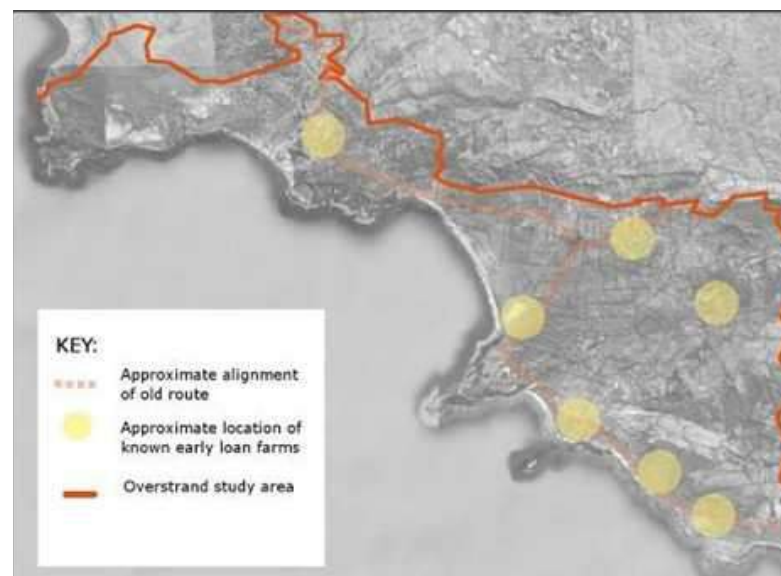


Figure 27. Early loan farms (Source: Overstrand Heritage Survey 2009)

During the mid to latter years of the 17th century the VOC allocated grazing rights in favourable areas with reliable water sources. The Klein Rivier Valley was approached from the east-west route to the north by incoming free burghers drawn by the river course, good grazing and access to coastal resources. As settler expansion increased, competition for resources, wars and epidemics gradually displaced, disempowered and impoverished the Khoi-Khoi.

Christoffel Brand obtained absentee grazing rights in 1769 at the location that would become the village of Stanford. Settling there in 1783, the house that he built during this time may be the oldest still standing farmhouse in the Overberg. Located at present day 14 Church Street and listed in the Overberg Heritage Survey (2009), the house has been much altered over time. The Klein Rivier Valley farm, as this land came to be known, was officially granted to Christoffel Brand by the British in 1801.

Making use of the reliable water source from a spring on the farm, a small water mill was built during the early 19th c by Major Samuel Parlbay to grind wheat, a development that predated town settlement. The farm was sold to Robert Stanford in 1838 who then built a larger mill on the same site, while setting up vegetable farming to supply fresh produce to the Cape by sea. The early vegetable gardens and small scale farming were made possible by a system of leiwat, furrows diverting water from the stream flowing from the spring, known as 'Die Oog' or 'Die Bron' (water source). The stream became known as the Mill Stream.

Villages that sprung up in the Overberg and Overstrand during the 19th century were mostly centred on locations that had already come into use for fishing and farming.



Figure 28. Photograph of the old mill (Source: <http://Stanford Old Mill/Self Catering>)



Painting of Robert Stanford's mill on the Kleine Riviers farm by Thomas Stokoe c1911 (Stanford 150, *Village Life* 26)

Figure 29. Painting of the old mill c1911 (Source: Overstrand Heritage Survey 2009)

In 1857 Philippus de Bruyn bought the farm from Robert Stanford and as a business venture established the first erven, laying out blocks of erven in a rectangular pattern south of the river and incorporating the farm buildings. The street grid takes on an L-shape as it butts up to the curve of the river. The majority of erven were allocated rights to use water from the spring, leiwater furrows followed the street edges and in this way the connection between townscape, natural environment and economic activity became closely interwoven.



Figure 30. A view of Stanford and the river, c1910 – photograph by Ravenscroft, R886 (Source: Fransen 2006)

C.3 Earlier 20th c – Beginnings of population growth and densification

By the early years of the 20th c not much had changed as is evident from a photographic view taken by Ravenscroft c.1910 with its view of the river and of cottages dotted across the northern part of the town.

On the 1938 aerial view more buildings can be seen hugging the street edges, but the overall impression is still of many large open erven within the town grid. The Mill Stream wetland remains mostly unimpacted and the Mill, located in Caledon Street, remained in use during this time.

Routes to Stanford entered Bezuidenhout Street from the north, Queen Victoria Street from the east and Church Street from the south.



Figure 31. 1938 aerial view with enlarged area of Erf 438 indicating no structures on the site (Source: Overstrand Heritage Survey 2009)

C.4 Mid to late 20th c – Densification, Apartheid and Road Improvements

During the post WWII years, an influx of residents caused a surge in urban densification. New buildings were built, and existing plain cottages were upgraded by addition of verandas, stoeps and corrugated iron, bringing a belated expression of Victorian and Cape Revival styled houses and setting the architectural qualities of historic Stanford.

The Mill which had been in use for more than 100 years was closed due to changes in milling regulations.

The completion of Clarence Drive during the war years along the previously inaccessible False Bay coastline, and building of bridges over seasonally impassable rivers, facilitated a boom in urbanisation especially at coastal settlements, but which took a bit longer to manifest in Stanford.

Bezuidenhout Street was extended across the stream to the south to become the new through route. This route is later rebuilt parallel to and outside the town grid to completely bypass the town centre, becoming the regional route R43 during the mid to late 20th century.

During the 1970s apartheid era forced removals took their toll as a spatial divide to either side of the Mill Stream is enforced according to the Group Areas Act. A hitherto inclusive social fabric is broken and the higher density southern part of Stanford, Die Skema, is expanded and more densely populated.

During the late 1980s the Willem Appel Dam was constructed as a result of unauthorised bulldozing of riparian edges of the Mill Stream to obtain topsoil for the sport field. This resulted in the destruction of the wetland and associated recreation area and causing damage to the hydrology and ecology of the stream.

Along with other small rural towns Stanford became a popular weekend and holiday destination in the 1980s and 1990s, bringing increasing development pressures on the historic urban environment. An awareness of threats posed to the heritage character of the old towns spurs on conservation initiatives. In 1996 the Stanford Conservation Trust was established leading to motivation for the historic core to be declared a Conservation Area under the provisions of the National Monuments Act. Under the National Heritage Resources Act (1999), the Conservation Area became a Heritage Area to be managed under the provisions of Section 31 of the NHRA.

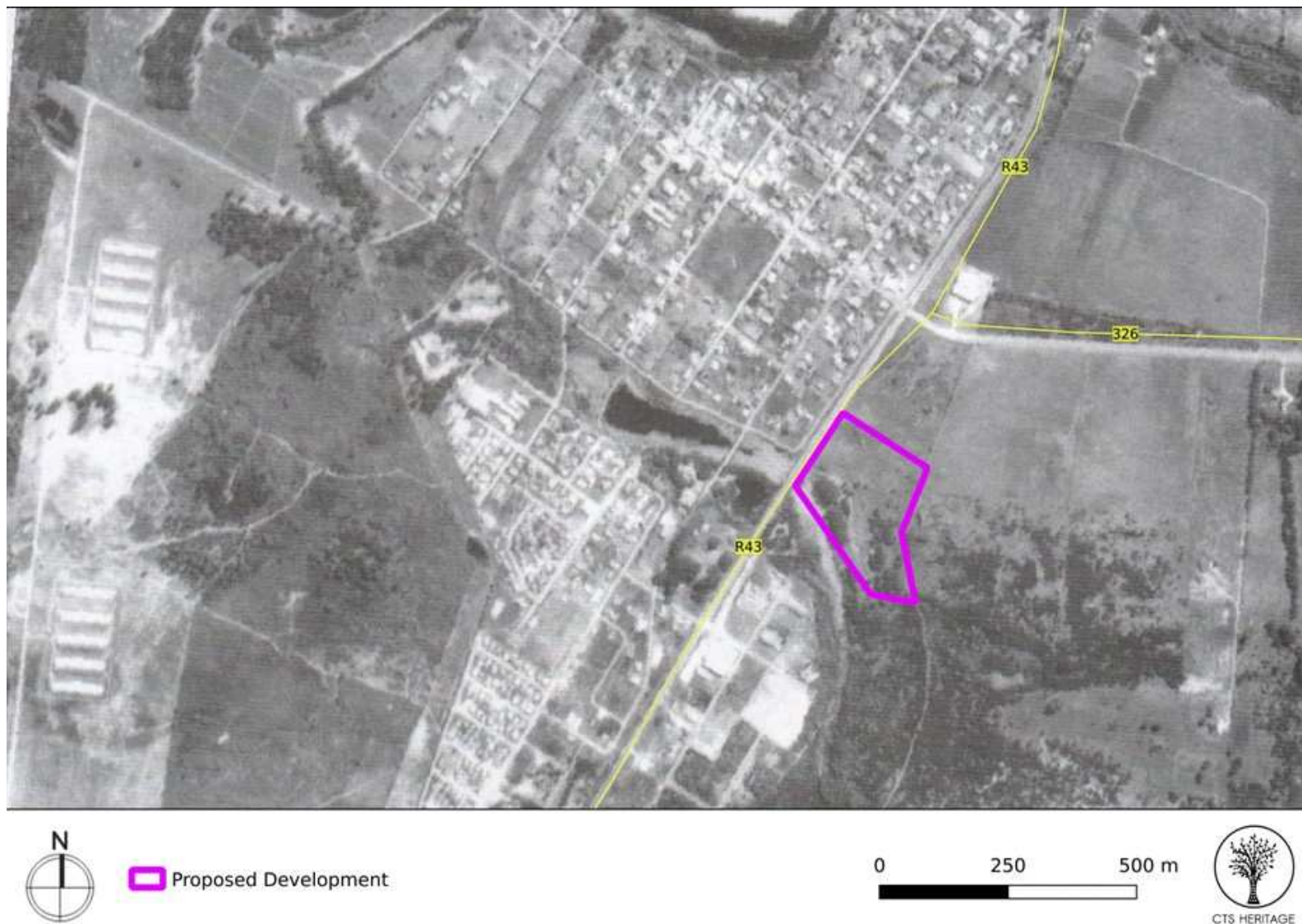


Figure 32. 1997 aerial view (Source: Fransen 2006)

D. HERITAGE SIGNIFICANCE: CULTURAL LANDSCAPE

The following statement of heritage significance is addressed at three scales, namely the broader landscape, townscape and site scales. Significance statements at the broader landscape and townscape scales are informed by the Overstrand Heritage Survey (2009) approved by HWC in 2010. Paleontological and archaeological heritage values of the cultural landscape are addressed separately in respective specialist studies undertaken as part of the HIA.

D.1 Broader Landscape

Stanford belongs to the Klein Rivier Valley Landscape Unit as defined by Overstrand Heritage Survey (2009). This landscape is centred around the Klein Rivier catchment and valley which lies parallel to the coastal mountains in the foothills between coastal plain and mountain areas.

The Klein Rivier Valley is a distinctive cultural landscape based on a combination of the following:

- The mountain backdrop of the Klein Rivier Mountain framing the valley to the north with a juxtaposition of mountain and estuarine/lagoon conditions of the Klein Rivier contributing to a landscape of 'very high significance'.
- Rolling foothills which are mainly agricultural in response to productive soils and gentle slopes with its pattern of vineyards and farm buildings.

- The Klein Rivier system which is noted as an important ecological corridor ensuring connectivity between several nature reserves and the Klein Rivier Estuary which mouths into the sea adjacent to the town Hermanus flanked by the Walker Bay Nature Reserve. The Klein Rivier Estuary is regarded as the fifth most important estuary in South Africa and is located adjacent to the Walker Bay Whale Sanctuary. It possesses ecological, scenic and recreational value.
- The scenic route qualities of the R43 with its dramatic scenic qualities hugging the base of the Klein Rivier Mountain and the northern edges of the Klein Rivier lagoon, and as it extends southwards along the Walker Bay coastline. Also, the scenic qualities of the R326 connecting the coastal plain and the rural hinterland.
- The distinctive settlement qualities and heritage value of the village of Stanford located at the intersection of historical movement routes, originating as a farming settlement during the earlier 19th century in response to productive soils and a freshwater spring feeding into the Klein Rivier estuary. Its distinctive settlement qualities and range of heritage values are unpacked further below.

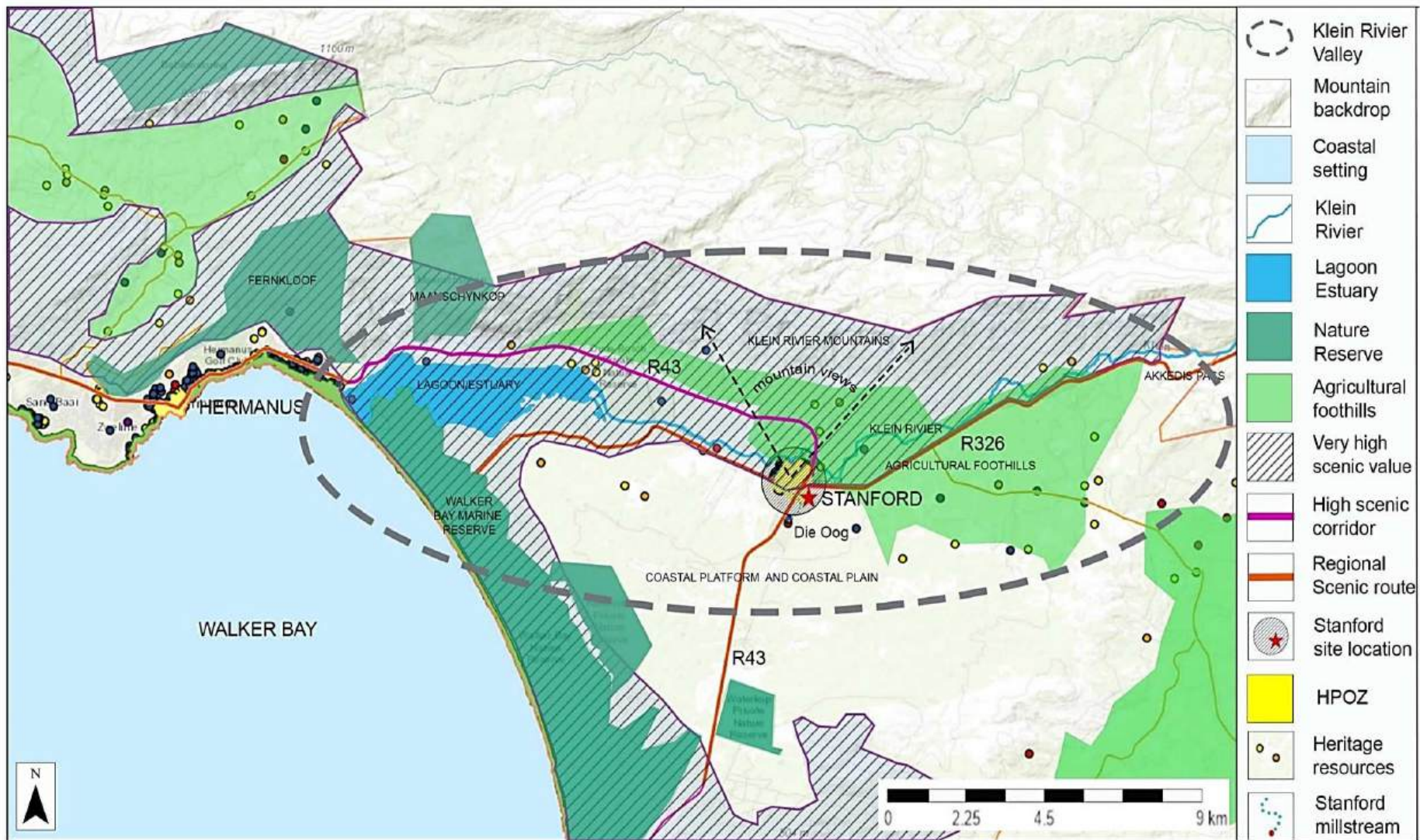


Figure 33. Broader landscape heritage resources within the context of the Klein Rivier Valley (Source: Compilation based on Overstrand Map Viewer and Overstrand Heritage Survey 2009)

D.2 Townscape

Stanford has high local heritage value for historical, architectural, aesthetic, social and technological reasons.

- It displays many of the characteristics and qualities of Western Cape historical towns in terms of its structure, form, house-street relationships and relationship with the natural context.
- Its broader natural setting is defined by a dramatic backdrop of the Klein Rivier Mountain to the north and riverine conditions of the Klein Rivier estuary.
- It is strategically located at the intersection of two regional routes, namely the R43 and R326 which have scenic route qualities, especially the experiential qualities of the R43 approaching Stanford from the north and the R326 approaching the village from the east. (It is noted that the original approach to the settlement from the south was via Church Street, later shifted to Bezuidenhout Street and thereafter to the R43 by-pass in the mid-20th century).
- The enduring role of water in the evolution, structure and form of the settlement. This reflected in its earlier origins as an early 19th century farm with a water mill for grinding wheat established along a stream feeding the Klein Rivier from a spring known as “Die Oog”. The renovated historical mill building together with the Mill Stream are key markers of this earlier colonial settlement history and remnants of a water wheel agricultural technology.
- The key role of water is also reflected in the layout of the village during the mid-19th century when leiwater channels were used to irrigate garden allotments with the water emanating from the overflow of “Die Oog” to the south. The leiwater system reinforced the grid

pattern and the interrelationship between the village and its natural context. The townscape remains interwoven with riverine system including the water source that is the reason for the origins of the settlement and possessing ecological, aesthetic and amenity value.

- A legible settlement structure and form is evident with the main structuring elements consisting of a gridiron pattern of the streets in relation to the riverine network and the central location of the Market Square as the major public open space and social focus. Queen Victora Street plays the role as a traditional ‘high street’ being the main point of entry into the village and along which an intensification of development and mix of land uses has occurred.
- **Architectural significance** relates to a high number of conservation worthy structures which reflect a rich layering evident from the mid-19th century. They are representative of typical examples of their period and architectural typologies, and in demonstrating a diversity of styles (e.g. villas, modest cottages, adapted barns). Of particularly heritage value are a number of distinctive streetscapes where the continuity of urban form and the consistency of house-street relationships contribute substantially to the character of the town.
- **Aesthetic significance** relates primarily to the natural setting of the village and the way in which the street grid is located on the bend of the Klein Rivier. The water from “Die Oog” to the south which feeds the leiwater system contributes strongly to the sense of place of a village set in a natural green matrix. This sense of green is reinforced by the way in which buildings have been located close to street boundaries, contributing to place-making qualities along the street while leaving the rear portion of the erven open. A sense of balance is thus evident in terms of the scale of the village and its relationship to the riverine context.

- **Social significance** relates primarily to issues of public access to the river and Mill Stream for recreational purposes with a series of points of public access to this riverine corridor to the north in the form of a riverine walk and to the south in the form of the Kraal recreation area. Social significance also relates to the continuing and enduring use of the Market Square for commonage from the earliest period of settlement. The social history of the village is strongly associated with the displacement of the local community from the village to “Die Skema” as a result of Group Areas legislation. The spatial expression of racial segregation is clearly expressed in the structure and form of the village.
- **Scientific significance** relates primarily to the riverine ecology due to the location of the village on the bend of the river, the role of the water spring in the overall structure of the town and the extensive natural vegetation in the immediate vicinity, in particular groves of milkwood trees.
- **Technological significance** relates primarily to the infrastructure related to water, from the water mill dating to the earlier history to the provision of lei-water and the role this played in the growth and development of the town. The management of the leiwater system also has a social dimension.

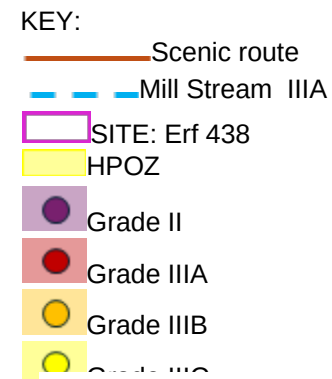
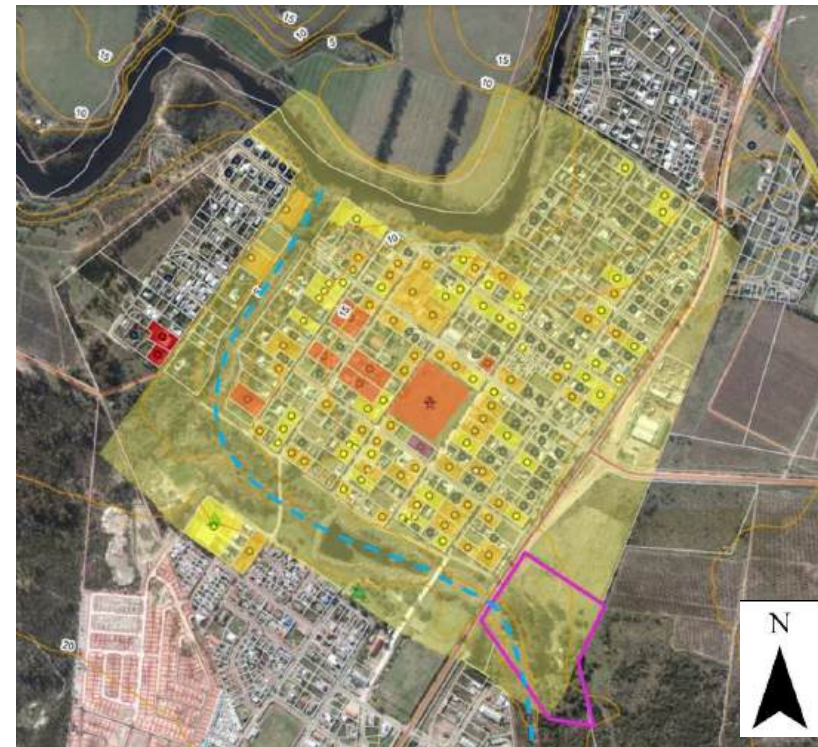


Figure 34. Heritage Resources Map Town Scale (Source: Overstrand Map Viewer)

D.3 The Site

At the site scale, heritage significance relates to the following:

- Its location immediately adjacent to the historic core of Stanford thus contributing to the built environment and landscape qualities of the Heritage Area.
- Its location immediately adjacent to the R43 scenic route yet recognising that this section of the R43 has been severely compromised by the industrial development zone to the south of the site.
- Long distant views towards the site from the R326 scenic route, noting that
- Its location in relation to the Mill Stream originating from “Die Oog” which has strong linkages to the settlement history, structure and form of the village, contributes to the sense of place of a village set in a natural green matrix and forms part an important ecological corridor.
- The presence of a milkwood forest which has high botanical value as well as aesthetic value in terms of its distinctive treed canopy.
- The alignment of gum trees along the edge of the stream in providing a scaling element in the landscape yet recognising the presence of these gum trees as a threat to the ecological functioning of the water course.
- The existing house on the site which has no heritage value.

D.4 Heritage Grading and Formal Protection

The historic core and riverine setting of Stanford is of Grade IIIA heritage value. The extent of this Grade IIIA heritage resource correlates with the

boundaries of the Stanford HPOZ designated in 2020. The Stanford HPOZ incorporates the NHRA Section 31 Heritage Area, formerly designated a Conservation Area in terms of the NMA in 1995. It should be noted that Erf 438 falls inside the Stanford HPOZ but outside of the NHRA Section 31 Heritage Area as illustrated in Figures 22 and 23.

“**Die Bron/Die Oog**” has been graded IIIA in terms of the Overstrand Heritage Survey (2009) in terms of its historical, technological and environmental significance being closely related to the development of Stanford since the mid-19th century and the nature of the gridiron pattern and associated leiwat system. The associated Mill Stream traversing the site is also worthy of Grade IIIA heritage value.

The **milkwood forest** has been identified in the Overstrand Heritage Survey (2009) as conservation-worthy. Although no heritage grading has been assigned to the forest in terms of this survey, this distinctive landscape feature is worthy of Grade IIIA heritage value.

The **R43** and the **R326** have been designated as HPOZ: Scenic Drives being routes of regional scenic significance.

Stanford has a high degree of conservation awareness and activism largely attributed to the work of the Stanford Conservation Trust (SCT) established in 1992. The formal heritage protection of the historic core as Conservation Area in 1995 and architectural guidelines have played a significant role in the protection of its historical built environment over the last few decades and in ensuring a sense of fit of new development.

The Stanford Heritage Committee (SHC) is a subcommittee of the SCT and is a registered Conservation Body with HWC in terms of the NHRA. This mandates and obligates the SHC to review and comment on all proposals to alter heritage resources in Stanford and the surrounding area, as well as all new building development in the Stanford Heritage Area. The SHC also works with the Overstrand Municipality in exercising its responsibility for the preservation of all Stanford's heritage resources. A representative of the SHC serves on the Overstrand Heritage and Aesthetics Committee (OHAC). OHAC is also a registered conservation body with HWC.

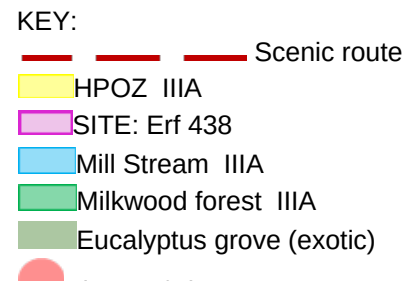


Figure 35. Heritage Resources Map Site Scale (Source: Overstrand Map Viewer)

E. HERITAGE INDICATORS: CULTURAL LANDSCAPE

This section of the report provides heritage indicators to guide the design development process and assessment of the proposed development from a cultural landscape perspective. They follow on from the statement of significance and are structured accordingly at the overall landscape, townscape and site scales. Heritage indicators are preceded by a statement on the principle of development of Erf 438.

E.1 Principle of Development

The principle of development of the site is supported from a cultural landscape perspective for the following reasons:

- The site is zoned residential and in combination with the industrial development area located to the south and business zoning to the north forms part of an existing urban edge condition to the east of the R43.
- There is an inherent logic evident in the development of site as an urban extension to the village of Stanford given its location immediately adjacent to an existing urban footprint, its accessible location in relation to the R43 regional route and the continuing role of the Mill Stream as a structuring element/informant to settlement making.
- The development of the site provides an opportunity to build on the Mill Stream Village Park & Greenway Concept Master Plan (2018).
- The development of Erf 483 has the potential to consolidate an existing pattern of urban development. This contrasts with the recent

pattern of suburban sprawl to the north-east of Stanford which contributes to the erosion of the agricultural setting of the town and productive rural landscape qualities of the Klein Rivier Valley.

- The Overstrand SDF Spatial Proposal for Stanford (2020) designates 34,39 hectares of agricultural land adjoining town as falling within the urban edge designated for future urban infill as indicated in Figure 24. Notwithstanding the need for a precinct plan to be prepared for this area from a cultural landscape heritage management perspective, this is regarded as a separate planning process to the development of Erf 438 for reasons previously mentioned.
- The principle of a gated residential estate model in this location and its contribution to a pattern of residential gates estates on the periphery of the village is not supported from a cultural landscape perspective. However, it is recognised that there is an absence of clear planning policy from the local authority towards more integrated urbanist models of development.

The development of Erf 438 needs to be informed by number of heritage indicators as outlined below.

E.2 Overall Landscape

- Ensure the consolidation of the existing urban footprint as opposed to contributing to a pattern of suburban sprawl and resulting in the fragmentation of the agricultural setting of Stanford and the productive rural landscape qualities of the Klein Rivier Valley.
- Recognise the key role of the Klein Rivier system in contributing to the ecological, scenic, amenity and recreational value of the landscape

and how this has shaped the historical pattern of rural and urban settlement as a place-making element.

- Development needs to be sufficiently setback from water courses to provide protection from flooding, allow for ecological-green corridors and create places of amenity and recreational value.
- Ensure a sense of fit in the landscape in terms of ensuring a positive response to the regional route structure and associated scenic corridors particularly in terms of setbacks, boundary treatments, entrances and signage.
- Respect the distinctive settlement qualities of the village of Stanford in terms of its street layout, pattern of subdivision, riverine corridors and edge conditions and pattern of built form.

E.3 Townscape

- Prevent a pattern of urban sprawl on the periphery of the town, thus consolidating development with the existing urban footprint.
- The site lies within the urban edge at the interface between the Stanford urban area and the surrounding rural area. The proposed development must not be seen in isolation but as an integral part of Stanford.
- Respect special features in contributing to the place-making qualities of the town as whole, i.e. the Mill Stream and milkwood forest.
- Ensure the positive visual spatial interrelationship between settlement and the rehabilitation of riverine conditions and appropriate public orientated activities along the riverbank including reference to the Mill Stream Village Park & Greenway Concept Master Plan (2018).
- Avoid the proliferation of gated developments to the north of the R326 and adjacent to the R43.

- Enhance the role of the “Die Oog” and the river in providing a historical green frame to the village.
- Respect the scenic routes qualities of the R43 and R326, especially views towards the development from R43.
- Respond positively to the principles of settlement making within the context of Stanford village with emphasis on linked open space corridors, riverine edge conditions, positive street edge conditions, leiwater, planting patterns and pedestrian movement.
- Ensure compliance with the ‘Stanford Style’ guidelines (2019) which allow for the principle of contemporary interpretations which are sensitive to the heritage context particularly in terms of scale, fragmentation of the built form, roofscape, proportion of apertures, materiality, boundary edge treatments and parking.

Key elements as set out in 'Stanford Style' include:

- Rectangular plan form parallel to street

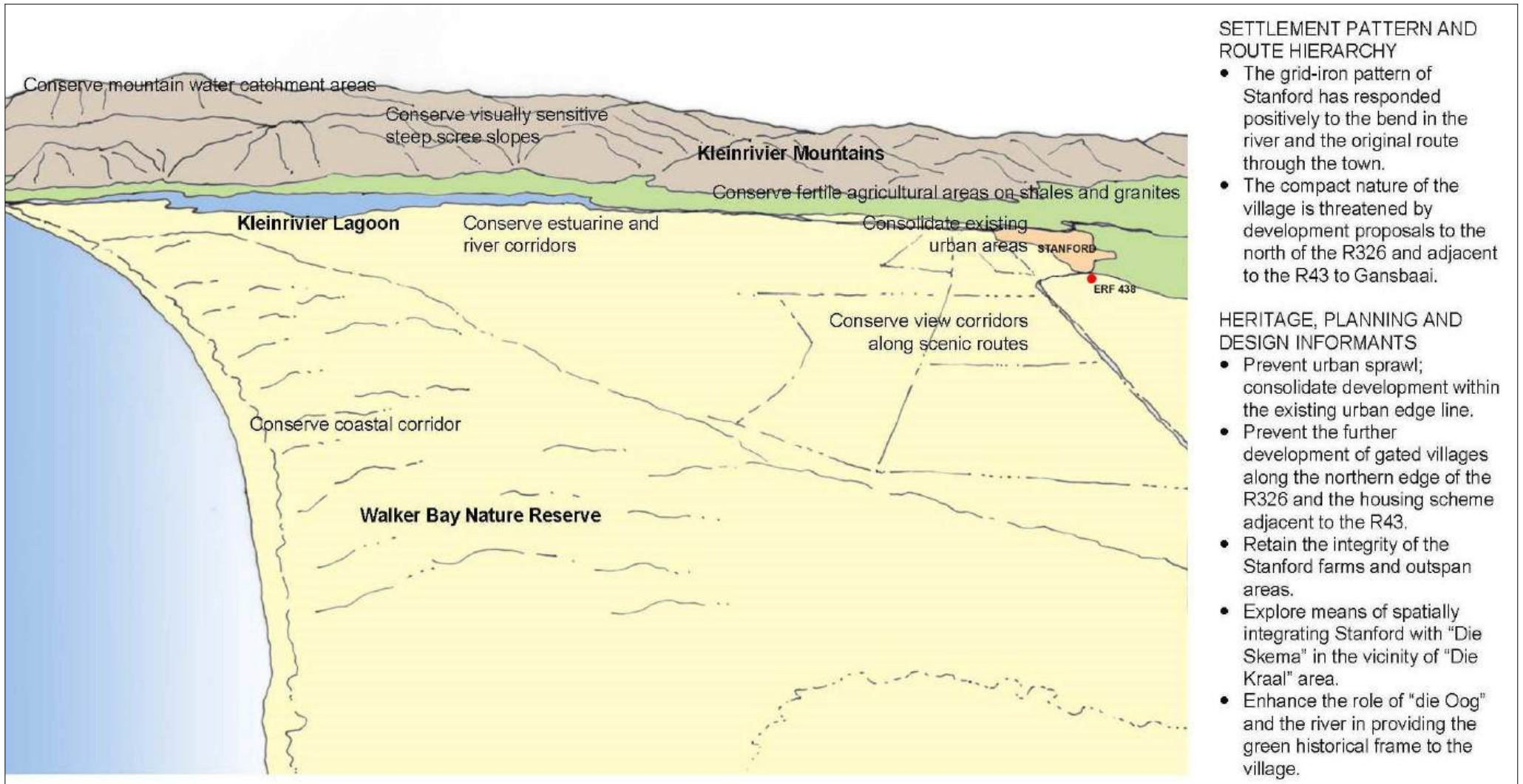


Figure 36. Broader landscape heritage indicators within the context of the Klein Rivier Valley (Source: Overstrand Heritage Survey 2009)

- Plastered and painted walls
- Open verandas parallel to street
- Vertical proportioned windows
- Victorian profile roofing
- S profile Corrugated iron roofing
- Roof pitch 30-45 degrees
- Veranda roofs 3-10 degrees
- Loft rooms inside roof space
- Small roof overhangs
- Small gable dormers centre in front
- Small flat dormers at back
- Dormers set back from side gables
- Maximum roof span 6m
- Various gable forms and styles
- Clipped gables with plain fascia trim
- Gable window in front facing gables
- Attic door or window in side gable
- Sympathetic use of colour
- Roof colours black, grey, green, silver
- Timber joinery preferred
- Aluminium frames in soft colours
- Low plastered walls at street boundary
- Street boundary visually permeable
- Street walls & fences 1,2m high
- Express the logic of materials

Figure 37. Simple clipped gable forms, gable window or loft door, 'platdak' with parapet as addition to pitched roof, lean-to veranda, vertically proportioned openings (Images: 'Stanford Style' heritage guidelines)

E.4 The Site

The site can be understood in terms of various character areas as illustrated in Figure 42 below. These areas represent various opportunities and constraints for development from a cultural landscape perspective.

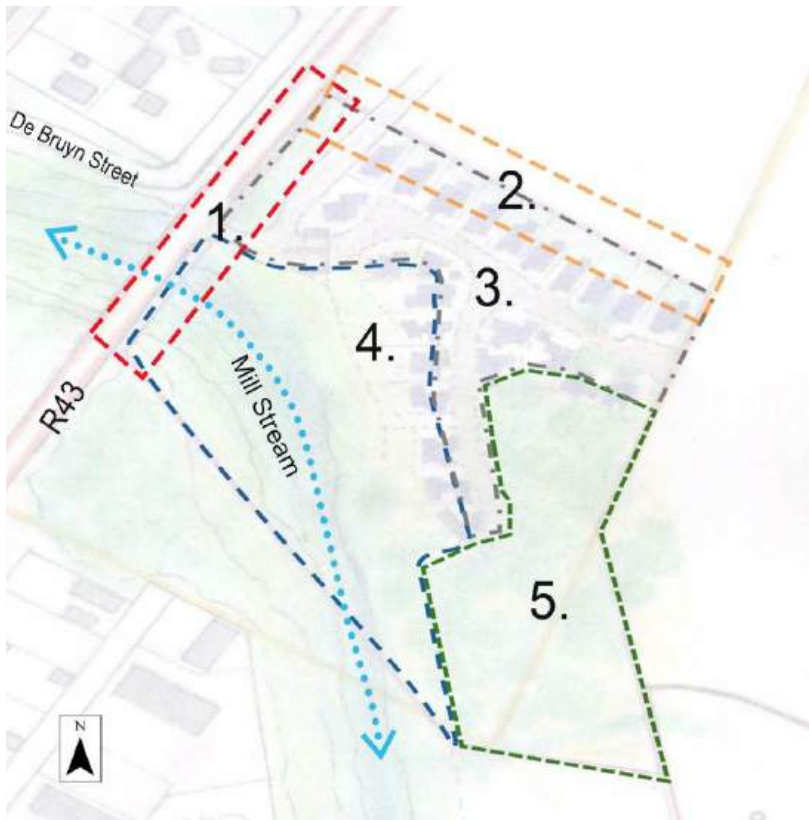


Figure 38. Site Character Areas

Character areas 1 to 5 are described as follows:

1. The R43 scenic envelope located immediately adjacent to the site and from where proposed development will be most visible from the R43 as well as a part of Daneel Street and De Bruyn Street to the west of the R43.
2. The north east edge of the development site with long views to the site from the R326 scenic route from where proposed development will be visible in the medium to long term prior to future development bordering this edge and development within the demarcated urban edge.
3. The area which represents an opportunity to “build” on the historical street pattern of Stanford village.
4. The area incorporating the Mill Stream/wetland area.
5. The area comprising the milkwood forest.

Heritage indicators for these respective character areas are unpacked below.

E.4.1 Character Area 1: R43 Scenic Envelope

- Respond positively to edge conditions along the R43 scenic route with development being set back from the road reserve by at least 25m as per Overstrand Heritage Survey Scenic Route Guidelines (2009).
- Respond positively to edge conditions along the R43 scenic route by ensuring a soft green, visually permeable interface in terms of boundary edge treatments and landscaping.

- Entrance arrangements off the R43 must ensure that any security structures are set back from the scenic envelop and are recessive in scale, form, architectural language and signage thus ensuring a sense of fit in terms of the Stanford HPOZ and associated regional route conditions.
- Views towards the development from the R43 must ensure a sense of fit with the pattern of built form and landscape patterns of the Stanford Heritage Area and HPOZ particularly with respect to scale and form of new structures, roofscape and tree planting.

E.4.2 Character Area 2: R326 Long Views

- Ensure that the nature, scale and form of development along the north east edge of the site is integrated with the Stanford townscape while recognising that future development to the north and north east of the site will obscure long views towards to the site from the R326.
- Of primary importance is the need to ensure that development viewed from the R326 is embedded within a green framework and that the roofscape is recessive in scale and form.

E.4.3 Character Area 3: Village Street Opportunity

- Recognise the potential of this area to 'build onto' the historical street pattern of village as an extension to the historical urban footprint to the west of the R43 while recognising the role of the R43 as a regional mobility route with traffic engineering requirements that limit further cross route opportunities along the R43 at this point.

- Recognise the role of De Bruyn Street to the east of the R43 as a potential desire line in extending historical street pattern to the west of R43, while recognising this as potentially a notional linkage only.
- Build on the concept of a 'village street' in terms of street architecture, positive street edge conditions, the concept of squares, patterns of planting and the nature of the street cross section.
- Viewed from the R43 and portions of Daneel Street, there is a need to ensure a sense of fit in terms of townscape and roofscape conditions of the HPOZ and compliance with the 'Stanford Style' guidelines.

E.4.4 Character Area 4: Mill Stream/Wetland

- A buffer zone with a setback of 32m from water sources applies to the south-west boundary alongside the wetland.
- Ensure visually permeable boundary treatments along this interface as well as local indigenous planting types.

E.4.5 Character Area 5: Milkwood Forest

- Recognise the indigenous milkwood forest as a major site feature which has high botanical value of protected status as well as aesthetic value in terms its distinctive treed canopy.
- Recognise its role as natural habitat that connects with the proximate riverine system.
- Emphasis must be on a tread-lightly approach to development within this area, avoiding disturbance of the canopy and root zones.

F. ASSESSMENT OF IMPACTS: CULTURAL LANDSCAPE

The principle of development of the site is supported from a cultural landscape perspective. Outlined below is an assessment of the impact of the proposed development on the cultural landscape in terms of its alignment with the heritage indicators outlined in Section E.

F.1 Broader Landscape

Indicator	Response	Comment
(1) Consolidation of the existing urban footprint.	Positive	The site is zoned residential forming part of an existing urban edge condition east of the R43.
(2) Role of the Klein Rivier system in terms of ecological and amenity value, place-making element.	Positive	The development responds positively to the Mill Stream and wetland as a place-making element with opportunities to improve ecological conditions.
(3) Setback from water courses.	Positive	The development is setback by 32m from the Mill Stream/ wetland.
(4) Response to regional scenic routes in terms of setbacks, boundary treatments, entrances and signage.	Positive	Careful consideration has been given to the R43 scenic route condition in terms of setback, landscaping and entrance treatment.
(5) Settlement qualities of the village of Stanford.	Positive	The street and subdivision pattern responds to the varying site conditions across including riverine edge and its role as a green framing element to the village.

F.2 Townscape

Indicator	Response	Comment
(1) Prevent a pattern of urban sprawl on the periphery of the town.	Positive	The development consolidates an existing urban footprint as opposed to contributing to a pattern of sprawl.
(2) Consider development as an integral part of Stanford.	Positive	The development is regarded as an integral part of the town in terms of its positive response to the Mill Stream as structuring element and green frame.
(3) Respect special features in the place-making qualities of the town (Mill Stream and milkwood forest).	Positive	The development responds positively to the Mill Stream and the milkwood forest as special features contributing the place-making qualities of the town.
(4) Positive visual spatial relationship between settlement and rehabilitation of riverine conditions.	Positive	The development responds positively to the Mill Stream as a structuring element and in ensuring a positive interface with the water course. Stanford Green seeks to play a pivotal role in ensuring the protection and restoration of the Mill Stream ecosystem.
(5) Avoid a pattern of gated developments to the north of the R326 and adjacent to the R43.	Negative	The proposal is for a gated development along the R43. This ever, this has been mitigated to some extent by the setback of security structures from the edge of the R43 and a landscaped green edge.

F.3 Site Scale

F.3.1 Character Area 1: R43 Scenic Envelope

Indicator	Response	Comment
(1) Setback of development from the R43 by at least 25m.	Positive	The development has been setback from the R43 by 25m in accordance with the Overstrand Heritage Survey Guidelines for Scenic Routes.
(2) Ensure a soft green, visually permeable interface in terms of boundary edge treatments and landscaping.	Positive	The landscape development plan makes provision for a planted berm and visually permeable perimeter fence along the R43.
(3) Entrance arrangements to be set back from the scenic envelope and recessive in character.	Positive	The security gatehouse entrance is setback from the R43 scenic envelope and is recessive in scale, form and architectural character.
(4) Views from the R43 must ensure a sense of fit in terms of the pattern of built form and landscape patterns.	Positive	Views from the R43 towards the development will be mitigated by proposed tree planting, as well as the scale, form and architectural treatment of residential development. As previously mentioned, a more recessive roofscape is recommended by avoiding parapet end gables as well as a reduction in the overall height of double storey elements through use of the upper level as a 'loft'/'attic' expression.

(5) Enhance the role of the "Die Oog" and the river as a green frame to the village.	Positive	The development responds positively to the role of the "Die Oog" in providing a green frame to the village.
(6) Respect the scenic routes qualities of the R43 and R326, especially views from the R43.	Positive	Consideration has been given to the impact of the development on views from the R43 in terms of setback, landscaping and entrance treatment. The development will be partially visible from the R43 and the extent to which the built form represents a sense of fit in term townscape and roofscape qualities is discussed further below. Long views towards the development from the R326 will be obscured by future development to the north and north-east of the site.
(7) Principles of settlement making.	Positive	The development places emphasis on linked open space corridors, riverine edge conditions, positive street edge conditions, leiwater, planting patterns and pedestrian movement.
(8) Ensure compliance with the Stanford Guidelines providing a sense of fit with the heritage context.	Positive	The development largely complies with the Stanford Guidelines in fragmentation of the built form, roof form, proportion of apertures, materiality, boundary edge treatments and parking. The combination of single and double storey elements with the 8m height limit is acceptable. A more recessive roofscape is recommended by avoiding parapet end gables as well as reducing the overall height of double storey elements through use of the upper level as a 'loft'/'attic' expression.

F.3.2 Character Area 2: R326 Long Views

Indicator	Response	Comment
(1) Nature, scale and form of development along the north and east edges to be integrated with the Stanford townscape.	Neutral	Future development to the north and north-east of the site will obscure long views towards the site from the R326. Refer to comments below.
(2) Ensure development from the R326 is embedded within a green framework and roofscape is recessive in scale and form.	Neutral	Views from the R326 towards the development will be mitigated by proposed tree planting, as well as the scale, form and architectural treatment of residential development. As previously mentioned, it is recommended that there is a reduction in the overall height of double storey elements through use of the upper level as a 'loft'/'attic' expression.

Indicator	Response	Comment
(1) Build onto the historical street pattern of village as an extension to the historical urban footprint.	Positive	The development responds positively to the concept of building onto the street pattern of the historical core via the creation of a village street to the east of the R43. It is recognised that the role of the R43 as a regional mobility route with traffic engineering requirements limits further cross route opportunities along the R43 at this point. The siting and design of the individual houses contribute to a 'street architecture' in which the houses relate positively to the internal streets by, for example, avoiding high walls and setting back garage doors. Front porches and recessed garages form part of the architectural guidelines to create a friendly pedestrian environment.
(2) Recognise the role of De Bruyn Street to the east of the R43 as a potential desire line in extending historical street pattern to the west of R43.	Positive	The development responds positively to this concept while recognising this as a notional linkage only.
(3) Viewed from the R43 and portions of Daneel Street, ensure a sense of fit in terms of townscape and roofscape conditions of the HPOZ.	Positive	Views towards the development will be mitigated by proposed tree planting, as well as the scale, form and architectural treatment of residential development. As previously mentioned, a more recessive roofscape is recommended by avoiding parapet end gables as well as a reduction in the overall height of double storey elements through use of the upper level as a 'loft'/'attic' expression

F.3.3 Character Area 3: Village Street Opportunity

F.3.4 Character Area 4: Mill Stream/Wetland

Indicator	Response	Comment
(1) A buffer zone with a setback of 32m from water sources.	Positive	The development allows for the 32m setback recognising that final flood line studies will determine the appropriate setback.
(2) Ensure visually permeable boundary treatments as well as local indigenous planting types.	Positive	These issues are adequately addressed in the Landscape Development Plan.

F.3.5 Character Area 5: Milkwood Forest

Indicator	Response	Comment
(1) Recognise milkwood forest as a major site feature which has high botanical and aesthetic value.	Positive	The proposed development retains the milkwood forest a major feature recognising the need for the “tread lightly approach to development within this area.
(2) Emphasis must be on a tread-lightly approach to development within this area, avoiding disturbance of the canopy and root zones.	Potentially positive	The design concept for the Tree Lodge is sympathetic in principle to a “tread lightly’ approach, further details are required. Given the Grade IIIA heritage value of the Milkwood Forest, detailed designs of this component of the development needs to be submitted to HWC for further comment and endorsement.

G. CONCLUSIONS AND RECOMMENDATIONS

Cultural landscape resources have been assessed at the broader landscape, townscapes and site scales recognising the location of Stanford within Klein Rivier Valley as a distinctive cultural landscape and the location of Erf 438 within the Stanford HPOZ which is of Grade IIIA heritage value. At the site scale the following heritage resources are identified:

“**Die Bron/Die Oog**” has been graded IIIA in terms of the Overstrand Heritage Survey (2009) in terms of its historical, technological and environmental significance being closely related to the development of Stanford since the mid-19th century and the nature of the gridiron pattern and associated leiwat system. The associated Mill Stream traversing the southern portion site is also worthy of Grade IIIA heritage value.

The **milkwood forest** has been identified in the Overstrand Heritage Survey (2009) as conservation-worthy. Although no heritage grading has been assigned to the forest in terms of this survey, this distinctive landscape feature is worthy of Grade IIIA heritage value.

The **R43 and the R326** have been designated as HPOZ: Scenic Drives being routes of regional scenic significance. While the site is located adjacent to the R43, the site is located some distance from the R326 and will be obscured from view by future development to the north and north-east of the site.

The principle of development of the site is supported from a cultural landscape perspective for the following reasons:

- The site is zoned residential and in combination with the industrial development area located to the south and business zoning to the north forms part of an existing urban edge condition to the east of the R43.
- There is an inherent logic evident in the development of site as an urban extension to the village of Stanford given its location immediately adjacent to an existing urban footprint, its accessible location in relation to the R43 regional route and the continuing role of the Mill Stream as a structuring element/informant to settlement making.
- The development of the site provides an opportunity to build on the Mill Stream Village Park & Greenway Concept Master Plan (2018).
- The development of Erf 483 has the potential to consolidate an existing pattern of urban development. This contrasts with the recent pattern of suburban sprawl to the north-east of Stanford which contributes to the erosion of the agricultural setting of the town and productive rural landscape qualities of the Klein Rivier Valley.
- The Overstrand SDF Spatial Proposal for Stanford (2020) designates 34,39 hectares of agricultural land adjoining town as falling within the urban edge designated for future urban infill. Notwithstanding the need for a precinct plan to be prepared for this area from a cultural landscape heritage management perspective, this is regarded as a separate planning process to the development of Erf 438.
- The principle of a gated residential estate model in this location and its contribution to a pattern of residential gates estates on the periphery

of the village is not supported from a cultural landscape perspective. However, it is recognised that there is an absence of clear planning policy from the local authority towards more integrated models of development.

Heritage indicators have been prepared at the broader landscape, townscape and site scales. The proposed development is largely in accordance with the heritage indicators with further refinements required in terms of the following:

- Detailed designs of the Treehouse Lodge with associated guest forest cabins being submitted to HWC for further comment and endorsement.
- Amendment to the double storey height of the proposed residential buildings by allowing for a roof attic/loft expression of upper storey elements.
- Amendment to the parapet end gables of the proposed residential buildings to allow for covered end gables which are more recessive in terms of the townscape and landscape heritage context.

It is recommended that the proposed development be endorsed subject to the following:

- Further refinements to the proposed development in terms of the above refinements and submission requirements to HWC.
- Detailed design development proceeding largely in accordance with the Site Plan and Landscape Plan attached as Figures 6 and 17 of the HIA report.
- Detailed design development proceeding largely in accordance with the Landscape Development Plan and Stanford Green Architectural Guidelines as attached as Annexures B and C, respectively.

REFERENCES

The Overstrand Heritage Landscape Group (Convenor: Nicolas Baumann), 10 December 2009. 'Overstrand Heritage Survey Draft Report', prepared for the Overstrand Municipality

Fransen, H., 2006. 'Old Towns and Villages of the Cape'

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Overstrand Public Viewer, <https://overstrand.maps.arcgis.com/>

Western Cape Government, 7 August 2020. Provincial Gazette Extraordinary 8305. With reference to: Overstrand Municipality Heritage Protection Overlay Zone Regulations (Annexure C: HPOZ)

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Stanford Heritage Committee, July 2019. 'Stanford Style, A Guide For Owners, Buyers and Developers'

Stanford Old Mill Guesthouse (photo of Old Mill). <http://Stanford Old Mill/Self Catering Accommodation/Western Cape>

Van Wyk, S., Bewsher, P. Bewsher, L., Oberholzer, B., August 2018. 'The Mill Stream Village Park & Greenway, Stanford, Western Cape: Concept Master Plan'. Prepared for the Overstrand Municipality



CTS HERITAGE

APPENDIX 6: 1995 Gazette Notice

No. 1909

15 December 1995

NATIONAL MONUMENTS ACT,
No. 28 OF 1969DESIGNATION OF A CONSERVATION AREA:
THE HISTORIC CORE OF STANFORD

In terms of section 5 (9) of the National Monuments Act, 1969 (Act No. 28 of 1969), the National Monuments Council hereby designates the historic core of Stanford, consisting of two subsections as a conservation area. The two areas are being described as such:

Description

(1) The portion consisting of the town area known as area one (1) and bounded by Moore Street in the north-west, De Bruyn Street in the south, Daneel Street in the south-east, Adderley Street in the north-east, as well as the public land and banks of the Klein River in the north, the marshy land between Caledon and Moore Streets and the banks of the Klein River, and the Moore Street cemeteries, including the road surfaces and road reserves of Moore, Caledon, Church, Kortmark, Langmark, Bezuidenhout, Daneel, De Bruyn, Morton, Disa, Queen Victoria, Du Toit, King, Quick and Adderley Streets, as well as the erven with the buildings thereon, being Erven 33, 34, 36, 58, 59, 73, 83, 84, 85, 88, 90, 91, 92, 93, 94, 95, 119, 120, 127, 130, 131, 136, 137, 141, 144, 145, 146, 147, 148, 151, 163, 164, 165, 166, 167, 168, 169, 171, 174, 175, 199, 201, 202, 203, 204, 205, 206, 207, 208, 209, 212, 214, 215, 217, 218, 219, 220, 221, 222, 223, 224, 229, 230, 233, 234, 235, 236, 237, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 263, 264, 267, 268, 271, 272, 275, 276, 279, 280, 283, 287, 301, 302, 303, 306, 311, 313, 314, 380, 382, 383, 386, 415, 416, 417, 418, 419, 420, 421, 424, 425, 426, 427, 429, 430, 431, 433, 434, 441, 445, 521, 552, 553, 556, 557, 558, 559, 562, 565, 566, 567, 568, 569, 570, 571, 572, 573, 576, 577, 578, 579, 580, 581, 582, 585, 587, 592, 593, 595, 601, 645, 669, 672, 673, 674, 736, 737, 738, 744, 745, 746, 747, 899, 900, 901, 902, 1000, 1001, 1004, 1006, 1008, 1012, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1046 and Erf 1188, situated in the Stanford Municipality as indicated on the map of Stanford dated October 1995, and filed in the office of the Stanford Municipality and on File 9/2/040/16 in the office of the National Monuments Council, at Cape Town.

(2) The portion consisting of the core of the town area, known as area two (2), situated around the Market Square, including the road surfaces and road reserves of Caledon, Church, Kortmark, Langmark, Bezuidenhout, Morton, Disa and Queen Victoria Streets, as well as the erven with the buildings thereon, being Erven 49, 50, 51, 55, 56, 60, 62, 63, 64, 65, 66, 67, 74, 75, 77, 78, 79, 80, 81, 82, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 118, 149, 150, 152, 153, 155, 157, 159, 160, 161, 162, 172, 173, 176, 177, 178, 179, 180, 183, 184, 185, 186, 187, 188, 189, 191, 192, 193, 194, 195, 196, 200, 258, 261, 262, 265, 266, 269, 270, 273, 274, 277, 278, 281, 282, 285, 286, 290, 307, 308, 315, 316, 322,

No. 1909

15 Desember 1995

WET OP NASIONALE GEDENKWAARDIGHEDI,
No. 28 VAN 1969AANWYSING VAN 'N BEWARINGSGBIED:
DIE HISTORIESE KERN VAN STANFORD

Kragtens artikel 5 (9) van die Wet op Nasionale Gedenkwaardighede, 1969 (Wet No. 28 van 1969), wys die Raad vir Nasionale Gedenkwaardighede hiermee die historiese kern van Stanford, bestaande uit twee sub-gedeeltes as 'n bewaringsgebied aan. Die twee gebiede word as volg beskryf:

Beskrywing

(1) Die gedeelte bestaande uit die dorpsgebied bekend as gebied een (1) en begrens deur Moorestraat in die noordweste, De Bruynstraat in die suide, Daneelstraat in die suidooste, Adderleystraat in die noordooste, asook die openbare grond en die rivieroewers van die Kleinrivier in die noorde, die vleiland tussen Caledon- en Moorestraat en die Kleinrivieroewer, en die Moorestraat begraaftplase met inbegrip van die padoppervlakke en padreserwes van Moore-, Caledon-, Kerk-, Kortmark-, Langmark-, Bezuidenhout-, Daneel-, De Bruyn-, Morton-, Disa-, Queen Victoria-, Du Toit-, King-, Quick- en Adderleystraat, asook die erwe met die geboue daarop, synde Erwe 33, 34, 36, 58, 59, 73, 83, 84, 85, 88, 90, 91, 92, 93, 94, 95, 119, 120, 127, 130, 131, 136, 137, 141, 144, 145, 146, 147, 148, 151, 163, 164, 165, 166, 167, 168, 169, 171, 174, 175, 199, 201, 202, 203, 204, 205, 206, 207, 208, 209, 212, 214, 215, 217, 218, 219, 220, 221, 222, 223, 224, 229, 230, 233, 234, 235, 236, 237, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 263, 264, 267, 268, 271, 272, 275, 276, 279, 280, 283, 287, 301, 302, 303, 306, 311, 313, 314, 380, 382, 383, 386, 415, 416, 417, 418, 419, 420, 421, 424, 425, 426, 427, 429, 430, 431, 433, 434, 441, 445, 521, 552, 553, 556, 557, 558, 559, 562, 565, 566, 567, 568, 569, 570, 571, 572, 573, 576, 577, 578, 579, 580, 581, 582, 585, 587, 592, 593, 595, 601, 645, 669, 672, 673, 674, 736, 737, 738, 744, 745, 746, 747, 899, 900, 901, 902, 1000, 1001, 1004, 1006, 1008, 1012, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1046 en Erf 1188, geleë in die munisipaliteit Stanford soos aangetoon op die kaart van Stanford gedateer Oktober 1995, en geliasseer in die kantoor van die munisipaliteit van Stanford en op Lêer 9/2/040/16 in die kantoor van die Raad vir Nasionale Gedenkwaardighede, te Kaapstad.

(2) Die gedeelte bestaande uit die kern van die dorpsgebied bekend as gebied twee (2), geleë rondom die Markplein, met inbegrip van die padoppervlakke en padreserwes van Caledon-, Kerk-, Kortmark-, Langmark-, Bezuidenhout-, Morton-, Disa- en Queen Victoriastraat, asook die erwe met die geboue daarop, synde Erwe 49, 50, 51, 55, 56, 60, 62, 63, 64, 65, 66, 67, 74, 75, 77, 78, 79, 80, 81, 82, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 118, 149, 150, 152, 153, 155, 157, 159, 160, 161, 162, 172, 173, 176, 177, 178, 179, 180, 183, 184, 185, 186, 187, 188, 189, 191, 192, 193, 194, 195, 196, 200, 258, 261, 262, 265, 266, 269, 270, 273, 274, 277, 278, 281, 282, 285, 286, 290, 307, 308, 315, 316, 322,

393, 394, 422, 432, 436, 439, 440, 443, 520, 560, 583, 591, 675, 676, 677, 742, 743, 1011, 1064, 1067, 1148, 1149, 1185, 1189 and the Market Square, situated in the Stanford Municipality as indicated on a map of Stanford dated October 1995, and filed in the office of the Stanford Municipality and on file 9/2/040/16 in the office of the National Monuments Council, at Cape Town.

G. S. HOFMEYR,

Director: National Monuments Council.

393, 394, 422, 432, 436, 439, 440, 443, 520, 560, 583, 591, 675, 676, 677, 742, 743, 1011, 1064, 1067, 1148, 1149, 1185, 1189 en die Markplein geleë in die munisipaliteit Stanford soos aangetoon op die kaart van Stanford gedateer Oktober 1995, en geliasseer in die kantoor van die munisipaliteit Stanford en op lêer 9/2/040/16 in die kantoor van die Raad vir Nasionale Gedenkwaardighede, te Kaapstad.

G. S. HOFMEYR,

Direkteur: Raad vir Nasionale Gedenkwaardighede.

DEPARTMENT OF FOREIGN AFFAIRS

No. 1919

15 December 1995

PRESENTATION OF CREDENTIALS: SOUTH AFRICAN HEADS OF MISSION

It is hereby notified that the following Heads of Mission of the Republic of South Africa have been received by the following foreign Heads of State on the occasion of the presentation of their Letters of Accreditation:

Mr S. G. Nene was received as High Commissioner by President Sani Abacha of the Republic of Nigeria on 13 February 1995;

Ms B. J. M. Masekela was received as Ambassador Extraordinary and Plenipotentiary by President Francois Mitterrand of the Republic of France on 7 March 1995;

Ms T. Lujabe-Rankoe was received as High Commissioner by President Hassan Mwinyi of the United Republic of Tanzania on 17 May 1995;

Ms L. Mabuza was received as Ambassador Extraordinary and Plenipotentiary by President Roman Herzog of the Federal Republic of Germany on 4 July 1995;

Mr I. Coovadia was received as High Commissioner by President Farooq Leghari of the Islamic Republic of Pakistan on 8 July 1995;

Mrs M. E. Mohale was received as High Commissioner by King Abdul Rahman of Malaysia on 25 July 1995;

Mr M. M. Moolla was received as Ambassador Extraordinary and Plenipotentiary by President Hahsemi Rafsanjani of the Islamic Republic of Iran on 9 August 1995;

Mr T. Langley was received as Ambassador Extraordinary and Plenipotentiary by President Vaclav Havel of the Czech Republic on 17 October 1995; and

Mr J. K. Nkadimeng was received as Ambassador Extraordinary and Plenipotentiary by President Fidel Castro of the Republic of Cuba on 1 November 1995.

DEPARTEMENT VAN BUITELANDSE SAKE

No. 1919

15 Desember 1995

GELOOFSBRIEFOORHANDIGING: SUID-AFRIKAANSE MISSIEHOOFDE

Hierby word bekendgemaak dat ondergenoemde Hoofde van Missie van die Republiek van Suid-Afrika deur die volgende buitelandse Staatshoofde ontvang is, by welke geleentheid hulle hul Geloofsbriewe oorhandig het:

Mnr. S. G. Nene is op 13 Februarie 1995 as Hoë Kommissaris deur president Sani Abacha van die Republiek Nigerië ontvang;

me. B. J. M. Masekela is op 7 Maart 1995 as Buitengewone en Gevolmagtigde Ambassadeur deur president Francois Mitterrand van die Republiek van Frankryk ontvang;

me. T. Lujabe-Rankoe is op 17 Mei 1995 as Hoë Kommissaris deur president Hassan Mwinyi van die Verenigde Republiek Tanzanië ontvang;

me. L. Mabuza is op 4 Julie 1995 as Buitengewone en Gevolmagtigde Ambassadeur deur president Roman Herzog van die Federale Republiek Duitsland ontvang;

mnr. I. Coovadia is op 8 Julie 1995 as Hoë Kommissaris deur president Farooq Leghari van die Islamitiese Republiek Pakistan ontvang;

mev. M. E. Mohale is op 25 Julie 1995 as Hoë Kommissaris deur koning Abdul Rahman van Maleisië ontvang;

mnr. M. M. Moolla is op 9 Augustus 1995 as Buitengewone en Gevolmagtigde Ambassadeur deur president Hahsemi Rafsanjani van die Islamitiese Republiek Iran ontvang;

mnr. T. Langley is op 17 Oktober 1995 as Buitengewone en Gevolmagtigde Ambassadeur deur president Vaclav Havel van die Tsjeggiese Republiek ontvang; en

mnr. J. K. Nkadimeng is op 1 November 1995 as Buitengewone en Gevolmagtigde Ambassadeur deur president Fidel Castro van die Republiek Kuba ontvang.



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APPENDIX 7: Architectural Guidelines for Stanford Green



STANFORD GREEN

eco lifestyle estate

ARCHITECTURAL GUIDELINES

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1. STANFORD GREEN – ECO ESTATE - THEME:

The sense of place Stanford Green eco lifestyle Estate is of utmost importance. Its identification with its location and reflection of the history of the area. The typical Stanford styles include the simple cottage, the Victorian barn, and the eclectic gabled house (Victorian or Cape Dutch Revival).

Stanford Green Eco Lifestyle Estate aims to encapsulate the rural Cape farmyard architectural style in creating a contemporary habitation among the age old milkwood trees and wetland. Whilst attempting not to slavishly imitate any particular style type. Borrowed elements used in varied forms and integrated into a simple architectural shape to create individual and unique designs.

- Unbroken expanses of white plaster
- Verticality of windows
- Celebrated entrances
- Contrasting textures and materials
- Interplay of light and shade
- Proportions of rooms

Stanford Green to that purpose, forms part of the greater Stanford eco and lifestyle development.

2. Architectural feature guidelines for STANFORD GREEN properties:

2.1 WALLS:

2.1.1 Foundation walls/Plinths:

- Plaster and painted,
- Painted bagged brickwork,
- Face brick (De Hoop Red only),
- Stacked limestone.

2.1.2 Superstructure walls:

- Plaster and painted,
- Painted bagged brickwork – smooth, traditional sponged or stipple plaster,
- Pre-colour coated corrugated galvanized sheet cladding,
- Hardwood shiplap cladding,
- Painted fibre cement shiplap cladding,
- Face brick (De Hoop Red only),
- Stacked limestone.

2.2 ROOFS:

2.2.1 Roof materials:

2.2.1.1 Pitched roofs (Minimum 30 degrees, maximum 45 degrees):

- Victorian profile corrugated pre-galvanized, and colour coated steel, Zinalume, or Zinal;
- Flat concrete roof tiles only (e.g. Coverland 'Elite', Marley 'Modern').

2.2.1.2 Lean-to veranda roofs: (7 to 15 degrees):

- Victorian profile corrugated pre-galvanized, and colour coated steel, Zinalume, or Zinal to match main roof.

2.2.1.3 Flat or mono-pitch roofs (3 to 7 degrees):

To be concealed behind a horizontal parapet from the street.

- Any non-leak, long lasting roof sheeting.
- Flat RC slab with screed to falls.

2.3 PERGOLAS:

- Hardwood – treated or painted.
- Galvanized steel – unfinished or painted.

2.4 BOUNDARY WALLS, FENCES, SCREENS AND GATES:

Street boundaries are preferred to be open.

2.4.1 Where boundary walls, fences and screens are required:

- Plaster and painted, painted bagged brickwork – smooth, traditional sponged or stipple plaster.
- Face brick (De Hoop Red only),
- Dry stacked limestone,
- Pre-treated hardwood fencing in vertical slats (design to approval of overseeing architects).
- Glass pool screens are allowed.
- Planted hedges,
- Galvanized wrought iron vertical rod fencing without interrupting masonry piers is allowed.

2.4.2 Height:

- Street boundary and sides from street up to line of building façade, maximum 1200mm from NGL.
- Sides and rear between erven, maximum 2100mm from NGL.
-

2.4.3 Gates:

- Colour coated aluminium,
- Pre-treated hardwood – vertical slats,
- Galvanized or Aluzinc steel,
- Glass,
- Aluzinc

2.5 DOORS:

2.5.1 Entrance doors: This is up to the owner's choice. Antique repurposed doors are welcome.

2.5.2 All other external doors are to be weather resistant such as:

- Colour coated aluminium,
- Glass,
- Pre-treated hardwood,
- Galvanized or Aluzinc steel.

2.5.3 Garage doors:

- Colour coated aluminium (may include glass),
- Aluzinc,
- Pre-treated hardwood,
- Chromadek.

2.6 WINDOWS:

2.6.1 Proportions and shape:

- Proportions to be vertical.
- Diamond, round, rectangular or square shaped accent windows in appropriate spots allowed.

2.6.1 All external windows are to be weather resistant such as:

- Colour coated aluminium,
- Pre-treated hardwood.

2.7 DORMER WINDOWS:

Dormer windows are allowed but are to be scaled in relation to the roof from which it protrudes.

2.8 SHUTTERS:

2.8.1 Swing and sliding shutters are allowed:

- Colour coated aluminium,
- Pre-treated hardwood,
- Galvanized or Aluzinc steel.

2.8.2 Where roll down shutters are required, these are to be built in. No boxes above windows to be visible.

2.9 HANDRAILS AND BALUSTRADES:

Handrail with vertical slats:

- Colour coated aluminium,
- Glass,
- Pre-treated hardwood,
- Galvanized or Aluzinc steel.

2.10 BARGE BOARDS AND FACIA BOARDS:

- Colour coated aluminium,
- Pre-treated hardwood,
- Galvanized or Aluzinc steel.
- Painted fibre cement.

2.11 GUTTERS AND DOWNPIPES:

- Colour coated aluminium seamless gutters and downpipes.

2.12 CHIMNEYS:

- Chimney size and shape should be in scale of the building design and proportions and should not protrude more than 1300mm above the adjoining roof.
- Stainless steel pipe flues and chimneys are allowed.

2.13 COLOUR PALETTE:

2.13.1 The STANFORD GREEN colour palette is neutral and the envelope homogenous. The following applies to all exterior visible building elements:

- WHITE
- CHARCOAL
- DARK GREY
- NATURALS:
 - o HARDWOOD
 - o LIMESTONE, SANDSTONE or other to Estate Architects approval.
 - o GALVANIZED STEEL
 - o DE HOOP RED BRICK

2.13.2 Other accent colours are allowed for extremely minimal use, such as main entrance doors.

2.14 COVERAGE:

Single residential Maximum allowable coverage as defined in the Overstrand Municipality Land Use Scheme 2020 requirements.

2.15 BUILDING LINES:

- Building lines at all boundaries are 2 meters for dwelling, and nil for garages only.
- First floor level building line 2 meters from boundary.
- Garages are to be set back from the street boundary, or so positioned that it allows for parking of one vehicle per garage (5 meters) in front of it.

2.16 BUILDING HEIGHT:

Building height is measured from the mean ground level, under the footprint of the building. Where the site is sloping and floor levels are split, each level to have a separate base level related to that portion of the building.

Maximum permitted heights:

- Single storey – Wall plate 3300mm maximum,
- Double storey – Wall plate 5600mm maximum,
- Maximum total overall height – Top of roof 8000mm maximum.

2.17 EXTERNAL FITTINGS:

- Satellite dishes and external geysers may not be visible from the street.
- Solar PV panels as well as water heating panels may be placed on and aligned with roof surfaces facing the street.

- External units such as air conditioner split units and heat pumps to be positioned such that top of units is maximum 1m from the ground. If visible from the street, it should be screened appropriately.
- Rainwater tanks should be positioned not to be visible from the street. If visible from the street, it should be screened appropriately.

2.18 PROTECTED VEGETATION:

Indigenous and protected fauna and flora species are legally protected under the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004) and may not be removed without a permit. Further, the NHRA provides protection for other indigenous and non-indigenous mature trees (e.g. English oaks) that qualify as significant in their context.

2.19 POOLS:

Pools and the enclosure for safety regulations are to comply with the NBR, municipal and all other applicable regulations. Filtration and heating installations must comply with EXTERNAL FITTINGS above.

2.20 LANDSCAPING:

- Landscaping guidelines by ESTATE LANDSCAPE ARCHITECTS are to be followed on street fronts.
- Driveways are to be Cape Stone 'Royal Cobble'.
- Behind street façade landscaping is encouraged follow above ELA guidelines and adhere to the Department of Water Affairs' Water Wise Gardening program.
- Hard landscaping must be minimised.
- The use of timber decking is encouraged.
- Planting between buildings, on pergolas and walls is encouraged.
- The planting of large trees is not allowed.
- The planting of medium trees is subject to SGHOA approval.
- Planting blocking of views and sunlight from neighbouring properties is not encouraged and must be maintained to comply.
- Planting that disperses leaves, seed or flowers into neighbouring properties is not encouraged.

2.21 BUILDING PLANS:

Building plans must first be submitted to the Stanford Green Homeowners Association (SGHOA), or before the establishment of the SGHOA (before the first property transfer in the development), the developer, for scrutiny and approval by the Estate Architect, on behalf of the SGHOA. The municipality must be informed of this prerequisite.

Only plans approved by the Estate Architect may be submitted to the municipality for scrutiny and approval.



CTS HERITAGE

APPENDIX 8: Checklist of Compliance with Stanford Heritage Guidelines

STANFORD GREEN

Compliance with Stanford Style guidelines:

The do's when building renovating:

- Yes Ensure that building is not out of scale with its surroundings.
- Yes Incorporate elements of Stanford's street architecture in the design.
- No Keep within the wall plate and roof height restrictions.
- Yes Use vertically proportioned windows and ensure that new or replacement windows are stylistically compatible.
- Yes Relate your building to the street in a way similar to the surrounding buildings.
- N.A Retain the look and feel of the original building, where practical.
- Yes Place the garage as a separate entity, set back from the main building.
- Yes Maintain low boundary walls on the street frontage (max 1.2m in height).
- Yes Use sympathetic colours.

The don'ts when building renovating:

- N.A Build in or enclose an existing street facing veranda.
- No Build fake reconstructions which compete with and devalue genuine buildings (e.g. Cape Dutch).
- No Use fake thatching, cement roof tiles, large profile fibre-cement sheets or IBR sheeting on main roofs.
- No Use of steel or UPVC windows or doors.
- No Change the street façade of roofs by putting in unsympathetic dormer windows.

- Yes Use bagged finishing on walls (plastered and painted only). – Bagged and painted brickwork is allowed at Stanford Green as part of the farmyard style.
- No Erect elaborate palisade boundary fences with brick piers.
- No Erect precast concrete boundary walls or retaining walls.
- No Remove significant trees or hedges without a very good reason (which in any case, will require a permit).



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APPENDIX 9: Final SDP and House Design Details



1 Site
1 : 500



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COETZEE SADIE ARCHITECTURE

CARL COETZEE 082 458 3202 082 560 1618 JOHAN SADIE
SACAP 1862 Pt 5 Act 1 carl@csa.co.za johan@csa.co.za SACAP Project 4744

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3. THE CONTRACTOR IS RESPONSIBLE FOR THE CORRECT SETTING OUT OF THE WORKS. ALL EXTERNAL AND INTERNAL WALLS WITH PARTICULAR REFERENCE TO BOUNDARIES, BUILDING LINES, ETC WHERE RELEVANT.
4. CONTRACTOR TO VERIFY ALL LEVELS, HEIGHTS, AND DIMENSIONS ON SITE PRIOR TO START OF ORDERING OR WORK.
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8. THIS DRAWING IS NOT TO BE SCALED! USE FIGURED DIMENSIONS AT ALL TIMES!
9. ANY QUERIES FROM DRAWINGS OR NOTES MUST BE REPORTED TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PUTTING ANY WORK IN HAND.
10. THESE DOCUMENTS ARE TO BE READ IN CONJUNCTION WITH THE CONTRACT AGREEMENT, SUPPLEMENTARY SPECIFICATIONS AND OTHER CONSULTANTS DOCUMENTATION.
11. THESE DRAWINGS HAVE BEEN PRODUCED IN REVISION:

Revision Schedule		
Ref.	Description	Date

CLIENT	
Omni King Investments (Pty) Ltd	
PROJECT	
STANFORD GREEN - ECO ESTATE - Erf 438 STANFORD	

SHEET TITLE SITE PLAN			
STATUS PROPOSAL			
DATE	Issue Date	SHEET SIZE	A1
DRAWN	Author	SCALE	1 : 500
CHECKED	Checker	PROJECT NUMBER	24-02
DRAWING NO		A100	
ISSUE			



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3 BED DUAL BARN - TYPE - A1



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JOHAN SADIE - 082 960 1618
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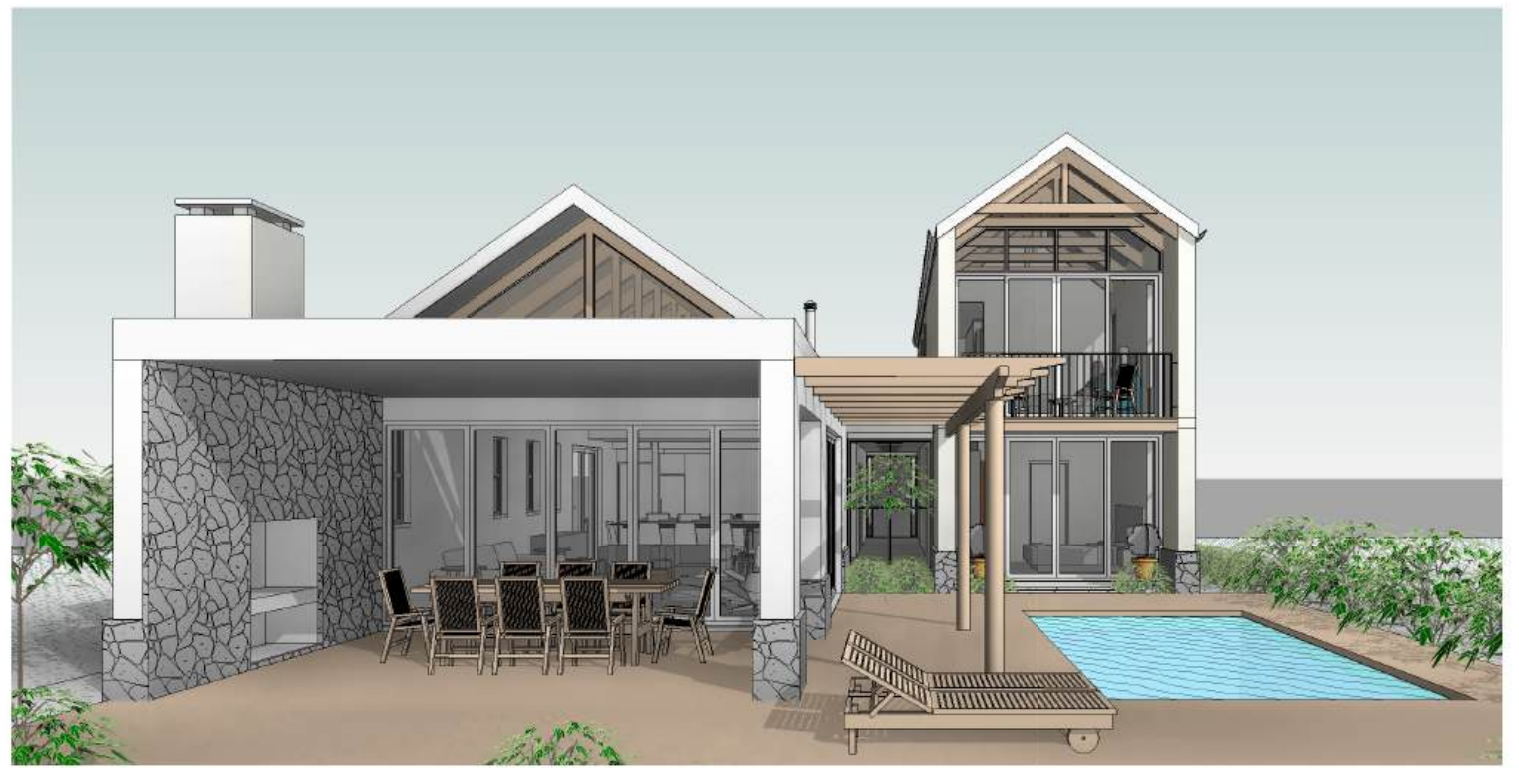
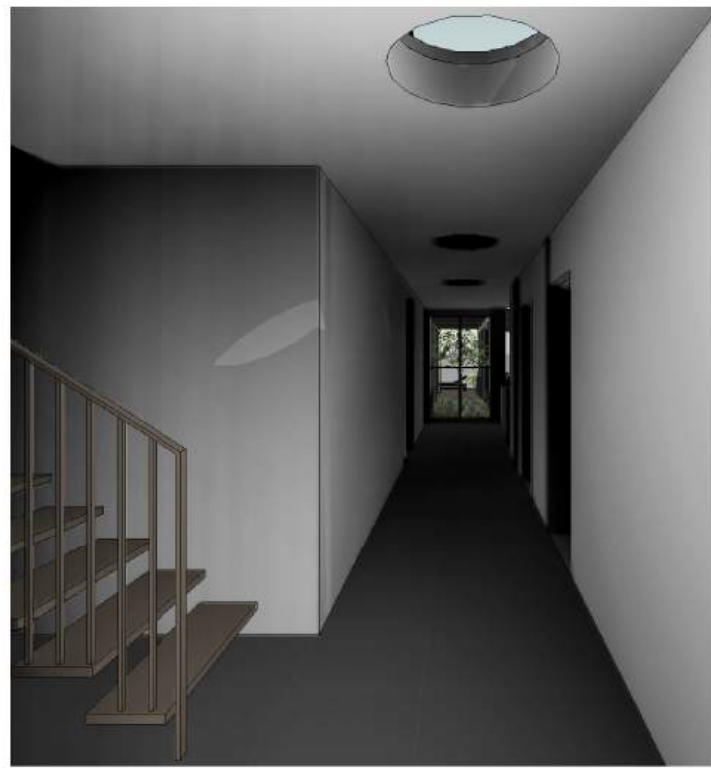
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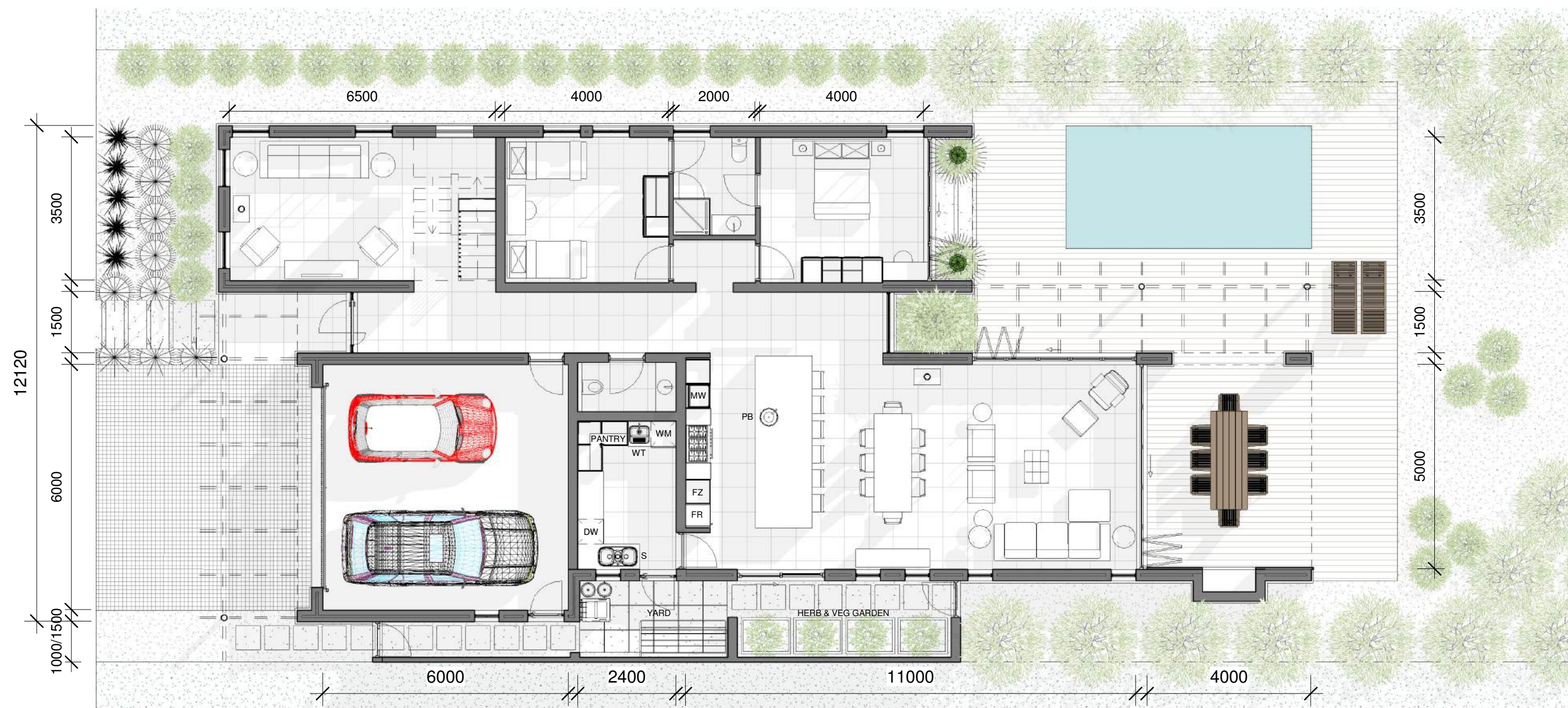
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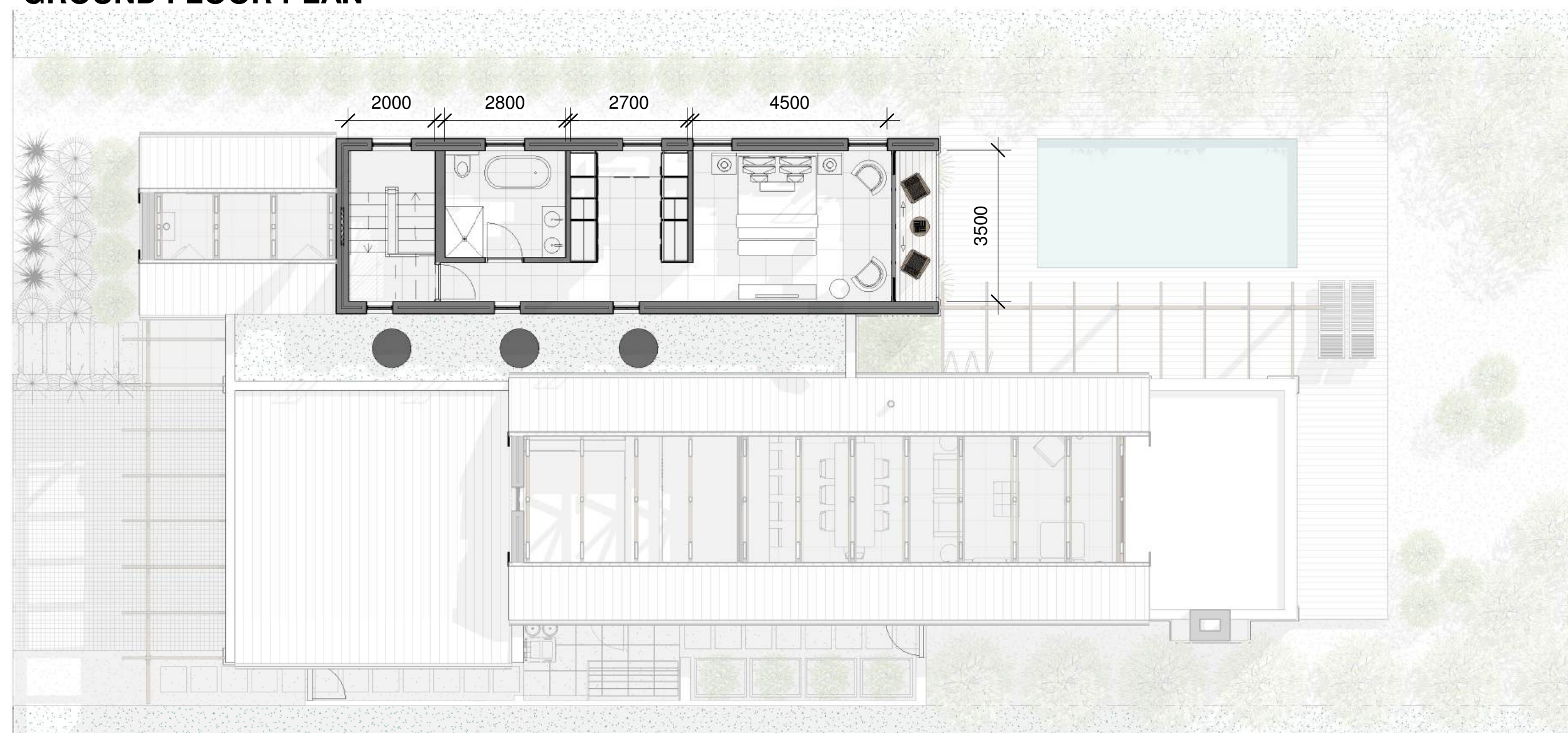
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GROUND FLOOR PLAN

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FIRST FLOOR PLAN

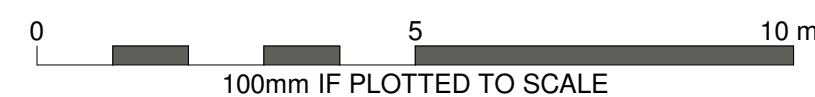
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3 BED DUAL BARN - TYPE - A1 -			
GROUND FLOOR	173 m ²		
GARAGE	42 m ²		
COVERED DECK	21 m ²		
COVERED PORCH	2 m ²		
COVERED BALCONY	3 m ²		
FIRST FLOOR	49 m ²		
COVERED BALCONY	3 m ²		
TOTAL	264 m ²	29m ²	



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3 BED DUAL BARN - TYPE - A1



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3 BED DUAL BARN - TYPE - A2



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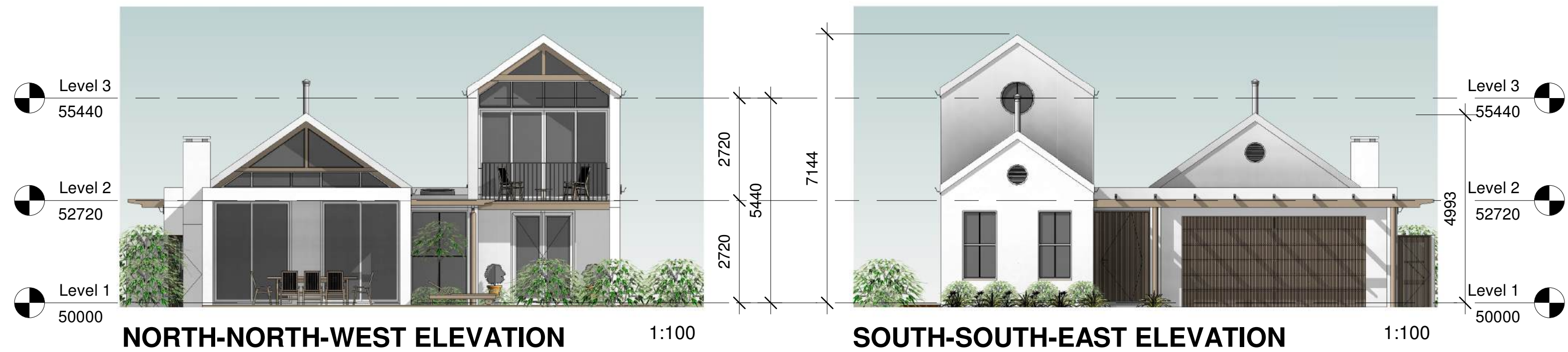
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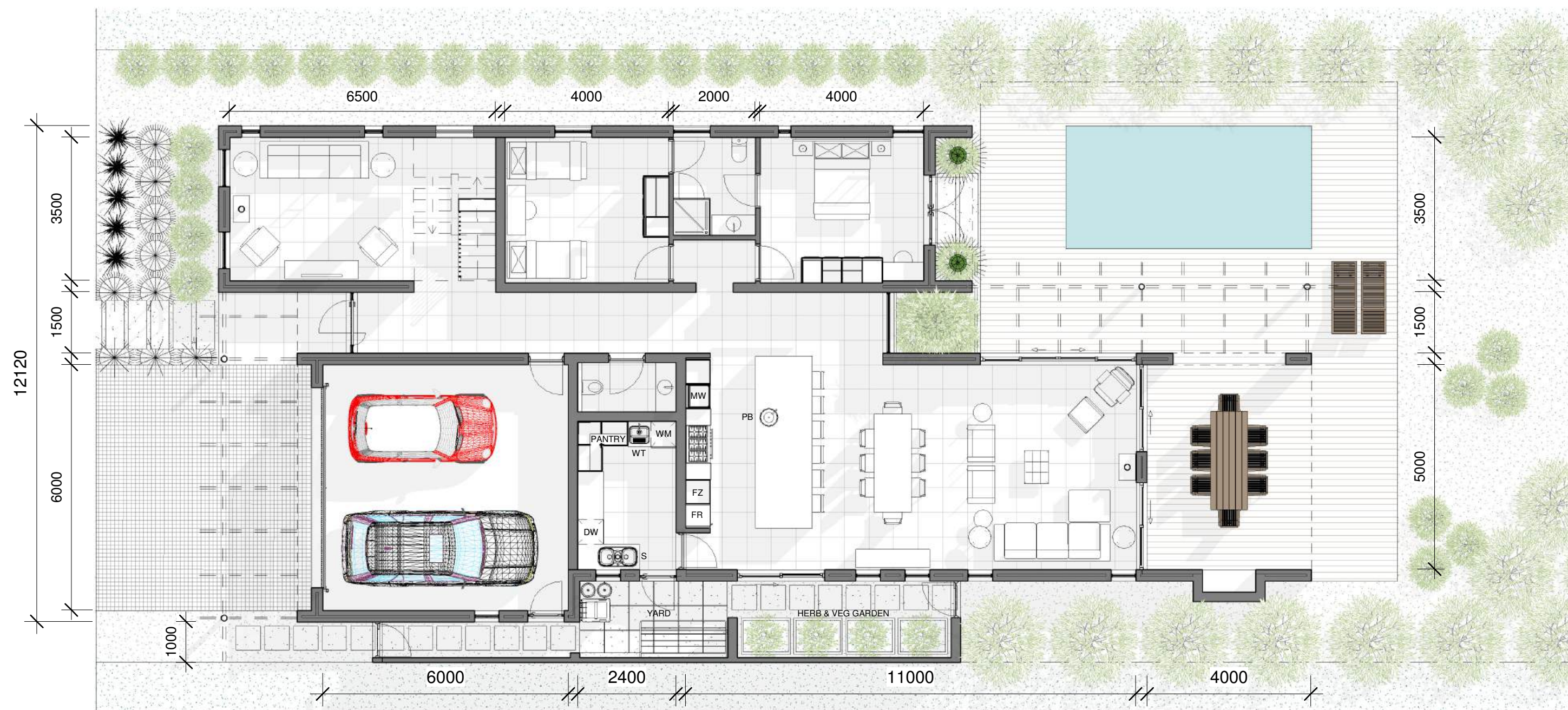
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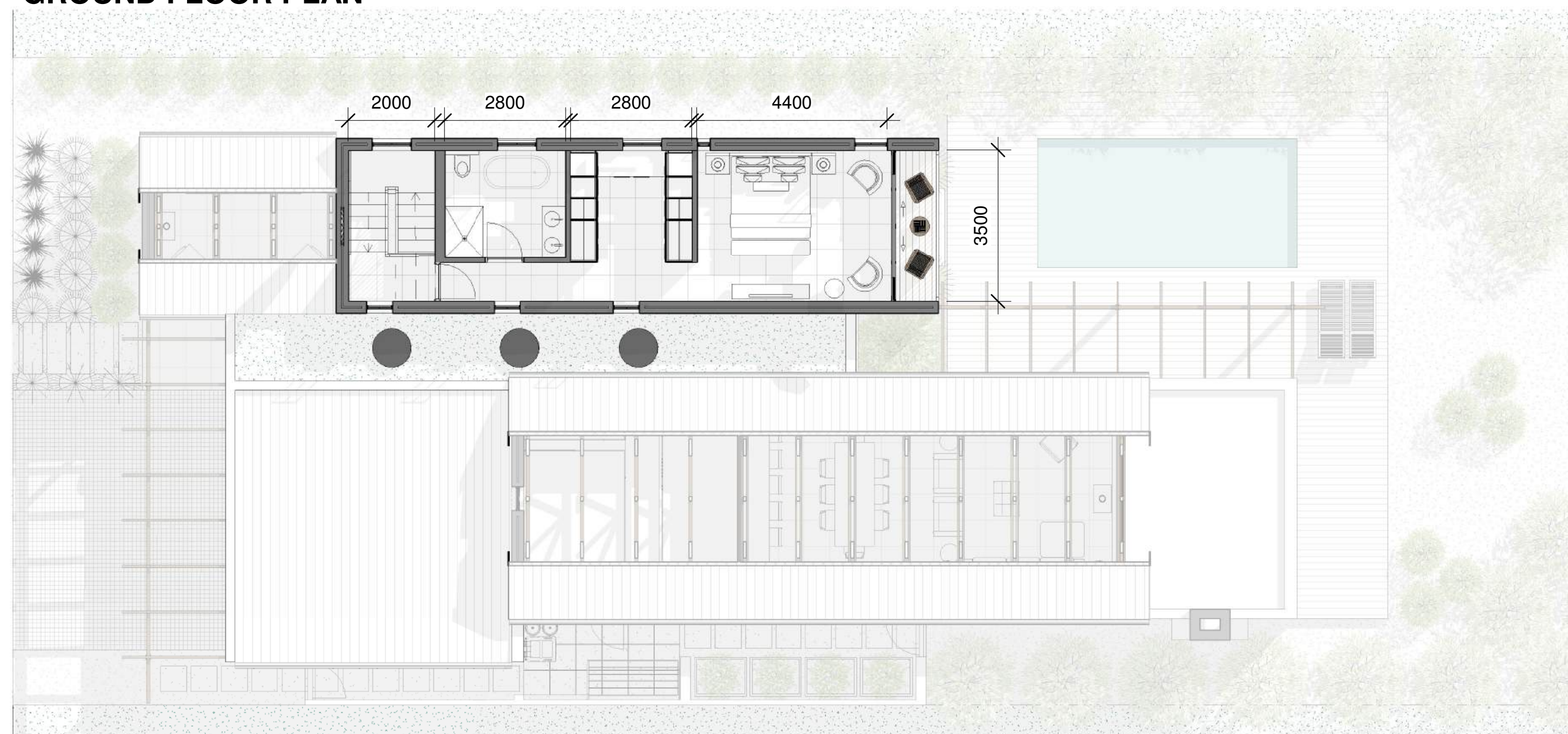
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GROUND FLOOR PLAN

1:100



FIRST FLOOR PLAN

1:100

3 BED DUAL BARN - TYPE - A2 -

GROUND FLOOR	173 m ²
GARAGE	42 m ²
COVERED DECK	21 m ²
COVERED PORCH	2 m ²
COVERED BALCONY	3 m ²
FIRST FLOOR	49 m ²
COVERED BALCONY	3 m ²
TOTAL	264 m ² 29m ²



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0 5 10 m
100mm IF PLOTTED TO SCALE

3 BED DUAL BARN - TYPE - A2



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3 BED DUAL BARN - TYPE - A3



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0 5 10 m
100mm IF PLOTTED TO SCALE

3 BED DUAL BARN - TYPE - A3



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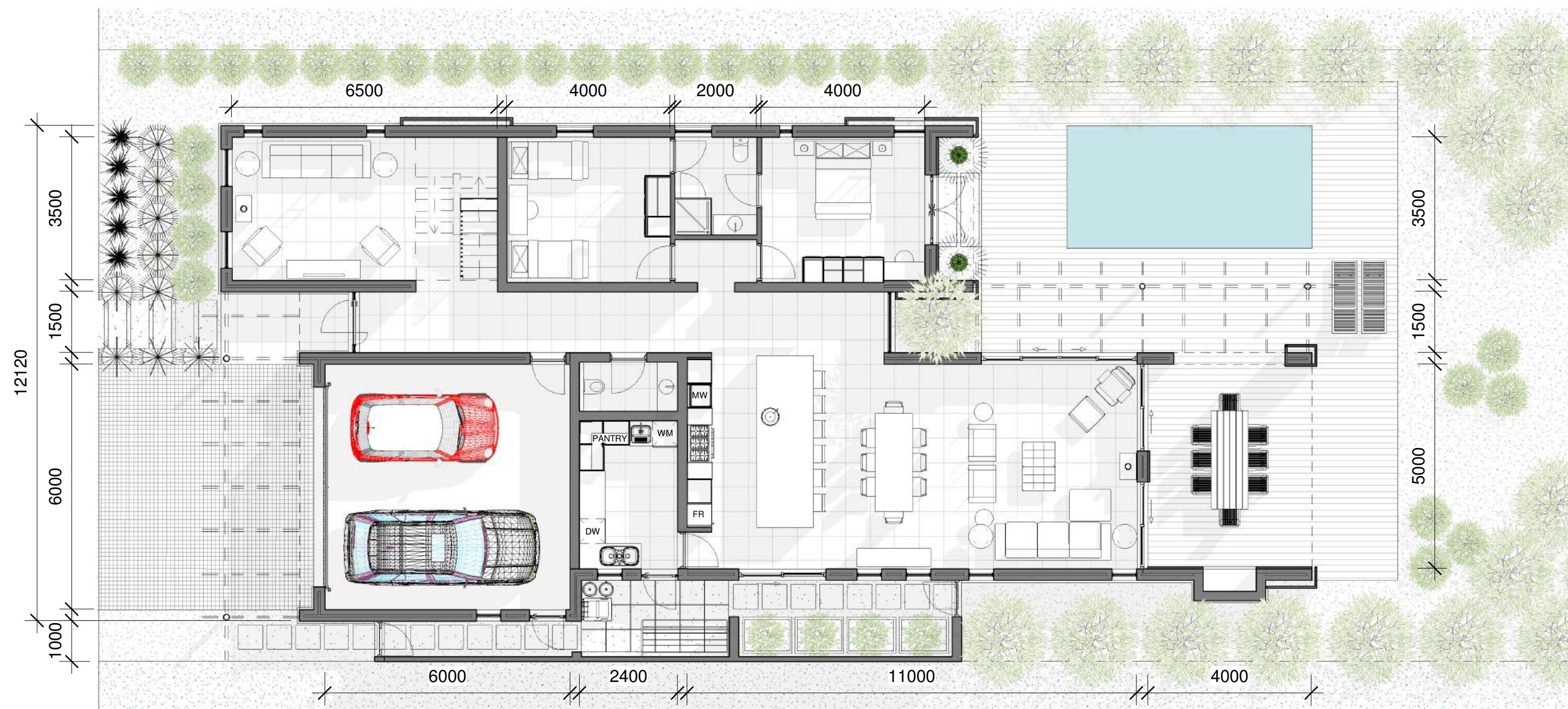
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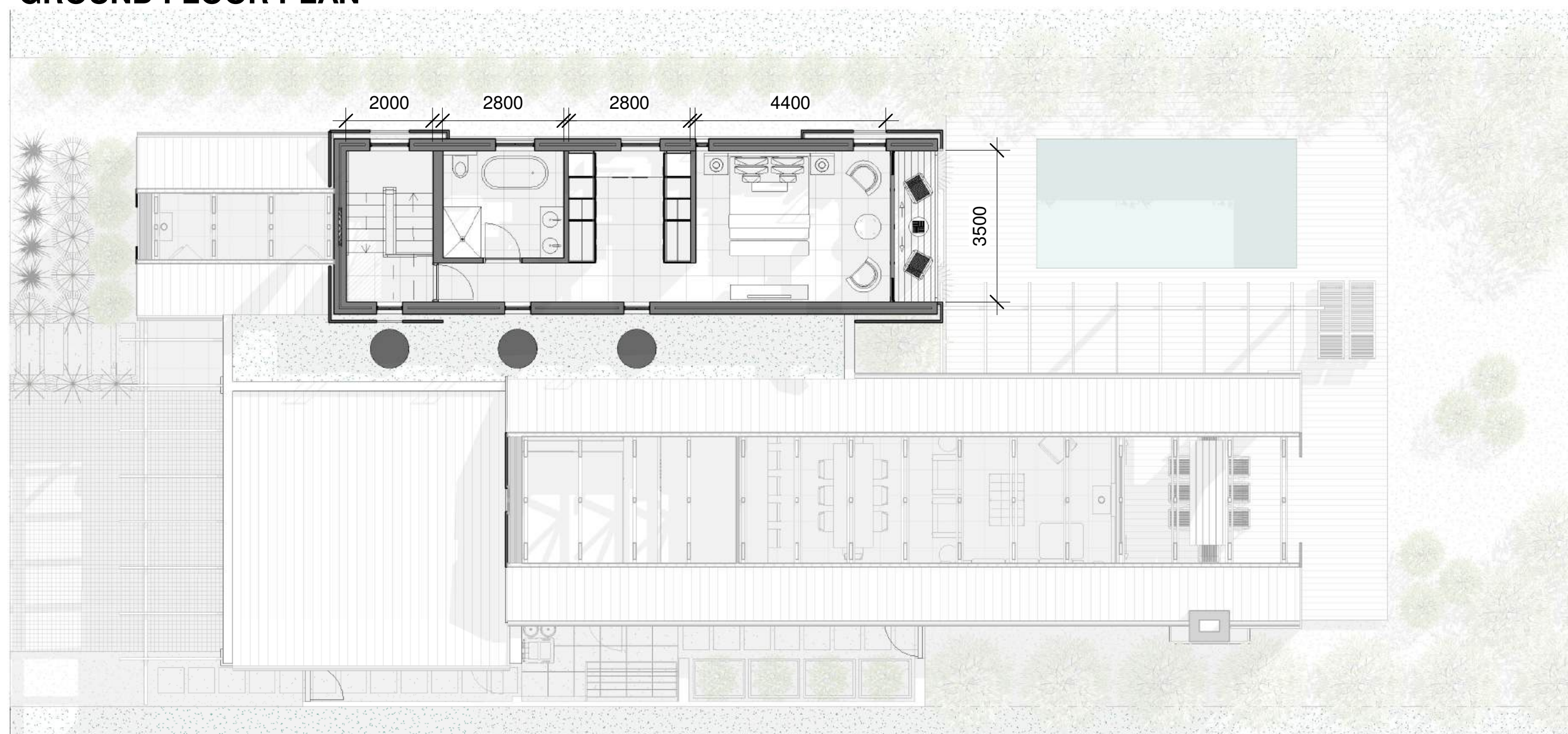
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GROUND FLOOR PLAN

1:100



FIRST FLOOR PLAN

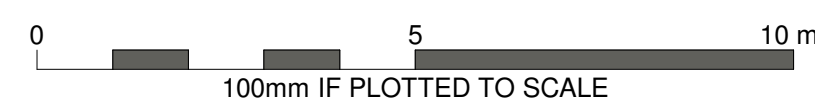
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3 BED DUAL BARN - TYPE - A3 -			
GROUND FLOOR	173 m ²		
GARAGE	42 m ²		
COVERED DECK	21 m ²		
COVERED PORCH	2 m ²		
COVERED BALCONY	3 m ²		
FIRST FLOOR	49 m ²		
COVERED BALCONY	3 m ²		
TOTAL	264 m ²	29m ²	



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3 BED DUAL BARN - TYPE - A3



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ARCHITECTURE**

CARL COETZEE - 082 458 3202 JOHAN SADIE - 082 960 1618
SACAP 1962 P/ArchT - carls@nfrica.co.za SACAP P/Arch 4744 - johansadie@nfrica.net

27/05/2024 14:25:32



CTS HERITAGE

APPENDIX 10: Results of PPP

DRAFT PROOF OF PUBLIC PARTICIPATION

Proposed residential development on ERF 438, Stanford, Caledon RD

November 2024

Consultant:

Michelle Naylor | Env. Consultant | M.Sc., Pr. Sci. Nat., EAPASA
cell: 083 245 6556 | michelle@lornay.co.za | www.lornay.co.za
Unit 5/1F, Hemel & Aarde Wine Village, Hermanus
Lornay Environmental Consulting Pty Ltd | Reg 2015/445417/07

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1. INTRODUCTION

The Public Participation Process was conducted in terms of the Environmental Impact Assessment (EIA) regulations as promulgated in the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) (as amended) and the 2014 NEMA EIA Regulations promulgated in Government Gazette No. 38282 and Government Notice R983, R984 and R985 on 4 December 2014 (as amended). All potential interested and affected parties (I&APS) and applicable organs of state were notified of the DRAFT / pre-application Basic Assessment Report (BAR). The DRAFT BAR was made available for a 30-day period to I&APS and organs of state, to register and comment. Noticeboards were placed on site and a newspaper advertisement was placed in the local newspaper. All comments were recorded in a comments and response report and a register for I&APS was opened. Once the 30-day public participation on the DRAFT BAR was complete, all comments made were attended to and the FINAL BAR amended as required. The Application for Environmental Authorisation was then submitted to the Department of Environmental Affairs and Development Planning (DEA&DP), and the mandatory fee payment was made.

The FINAL BAR will be circulated to all registered I&APS and organs of state for a further 30-day public participation period. All comments received during this period will be recorded and responded to in the Comments and Response Report and Register for I&AP's. This document serves as proof of the public participation carried out in line with Section 41 of the EIA Regulations (2014).

2. LIST OF INTERESTED AND AFFECTED PARTIES AND ORGANS OF STATE

In line with the requirements of NEMA, all potential Interested and Affected Parties (I&APS) were notified of the project and provided with an opportunity to comment. This included applicable organs of state. See list of I&AP's identified for the project:

PRE-APPLICATION PUBLIC PARTICIPATION	
	-
WC Government Env Affairs & Dev Planning	DOA - Elsenburg Cor vd Walt
Development Management	Brandon Layman
Ntanga Mabasa	Brandon.Layman@westerncape.gov.za
Registry Office	
1st Floor, Utilitas Building	
1 Dorp Street	
8001	
2 HC, 1 CD	
Cape Nature	Overberg District Municipality
Rhett Smart	F. Kotze / R. Volschenk
Private Bag x5014	Private Bag x 22
Stellenbosch	Bredasdorp
7599	7280
landuse@capenature.co.za	F. Kotze
1 x HC, CD	Letter, CD
BOCMA	Overstrand Municipality
R. Le Roux	Chester Arendse
Private Bag x3055	PO Box 26
Worcester	Gansbaai
<u>6850</u>	7200
023 346 8000	carendse@overstrand.gov.za
info@bocma.co.za	028 384 8300
WC Government Env Affairs & Dev Planning	
Transport and Public Works	
Provincial Roads	
Vanessa Stoffels	
PO Box 2603	
Cape Town	
8000	
Ref: 17/1/11/B	

Vanessa.Stoffels@westerncape.gov.za	
Stanford Heritage Comm	
James Aling	
james.aling@spandp.co.za	
Stanford Conservation, Chairperson	
John Kelly	
irishjk@me.com	
Stanford Ratepayers Association	
stanfordratepayers1857@gmail.com	
Stanford Heritage Committee	
stanfordheritage@gmail.com	
Overstrand Heritage and Aesthetics Committee	
elowings@overstrand.gov.za	
katie.smuts@gmail.com	
Whale Coast Conservation	
sheraine.wcc@gmail.com	
pat.miller7@outlook.com	
Ward Councillor Stanford	
Erf 294	Erf 559
Overstrand Municipality	Windsong Trust
PO Box 20	ypaters@gmail.com
Hermanus	
7200	Erf 594
rfisher@overtstrand.gov.za	Overstrand Municipality
	rfisher@overstrand.gov.za
Portion 13 of Farm 644	Erf 1152
Bonnybrae Property Holdings	Mr PE Bysshe
admin@birkenhead.co.za	peter@bysshe.co.za
Farm RE 646	Farm 1151
PST South Africa (Pty) Ltd	Overstrand Municipality

nst@srse.wine	PO Box 20
	Hermanus
	7200
Erf 1158	Farm Re/ 645
Dix Brix CC	Overstrand Municipality
team@epictanks.co.za	PO Box 20
	Hermanus
	7200
Farm 21/294	Erf 1174
Overstrand Municipality	Overstrand Municipality
PO Box 20	PO Box 20
Hermanus	Hermanus
7200	7200

3. WRITTEN NOTICE TO I&APS AND ORGANS OF STATE OF DRAFT BAR:

The I&AP's identified above were given written notice of the proposed development, via registered mail or courier, as appropriate. The written notice included details of the applicable legislation, the proposed expansion and means to provide comment or register as I&AP. See written notice below:



4 September 2024

DEA&DP Ref. No.: 16/3/3/6/7/1/E2/37/1035/24
Lornay Ref. No.: 438SF

**NOTICE OF PUBLIC PARTICIPATION FOR A BASIC ASSESSMENT PROCESS:
PROPOSED RESIDENTIAL DEVELOPMENT, ERF 438 STANFORD, CALEDON RD**

Notice is hereby given of a Public Participation Process in terms of the Environmental Impact Assessment (EIA) regulations as promulgated in the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) (as amended) and the 2014 NEMA EIA Regulations promulgated in Government Gazette No. 38282 and Government Notice R983, R984 and R985 on 4 December 2014 (as amended).

Proposal: Rezoning and subdivision for residential development and tourism related activities
Location: Erf 438, Stanford, Caledon RD
Applicant: Omni King Investments (Pty) Ltd

Environmental Authorisation is required in terms of NEMA for the following Listed Activities:

Listing Notice 1

(12) The development of – (i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100m²; or (ii) infrastructure or structures with a physical footprint of 100m² or more; where such development occurs – (a) within a watercourse; (b) in front of a development setback; or (c) if no developments setback exists, within 32m of a watercourse, measured from the edge of a watercourse

(19) The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse; but excluding where such infilling, depositing, dredging, excavation, removal or moving (a) will occur behind a development setback; (b) is for maintenance purposes undertaken in accordance with a maintenance management plan; (c) falls within the ambit of activity 21 in this Notice, in which case that activity applies; (d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or (e) where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies.

(27) Removal of 1Ha or more, but less than 20Ha of indigenous vegetation, except where such clearance of indigenous vegetation is required for- i) undertaking a linear activity; ii) maintenance purposes undertaken in accordance with a maintenance management plan.

(28) Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development: (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare; excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.

Michelle Naylor | Env. Consultant | M.Sc., Pr. Sci. Nat., EAPASA
cell: 083 245 6556 | michelle@lornay.co.za | www.lornay.co.za
Unit F, Hemel & Aarde Wine Village, Hermanus
Lornay Environmental Consulting Pty Ltd | Reg 2015/445417/07

Listing Notice 3

(4) The development of a road wider than 4 metres with a reserve less than 13,5 metres. i. Western Cape i. Areas zoned for use as public open space or equivalent zoning; ii. Areas outside urban areas; (aa) Areas containing indigenous vegetation; (bb) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined; or iii. Inside urban areas: (aa) Areas zoned for conservation use; or (bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority.

(6) The development of resorts, lodges, hotels, tourism or hospitality facilities that sleeps 15 people or more (i) in the Western Cape (ii) outside urban areas (bb) Within 5km from national parks, world heritage sites, areas identified in terms of NEMPAA or from the core area of a biosphere reserve

(12) The clearance of an area of 300m² or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.

i) Within any critically endangered or endangered ecosystem listed in terms of Section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004. ii) Within critical biodiversity area in terms of a bioregional plan, iii) Within the littoral active zone or 100m inland from the highwater mark of the sea or an estuarine functional zone, whichever distance is the greater, excluding where such removal will occur behind the development setback line on erven in urban areas. iv) On land, where at the time of coming into effect of this Notice or thereafter such land was zoned Open Space, conservation or has an equivalent zoning; v) On land designated for protection or conservation purposes in an Environmental Management Framework adopted in the prescribed manner, or a Spatial Development Framework adopted by the MEC or Minister.

A Basic Assessment Process is applicable. A copy of the Basic Assessment Report and relevant specialist studies, including the Heritage Impact Assessment, is available for download on our website or upon request. Interested and Affected Parties (I&AP's) are hereby invited to register as an Interested and Affected Party (I&AP) and / or comment on the proposed activity on / or before **7 October 2024** via the following contact details:

LORNAY ENVIRONMENTAL CONSULTING
ATT. Michelle Naylor
Unit F, Hemel & Aarde Wine Village, Hermanus
Tel. 083 245 6556
Email. michelle@lornay.co.za | Website. www.lornay.co.za

4. PROOF OF NOTICE TO I&APS AND ORGANS OF STATE

Written notice was provided to I&APs and Organs of State via registered mail or courier, as indicated in the proofs below:

michelle@lornay.co.za

From: michelle@lornay.co.za
Sent: Tuesday, 03 September 2024 12:05
To: 'Ntanganedzeni Mabasa'; Rhett Smart; Cor Van der Walt;
'Brandon.Layman@westerncape.gov.za'; Rulien Volschenk; 'Rafeeq le Roux';
'info@bocma.co.za'; carendse@overstrand.gov.za; Penelope Aplon; 'Vanessa Stoffels'
Cc: DEADP EIA Admin; 'Andrea Thomas'
Subject: Notice of Public Participation | Erf 438 Stanford
Attachments: Notice of Draft PPP 438.pdf

Dear I&AP and / Organ of State,

DEADP Ref - 16/3/3/6/7/1/E2/37/1035/24

DEADP – N. Mabasa
Cape Nature – R. Smart
DOA – Cor van der Walt / B. Layman
ODM – R. Volschenk
BOCMA – R. Le Roux / info
OM – C. Arendse / P. Aplon
DTPW – V. Stoffels

Please see attached notice of public participation for the pre-application, draft Basic Assessment report for the proposed development on Erf 438 Stanford. Should you have any further comment, please ignore this notice.

Kind regards



LORNAY

ENVIRONMENTAL CONSULTING

Michelle Naylor

M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA. 2019/698, Cand. APHP., IAIA

Hemel & Aarde Wine Village – Unit 3A

PO Box 1990, Hermanus, 7200, South Africa

T +27 (0) 83 245 6556

E michelle@lornay.co.za | W www.lornay.co.za

Reg No. 2015/445417/07

michelle@lornay.co.za

From: michelle@lornay.co.za
Sent: Tuesday, 03 September 2024 12:08
To: 'james.aling@spandp.co.za'; 'irishjk@me.com'; 'stanfordratepayers1857@gmail.com'; 'stanfordheritage@gmail.com'; 'elowings@overstrand.gov.za'; 'katie.smutts@gmail.com'; Sheraine Van Wyk; 'pat.miller7@outlook.com'
Cc: 'Jenna Lavin'
Subject: Notice of Public Participation | Erf 438 Stanford
Attachments: Notice of Draft PPP 438.pdf

Dear I&AP and / Organ of State,

DEADP Ref - 16/3/3/6/7/1/E2/37/1035/24

Please see attached notice of public participation for the pre-application, draft Basic Assessment report, with Heritage Impact Assessment, for the proposed development on Erf 438 Stanford. Should you have any further comment, please ignore this notice.

Kind regards,



LORNAY

ENVIRONMENTAL CONSULTING

Michelle Naylor

M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA. 2019/698, Cand. APHP., IAIA

Hemel & Aarde Wine Village – Unit 3A

PO Box 1990, Hermanus, 7200, South Africa

T +27 (0) 83 245 6556

E michelle@lornay.co.za | W www.lornay.co.za

Reg No. 2015/445417/07

michelle@lornay.co.za

From: michelle@lornay.co.za
Sent: Tuesday, 03 September 2024 12:11
To: 'rfisher@overtstrand.gov.za'; 'aleroux@overstrand.gov.za'; 'ypaters@gmail.com';
'admin@birkenhead.co.za'; 'peter@bysshe.co.za'; 'nst@srse.wine';
'team@epictanks.co.za'
Subject: Notice of Public Participation | Erf 438 Stanford
Attachments: Notice of Draft PPP 438.pdf

Dear I&AP and / Organ of State,

DEADP Ref - 16/3/3/6/7/1/E2/37/1035/24

Please see attached notice of public participation for the pre-application, draft Basic Assessment report, with Heritage Impact Assessment, for the proposed development on Erf 438 Stanford. Should you have any further comment, please ignore this notice.

Kind regards,



LORNAY

ENVIRONMENTAL CONSULTING

Michelle Naylor

M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA, 2019/698, Cand. APHP., IAIAsa

Hemel & Aarde Wine Village – Unit 3A

PO Box 1990, Hermanus, 7200, South Africa

T +27 (0) 83 245 6556

E michelle@lornay.co.za | W www.lornay.co.za

Reg No. 2015/445417/07

michelle@lornay.co.za

From: michelle@lornay.co.za
Sent: Tuesday, 03 September 2024 14:27
To: 'dcoetzee@overstrand.gov.za'
Subject: Notice of Public Participation | Erf 438 Stanford
Attachments: Notice of Draft PPP 438.pdf

Dear I&AP and / Organ of State,

DEADP Ref - 16/3/3/6/7/1/E2/37/1035/24

Please see attached notice of public participation for the pre-application, draft Basic Assessment report, with Heritage Impact Assessment, for the proposed development on Erf 438 Stanford. Should you have any further comment, please ignore this notice.

Kind regards,



LORNAY

ENVIRONMENTAL CONSULTING

Michelle Naylor

M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA. 2019/698, Cand. APHP., IAIAso

Hemel & Aarde Wine Village – Unit 3A

PO Box 1990, Hermanus, 7200, South Africa

T +27 (0) 83 245 6556

E michelle@lornay.co.za | W www.lornay.co.za

Reg No. 2015/445417/07

5. NEWSPAPER ADVERTISEMENT

An advertisement was placed in the local newspaper, the Hermanus Times, regarding the proposed development:

DONATE BLOOD
IT COULD SAVE YOUR LIFE

What blood type are you?

Western Cape Blood Service
Do something remarkable!
t: 021 507 6300 e: info@wcbs.org.za
www.wcbs.org.za

Make a difference today!
Your blood are crucial.
All people are encouraged to donate blood.
Blood Type O- and O+ can be transfused to all other blood groups!

Vacancies available online

Scan me

BOLENDI

In the estate of the late: **WESSEL JOHANNES VORLOO**
Date of birth: 12 SEPTEMBER 1933
Identity Number: 38912 5897 08 1
of: 4 LEMMER CLOSE, ONSVLERIE, 7201
and surviving spouse: **MARTHA ELIZABETH VORLOO**
Identity Number: 49187 0874 08 7
who were married in community of property to each other
Estate Number: 16874/2024
Date of death: 3 AUGUST 2024

Debtors and Creditors in the above Estate are hereby required to disclose claims with and pay their debts at the undersigned within 30 days of the 03TH OF SEPTEMBER 2024.

CJ Bierman (Executor)
Voorster en Steyn
PO Box 590
HERMANUS
7280

Voorster & Steyn
HERMANUS • BREDAS • CAPE TOWN

OVERBERG DISTRICT MUNICIPALITY
The OVERBERG DISTRICT MUNICIPALITY has the following vacancy in the Directorate Community Services, Department: Roads Services to be filled permanently as soon as possible.

PROFESSIONAL OFFICER: RE-GRAVEL AND CONCRETE

T-Grade	Salary scale
14	R478 632 – R621 276 per annum

Please note that this is a re-advertisement. Please visit our website at www.odm.org.za for the detailed advertisement and information regarding the application process.

Closing date: 28 September 2024.

LOST OR DESTROYED DEED

Notice is hereby given in terms of regulation 68 of the Deeds Registries Act, 1937, of the intention to apply for the issue of a certified copy of Deed of Transfer T49259/1993

passed by THEWATERSKLOOF MUNICIPALITY

in favour of **ALEX TSHIBASI WITBOOI**
Identity Number: 36902 0127 010 and
VUYELWA ELIZABETH WITBOOI
Identity Number: 481116 0294 993

in respect of certain:

ERF 2513 GRABOUW
IN THE THEWATERSKLOOF MUNICIPALITY
DIVISION OF CALEDON
WESTERN CAPE PROVINCE

which has been lost or destroyed.

All persons having objection to the issue of such copy are hereby required to lodge the same in writing with the Registrar of Deeds at Cape Town, ROOM 525, 12th FLOOR, 90 PLEIN STREET, CAPE TOWN within two weeks from the date of the publication of this notice.

Dated at GRABOUW on 29 August 2024.

GJ CLAUUGHTON ATTORNEY
ELGIN JUNCTION 55 MAIN ROAD GRABOUW 7160
Email: info@clauughtonattorneys.co.za
Tel: 021 859 2152

In the Estate of the Late **JOHANNES WYNAND LOUW DE VILLIERS**, Identity number: 440918 5073 066 of 30 Duiker Street, Vermont who died at Hermanus on 24 June 2024, married out of community of property without accrual to Elzani de Villiers.

MASTER'S REFERENCE: 16666/2024

Debtors and Creditors in the above Estate are requested to pay their debts and lodge their claims with the undersigned within a period of 30 (THIRTY) days reckoned as from FRIDAY, 06 SEPTEMBER 2024

GUTHRIE & THERON ATTORNEYS
J.P. VAN ROOYEN EXECUTOR
77 MAIN ROAD, HERMANUS
J.P. Ruyt D0446

GUTHRIE & THERON
ATTORNEYS

VERLORE OF VERNETIGDE TITELBEWYS

Hiermee word kennis gegee dat kragsien die bepalings van Regulasie 68 van die Registrasie van Aktes Wet 1937, di die voorneme is om aansoek te doen om geoesifieerde afskrif van Transporkak ST 1005/2019 gepassoor deur Die Trusteers identiteit van LETS GROW TRUST ten gunste van MARGARET ELIZABETH PAGLIARI ten nansen van skere EENHEID 9, JAKARANDA HOF, VILLIERSDORP wat verlore gemaak het of vernietig is.

Alle persone wat teen die uitreiking van sodanige afskrif beweer het, word hierby versoek om dit skriftelik in te dien by die Registratur van Aktes te Kamer 1216, 12de vloer, Pleinstraat 90, KAAPSTAD binne twee weke na datum van publikasie hiervan.

GETEKEN TE GRABOUW op 27 AUGUSTUS 2024

Nico Wolmeyer Prokureurs
Orckardstraat 21, Grabouw 7160
Kontaknummer: N Wolmeyer 021-8595100

Nico Wolmeyer Prokureurs, Orckardstraat 21, Grabouw 7160, Kontaknummer: N Wolmeyer 021-8595100

THEWATERSKLOOF MUNICIPALITY

APPLICATION FOR REMOVAL OF A RESTRICTIVE CONDITION IN RESPECT OF A LAND UNIT: ERF 1653, RIVERSDORP

Applicant: Shiyam Longat, 13b Saldanha Street, RUYTERWACHT, 7460

Owner: Shiyam Longat, 25 Bego Street, RIVERSDORP, 7250

Reference number: R/1653/4317/2024

Property Description: Erf 1653, Riversdorp

Notice Number: KOR 17/2024

Detailed description of proposal:

THEWATERSKLOOF MUNISIPALITEIT

AANSOEK OM OPEFFING VAN 'N BEPERKENDE VOORWAARDE TEN OPSIGTE VAN 'N GRONDSEKKEID: ERF 1653, RIVERSDORP

Aansoeker: Shiyam Longat, Saldanhastraat 13b, RUYTERWACHT, 7460

Eienaar: Shiyam Longat, Begostraat 25, RIVERSDORP, 7250

Verwysingsnommer: R/1653/4317/2024

Grond beskrywing: Erf 1653, RIVERSDORP

Kenningsnommer: KOR 17/2024

Volledige beskrywing van aansoek:

NOTICE OF PUBLIC PARTICIPATION FOR A BASIC ASSESSMENT PROCESS PROPOSED RESIDENTIAL DEVELOPMENT, ERF 438 STANFORD, HERMANUS
DEADOP Ref: 16/53/36/7/1/E2/37/1035/24

Notice is hereby given of a Public Participation Process in terms of the Environmental Impact Assessment (EIA) Regulations as promulgated in the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) (as amended) and the 2014 NEMA EIA Regulations promulgated in Government Gazette No. 38282 and Government Notice R983, R984 and R985 on 4 December 2014 (as amended).

Proposed: Rezoning and subdivision for single residential development and tourism overnight eco-estate

Location: Erf 438 Stanford, along the R43

Applicant: Omni King Investments (Pty) Ltd represented by Kevin King

Environmental Authorisation is required in terms of NEMA for the following Listed Activities:

Listing Notice 1, Activity 12, 19, 27, 28

Listing Notice 3, Activity 4, 6, 12

A Basic Assessment Process is applicable. A copy of the Basic Assessment Report is available for download on our website or upon request. Interested and Affected Parties (I&APs) are hereby invited to register as an interested and Affected Party (I&AP) and/or comment on the proposed activity on or before 7th October 2024 via the following contact details:

LORNAY ENVIRONMENTAL CONSULTING
For Attn: Michelle Naylor
Unit 3F, Hemel & Aarde Wine Village, Hermanus
Tel: 083 245 6556
Email: michelle@lornay.co.za | www.lornay.co.za

THEWATERSKLOOF MUNICIPALITY

APPLICATION FOR REMOVAL OF A RESTRICTIVE CONDITION IN RESPECT OF A LAND UNIT: ERF 1653, RIVERSDORP

Applicant: Shiyam Longat, 13b Saldanha Street, RUYTERWACHT, 7460

Owner: Shiyam Longat, 25 Bego Street, RIVERSDORP, 7250

Reference number: R/1653/4317/2024

Property Description: Erf 1653, Riversdorp

Notice Number: KOR 17/2024

Detailed description of proposal:

1. Removal of the following restrictive conditions in respect of Erf 1653, Riversdorp in terms of Section 152(1)(f) of the The Waterskloof Municipality By-Law on Municipal Land Use Planning, 2022:

- Title deed condition C1b: That only one dwelling, together with such outbuildings as are ordinarily required to be used therewith, be situated on this erf and
- Title deed condition C1c: That this erf may not be subdivided except with the consent in writing of the Administrator.

Notice is hereby given in terms of the The Waterskloof Municipality By-law on Municipal Land Use Planning that the above mentioned application has been received and is available for inspection from 14 September 2024 to 14 October 2024 during office hours at the Town Planning and Building Control Department at 8 Plein Street, Caledon, 7230. Any written comments or objections may be addressed in terms of section 50 of the said legislation to the Municipal Manager, PO Box 24, Caledon, 7250; Fax: 028 214 1269; E-mail: townplanning@wscap.gov.za on or before 14 October 2024 from the date of publication of this notice, quoting your, name, address or contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to Mr. E. Modman, Administrator/Town Planning at 028 214 3300. The Municipality may refuse to accept comment received after the closing date. Any person who cannot write will be assisted by a Municipal official by transcribing their comments.

LOST OR DESTROYED DEED

Notice is hereby given in terms of regulation 68 of the Deeds Registries Act, 1937, of the intention to apply for the issue of a certified copy of Deed of Transfer ST4875/2018

passed by **PAULINE BONGERS** as Co-Executive and as Agent in terms of a Special Power of Attorney granted at Cape Town on 13 October 2017 by **ALLAN JOHN ROBERT BAKER**, in his capacity as Co-Executor in the Estate Late **BRIAN RAYMOND COLLINS** Number 15440/2017

in favour of **GETRUIDA CAROLINA COLLINS**
Identity Number 3804260054086 Widow

in respect of 1. A Unit consisting of one half (1/2) share in Section No. 152 as shown and more fully described on Sectional Plan No. SS 227/1995 in the scheme known as FYNBOS PARK in respect of the land and building or buildings situated at HERMANUS, IN THE OVERSTRAND MUNICIPALITY, DIVISION CALEDON, PROVINCE OF THE WESTERN CAPE, of which section the floor area, according to the said sectional plan is 46 (Forty Six) square metres in extent and

2. A Unit consisting of one half (1/2) share in Section No. 199 as shown and more fully described on Sectional Plan No. SS 227/1995 in the scheme known as FYNBOS PARK in respect of the land and building or buildings situated at HERMANUS, IN THE OVERSTRAND MUNICIPALITY, DIVISION CALEDON, PROVINCE OF THE WESTERN CAPE, of which section the floor area, according to the said sectional plan is 18 (Eighteen) square metres in extent and

which has been lost or destroyed.

All interested persons having objection to the issue of such copy are hereby required to lodge the same in writing with the Registrar of Deeds at Room 1216, 12th Floor, 90 Plein Street, Cape Town within two weeks from the date of the publication of this notice.

Guthrie & Theron
77 Main Road Hermanus
028/212 3626
info@guthrie.co.za

GUTHRIE & THERON
ATTORNEYS

OVERSTRAND MUNICIPALITY

TIME SCHEDULE FOR THE 2025/26 IDP REVIEW AND BUDGET PROCESS

Notice is herewith given in terms of section 21(1) of Local Government: Municipal Finance Management Act (56 of 2000), that the time schedule for the 2025/26 Integrated Development Plan (IDP) Review and Budget process was approved in Council on Wednesday, 28 August 2024.

The time schedule will be available during office hours at the offices of the Public Liaison Managers in Gansbaai/Stanford, Hermanus and Kleinmond, in all the public libraries in the Overstrand, the Corporate Head Office of the municipality in Hermanus and on the municipality's website at www.overstrand.gov.za

DGI O'Neill
MUNICIPAL MANAGER
Overstrand Municipality
PO Box 20
HERMANUS
7200

Notice number: 134/2024

OVERSTRAND MUNISIPALITEIT

TYDSKEDULE VIR DIE 2025/26 OPHERSIENING EN BEGROTINGSPROSES

Kennis gegee hiermee ingevolge artikel 21(1) van die Plaaslike Regering: Wet op Munisipale Finansiële Bestuur (Wet 56 van 2000) dat die tydskedule vir die 2024/25 Geintegreerde Ontwikkelingsplan (IDP) Hersiening en Begrotingsproses goedgekeur is in die Raad op Woensdag, 28 Augustus 2024.

Die tydskedule is gedurende kantoorure beskikbaar by die kantore van die Openbare Skakelbestuurders in Gansbaai/Stanford, Hermanus en Kleinmond, in alle openbare biblioteke in die Overstrand, die Korporatiewe Hoofkantoor van die munisipaliteit in Hermanus en op die munisipaliteit se webwerf by www.overstrand.gov.za

DGI O'Neill
MUNISIPALE BESTUURDER
Overstrand Munisipaliteit
Postbus 20
HERMANUS
7200

Kenningsnommer: 134/2024

UNASIPALA WASE-OVERSTRAND

ISIWANGCISO SEKESHA SENKUBO
YISWAMA-2025/26 SOHLAZIYO LWE (IDP)
KUNYE NENGQUBOYEBHAJETHI

Esi sisiziso eukhutshwa ngokwecandelo 21(1) loMibetho kaRhulumente wezasekhaya: wolawulo lwMali kaMasisipala umibetho (56 ka-2000), sokuba isiwangciso ngokwabo sowama-2025/2026 sohlaziye lwiswawangciso soPhuhliso oMibetho (IDP) nengqubo yohlahlo-lwabiwomali yomibetho iBhunga ngokwesiThathu, umhla wama-28 Agasti 2024.

Esi siwangciso sekeshisa sizis kufumaneka ngexesha leenyere zomsebenzi kwii-ofisi zabawuli eGansbaai/Stanford, Hermanus and Kleinmond, nakwemo omke amathala eencwadi eOverstrand, kwiNdlunkulu kaMasisipala eHermanus nakwi-webhuysithi ku-www.overstrand.gov.za

DGI O'Neill
UMPHATHI KAMASIPALA
Unasipala wase-Overstrand
PO Box 20
HERMANUS
7200

Inombolo yesiziso: 134/2024

#overstrand4all

151729

We belong We care We uplift

6. NOTICEBOARDS

Noticeboards were placed on site, as required in terms of the legislation:





7. COMMENTS AND RESPONSE REPORT AND REGISTER FOR I&APS

A Register was opened during the first round of public participation, to list all I&APs which wished to be registered as such. The Register included contact details, date and comment made.

A Comments and Response report was also opened at the onset of the public participation. This report contains the comment made by the I&AP, as well as formal response by the Environmental Assessment Practitioner (EAP).



REGISTER FOR INTERESTED AND AFFECTED PARTIES

PROJECT: ERF 438 STANFORD						
NAME:	ORGANISATION:	POSTAL ADDRESS:	TEL:	EMAIL:	COMMENT:	DATE & REF:
James Aling	Stanford Heritage Committee	-	-	james.aling@span.co.za mikemunnik001@gmail.com stanfordheritage@gmail.com	Email dated 25/09/2024 Dear Michelle, RE: ERF 438 – BASIC ENVIRONMENTAL ASSESSMENT – REGISTRATION AS AN IAP Further to your notice of public participation process for the basic environmental assessment process to be undertaken on Erf 438, Stanford, for the proposed development, this letter serves as confirmation that Stanford Heritage Committee (SHC), a Committee of the Stanford Conservation Trust, would like to registered as an IAP and kept up to date with the progress and developments/outcomes of the basic environmental assessment process.	-
Peter Bysshe	Private	-	-	peter@bysshe.co.za	Email dated 02/10/2024 Request to be registered as I&AP	-

Rulien Volshenk	Overberg District Municipality			rvolschenk@odm.org.za	Email dated 04/10/2024 RE: NOTICE OF PUBLIC PARTICIPATION FOR A BASIC ASSESSMENT PROCESS: PROPOSED RESIDENTIAL DEVELOPMENT, ERF 438 STANFORD, CALEDON RD The Overberg District Municipalities department of Environmental Management Services takes cognisance of the draft Basic Assessment Report. With reference to the Western Cape Biodiversity Spatial Plan, 2017 (WCBSP) the development footprint is not categorised as a Critically Biodiversity Area (CBA) nor an Ecological Support Area (ESA)> The current application fall within Agulhas Limestone Fynbos which is listed as Critically Endangered, but the site is mainly transformed due to historic agricultural use. The proposed development is situated with the urban edge of the Stanford area is zoned residential. The preferred layout, which incorporates a buffer between the wetland and the development footprint as well as protect the indigenous milkwood trees, is supported. The ODM therefore has no objection against the proposed development and support the mitigation proposal as stipulated in the specialists reports.	18/5/5/4
Vhengani Ligudu	BOCMA			vligudu@bocma.co.za	Email dated 07/10/2024 RE: APPLICATION FOR BASIC ASSESSMENT PROCESS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON ERF 438, STANFORD CALEDON RD. With reference to the above-mentioned document received by this office on the 03/09/2024, requesting comments. The Breede-Olifants Catchment Management Agency (BOCMA) has no objections on the proposed application subject to the following comments: 1. This office assessed the application and noted that part of the	4/10/2/G40L/ ERF 438, STANDFORD, CALEDON RD

				property is within a Regulated Area (floodplain wetland). The Regulated Area is defined under section 21 (c) and (i) of the National Water Act (Act 36 of 1998) as: a) The outer edge of the 1 in 100 year flood line and/or delineated riparian habitat, whichever is the greatest distance, measured from the middle of the watercourse of a river, spring, natural channel, lake or dam; b) In the absence of a determined 1 in 100 year flood line or riparian area the area within 100m from the edge of a watercourse where the edge of the watercourse is the first identifiable annual bank fill flood bench; or c) A 500m radius from the delineated boundary (extent) of any wetland or pan. 2. The following water uses in terms of Section 21 of the National Water Act, 1998 (Act 36 of 1998) may be applicable: Section 21 (c) – impeding or diverting the flow of water in a watercourse Section 21 (i) – altering the bed, banks, course or characteristics of a watercourse 3. The proposed development will trigger section 21 (c) & (i) water uses in terms of the National water act and thus a water use authorisation application must be lodged with the Department of Water and Sanitation (www.dws.gov.za/ewulaasprod) before the development commences. 4. As stated in the “Aquatic Biodiversity Screening, ERF 438 Stanford, Western Cape” report, a risk assessment matrix must be provided in terms of how high, medium or low the risk outcome is, to apply for the applicable authorization for the property. 5. Kindly provide proof from the municipality confirming the capacity to provide water and manage wastewater from the development. The proof must be forwarded to this office. 6. No activities may commence in the property without obtaining the required authorization. General Conditions: • All relevant sections and regulations of the National Water Act, 1998	
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					(Act 36 of 1998) regarding water use must be adhered to. • The disposal of sewage must at all times comply with the requirements of Sections 22 and 40 of the National Water Act of 1998, (Act 36 of 1998). • In the event of water abstraction from any water resource, the necessary authorisation must be obtained from this office of the Department. • No pollution of surface water or groundwater resources may occur. • Stormwater management must be addressed both in terms of flooding, erosion and pollution potential. • No stormwater runoff from any premises containing waste, or water containing waste emanating from industrial activities may be discharged into a water resource. Polluted stormwater must be contained. • Please note that engaging in activity that triggers the National Water Act without authorisation is an offence and will result in the BOCMA taking legal action against the proponent in terms of Section 151 of the National Water Act, 1998 (Act 36 of 1998). This office reserves the right to revise initial comments and request further information based on any additional information that may be received. The onus remains with the registered property owner to confirm adherence to any other relevant legislation that any activities might trigger and/or need authorization. Please do not hesitate to contact the above official should there be any queries.	
Rhett Smart	Cape Nature	-	-	rsmart@capenature.co.za	Email dated 08/10/2024 Pre-Application Basic Assessment Report for the Proposed Residential Development on Erf 438, Stanford Cape Nature would like to thank you for the opportunity to comment on the application and would like to make the following comments. Please note that our comments only pertain to the biodiversity related impacts and not to the overall desirability of the application. Desktop Information The property contains Ecological Support Area 1 and 2 (ESA) along the western and southern boundaries as mapped in the Western Cape Biodiversity Spatial Plan, with the remainder mapped as No Natural.	LS14/2/6/1/7/2/438_residential_Stanford

				The ESA is associated with the Mill Stream along the western boundary and a tributary along the southern boundary, with a floodplain wetland associated with these watercourses mapped in the National Wetland Map. The vegetation mapped for the site is Agulhas Limestone Fynbos, listed as critically endangered. The screening tool results indicate a very high sensitivity for terrestrial biodiversity and aquatic biodiversity, high sensitivity for animal species and medium sensitivity for plant species. A site sensitivity verification report has been compiled which indicates that an aquatic/freshwater impact assessment will address the aquatic biodiversity theme and a botanical/ecological specialist will be appointed to address the terrestrial biodiversity and plant species themes. For the animal species theme, it indicates that a stand-alone animal species assessment will not be undertaken, however the theme will be attended to by the ecological/botanical specialist and the freshwater specialist. The conclusion states that a botanical/ecological/plant species/terrestrial/animal specialist and a freshwater impact assessment will be appointed. The specialist studies which have been undertaken however do not match with the recommendations of the site sensitivity verification report. The specialist studies undertaken are an aquatic biodiversity assessment and an amphibian report. The terrestrial biodiversity and plant species themes have not been addressed. Therefore, either the site sensitivity verification report should be amended to indicate why specialist studies have not been undertaken or specialist studies must be undertaken to address these themes (or can be combined). We wish to note that according to the protocols, if the terrestrial biodiversity is of low sensitivity, a terrestrial biodiversity compliance statement is still required. Aquatic Biodiversity Impact Assessment The aquatic biodiversity screening study undertook wetland ground-truthing. The wetlands associated with the Mill Stream and tributary were confirmed with the ground-truthed extent slightly larger and the classification of the wetlands as unchannelled valley bottom wetland rather than floodplain wetlands due to the lack of a channel. The remainder of the property is occupied by instant lawn farming which has resulted in artificial wetland conditions on the surface due to the introduction of foreign soil and compaction along with irrigation.	
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					However, a section of this area was confirmed to support natural wetland conditions due to the presence of hydromorphic soils at a deeper level. This wetland was classified as a hillslope seep wetland. The aquatic biodiversity impact assessment assessed the ecological condition and importance of the wetlands, with the unchannelled valley bottom wetlands rated as moderately modified present ecological state (PES) and high ecological importance and sensitivity (EIS), and the hillslope seep seriously modified PES and moderate EIS. The development layout avoids the unchanneled valley bottom wetlands and a 32 m buffer, however the hillslope wetlands are proposed to be developed with the motivation that this wetland is highly modified and does not support wetland habitat. The presence of the endangered Western Leopard Toad (<i>Sclerophrys pantherinus</i>) within the broader area is taken into account in the ecological value of the wetlands. Several impacts are identified and assessed. The impact of the loss of the hillslope wetland is rated as medium significance and no mitigation is considered feasible. The impact on altered flow and water quality of the unchanneled valley bottom wetlands for both construction and operational phase is rated as low significance prior to mitigation and water quality is reduced to very low after mitigation. The proposed mitigation measures are supported and should all be implemented. The residual impact (after mitigation) for the loss of wetlands of medium significance is within the threshold requiring an offset. A wetland offset is therefore recommended to remedy the loss of the wetland. However, the mitigation hierarchy must be applied before an offset can be considered. Avoidance should be the first option and therefore development layouts which avoid the hillslope wetland must be investigated before this option can be considered further. Should this not be feasible it will need to be well motivated. We further wish to note that two alternative development layouts have been presented however a comparison of the impacts has not been undertaken. Should it be confirmed that a wetland offset is the only feasible remedy, a wetland offset must be designed in accordance with the wetland offset best practice guidelines. It is important to note that the Stanford Eye is the source of the Mill	
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				Stream a short distance upstream of the site. The Stanford Eye along with two boreholes supply water to the town of Stanford and therefore is an important water source apart from the ecological importance. As the eye is upstream of the site it will not be directly affected by the proposed development. However, the water abstraction from the eye reduces the volume of water within the Mill Stream and therefore it must be ensured that measures are in place to prevent further reduction of flow in the system. We therefore recommend that the studies related to the water use of the Stanford Eye is taken into consideration in the assessment and the proposed offset, such as the hydrological assessment for the Mill Stream (Umvoto Africa 2016). Amphibian Report An amphibian report was compiled to identify the amphibian species present on site. Amphibian species which could potentially occur on site are listed based on existing records within the quarter degree square. Three amphibian species were confirmed present based on calls recorded over two evenings, all of which are listed as least concern. We wish to query if the record of the Common Caco (<i>Cacosternum boettgeri</i>) is in fact the <i>Cacosternum australis</i>. The only Species of Conservation Concern (SCC) in the list of species which could potentially occur is Western Leopard Toad, listed as endangered. The location of the three species were recorded is included in Figure 3 and includes the erf to the north (Erf 594). Records of bird species are also included. A number of mitigation measures are recommended to both encourage amphibians to occupy the site and proposed development and to minimize the potential impact. The report does not indicate whether it aims to address the animal species theme in accordance with the protocols. In this regard we wish to note that the focus should be on SCCs for the animal species theme and should include an evaluation of the species identified in the screening tool, while also providing information on the other species present which has been undertaken. Further confirmation should be provided regarding the potential presence of the Western Leopard Toad on site and the records from the surrounding area. This species which can occur within suburban environments as is observed in the Cape Peninsula provided that appropriate mitigation measures are implemented.	
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					The amphibian report can be considered equivalent to the aquatic biodiversity screening report by providing baseline information, however an impact assessment should be undertaken assessing and rating the impact of the two proposed development layouts. The impact assessment should address the other requirements of the protocols. Conclusion In conclusion, CapeNature recommends that the following must be addressed before the application can be considered further: • The site sensitivity verification report must be amended to accurately reflect the outcomes of the site sensitivity verification in relation to the specialist assessments undertaken. The terrestrial biodiversity and plant species themes must be addressed in accordance with the protocols. • The mitigation hierarchy must be followed whereby avoidance of the loss of wetland must first be investigated in the proposed layout before a wetland offset can be considered. Should avoidance and the other steps of the mitigation hierarchy be adequately motivated to not be feasible, then a wetland offset must be investigated in terms of the relevant guidelines. We recommend that both the Overstrand Municipality and CapeNature are consulted prior to finalization of the wetland offset. • The amphibian report must be updated to an animal species impact assessment in accordance with the protocols. The potential presence of the SCCs in the screening tool must be assessed, with a particular focus on the Western Leopard Toad. • The two proposed development layouts (as well as layouts which avoid the wetlands) must be assessed and compared in the specialist assessments.	
SW Carstens V. Stoffels	Western Cape Government – Infrastructure – Transport Infrastructure Branch		021 483 4669	Vanessa.Stoffels@westerncape.gov.za	Email dated 08/10/2024 PROPOSED RESIDENTIAL DEVELOPMENT, ERF 438, STANFORD: COMMENTS ON DRAFT BASIC ASSESSMENT REPORT 1. Letter 438SF to this Branch dated 04 September 2024 refers. 2. The subject property is in Stanford and takes access off Trunk Road 28 Section 2.	DOI/CFS/R N/LU/REZ/ SUB- 21/295 (Applicatio n: 2024-

					3. This Branch offers no objection to the issuing of Environmental Authorisation in terms of the National Environmental Management Act 107 of 1998. 4. This Branch will comment on the access upon receipt of the Land Use application.	09-0025)
DEA&DP Landuse Ntanganedzeni Mabasa	DEADP Landuse Management	-	-	Ntanganedzeni.Mabasa@westerncape.gov.za	Email dated 08/10/2024 COMMENT ON THE DRAFT BASIC ASSESSMENT REPORT (“BAR”) IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (“NEMA”), 1998 (ACT NO. 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REGULATIONS, 2014 (AS AMENDED) FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON ERF NO. 438, STANFORD. 1. The electronic copy of the draft BAR, as received by the Directorate: Development Management (“this Directorate”) on 3 September 2024, and the Directorate’s acknowledgement thereof issued on 12 September 2024, refer. 2. Following the review of the information submitted to this Directorate, the following is noted: 2.1 The proposed development of 27 single residential erven, one general residential erf for town housing, private open spaces, and associated infrastructure on Erf No. 438, Stanford. 2.2 Erf No. 27 will accommodate a lodge for tourist accommodation, while Erf No. 28 will accommodate a guesthouse (with 10 beds). The lodge accommodation will be 16 freestanding pods located between in the Milkwood trees. 2.3 The proposed development footprint is approximately 5.2ha in extent. 2.4 Three wetlands were identified within the proposed site, including the Mill Stream wetland (classified as a Unchanneled Valley Bottom Wetland (“UVBW”), a small tributary thereof (also a UVBW) and a	16/3/3/6/7 /1/E2/37/1 035/24

				hillslope seep wetland within the onsite farmed area. The proposed development will be located within 32m of the watercourses present on the site and the preferred layout was designed to ensure that the Mill Stream and associated wetlands are incorporated into the development as a rehabilitated and functional green open space. 10 of the proposed erven along the wetland side, will include an Undevelopable Area which may not be developed. The aim of this “no development zone” is to prevent development and landscaping from extending into the 32m wetland buffer zone. 2.5 Access to the complex will be through an entrance gate building, set back from the R43, in order to reduce the visual impact of a gated estate and permit traffic stacking. 2.6 The site is mapped to contain Agulhas Limestone Fynbos and Elim Ferricrete Fynbos vegetation, which are classified as critically endangered and endangered vegetation types respectively. However, the site contains an area with cultivated buffalo grass that is sold commercially as roll on lawn on northern portion; a Milkwood grove together with wild olive and large exotic species in the centre near the homestead; a patch of low indigenous shrubs and small trees typical of moist sandy soils in the southern portions; and a wooded portion of Blue Gums between the access road and the stream. 2.7 The site is zoned Single Residential Zone and is located inside the municipal urban edge abut outside the urban area of Stanford. 3. This Directorate’s comments are as follows: 3.1 The recommended freshwater specialist mitigation includes “the implementation of a suitable a Wetland Offset, Rehabilitation and Management Plan”. Clarity is required with respect to what the wetland offset aspect entails. The Breede Olifants Catchment Management Agency (“BOCMA”) and CapeNature must confirm that the proposed maintenance and management of the onsite wetlands and buffer in perpetuity qualifies as a suitable offset for the loss of the hillslope seep wetland. This must be addressed and finalised as part of the basic assessment process and before submission of the final	
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					report for decision-making. 3.2 Given the location of the development, its designation as an Urban Conservation area in the Overstrand Municipality, Environmental Management Overlay Zone ("EMOZ") Regulations 2020, and considering that a portion of the site currently being used for agriculture, comments on the suitability of the proposed development must be obtained from the Overstrand Municipality, this Department's Directorate: Development Management (Region 2), and the Department of Agriculture. 3.3 A final comment must be obtained from Heritage Western Cape to confirm that the identified heritage impacts have been adequately addressed. 3.4 The Maintenance Management Plan ("MMP") that was included and submitted to this Department, does not meet the requirements of a MMP for adoption to enable future implementation of such maintenance related activities. The MMP is a legislative tool enabling the applicant to undertake certain permissible activities pertaining to maintenance related work only. It is imperative that the MMP is sufficiently detailed and, as a minimum, outlines the individually proposed future maintenance related activities, how, where and when these will be implemented, how the potential impacts associated with these actions will be prevented or minimised and the party responsible for such implementation. However, the method statements that have been included is limited and vague and lacks the necessary detail with respect to a step-by-step plan in a sequential and logical manner to inform the responsible person(s) on the process and actions to undertake when performing each identified maintenance activity, which aims to reduce the impact of undertaking the maintenance related work. The method statements in the MMP must therefore be updated and amended accordingly. 3.5 Proof of submission of the application to the BOCMA and a copy of the WULA Information must be included in the BAR. 3.6 Comment from, but not limited to the following Organs of State	
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					must be obtained 3.6.1 CapeNature 3.6.2 Heritage Western Cape 3.6.3 BOCMA 3.6.4 Department of Agriculture 3.6.5 Overstrand Municipality 3.6.6 DEA&DP Directorate: Development Management (Region 2) 3.6.7 The relevant road authority/ies 3.7 A comprehensive Comments and Response Report that includes all the comments received and the responses thereto must be included in the BAR. In addition, please ensure that copies of all the comments received are attached to the BAR. 3.8 Proof of compliance with all the public participation steps undertaken, as required in terms of Regulation 41 of the NEMA EIA Regulations, 2014 (as amended) must be included in the BAR. 3.9 In terms of Regulation 34 of the NEMA EIA Regulations, 2014, the holder must conduct environmental audits to determine compliance with the conditions of the Environmental Authorisation, the EMPr and submit Environmental Audit Reports to the Competent Authority. The Environmental Audit Report must be prepared by an independent person (other than the Environmental Assessment Practitioner and Environmental Control Officer) and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014. Please advise what the estimated duration of the construction phase will be. In addition, you are required to recommend and motivate the frequency at which the environmental audits must be conducted by an independent person. This will be included as a condition should Environmental Authorisation be granted and therefore the proponent	
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					must confirm that the recommended frequency is acceptable. 3.10 Please be advised that an original or electronically signed and dated applicant declaration is required to be submitted with the BAR to this Directorate. It is important to note that by signing this declaration, the applicant is confirming that they are aware and have taken cognisance of the contents of the report submitted for decision-making. Furthermore, through signing this declaration, the applicant is making a commitment that they are both willing and able to implement the necessary mitigation, management and monitoring measures recommended within the report with respect to this application. 3.11 In addition to the above, please ensure that original or electronically signed and dated EAP and specialist declarations are also submitted with the BAR for decision-making. 3.12 Omission of any required information in terms of Appendices 1 and 4 of EIA Regulations, 2014 (as amended) with respect to the final submission of the BAR and EMPr, respectively to this Directorate, may result in the application for Environmental Authorisation being refused. 4 Kindly quote the abovementioned reference number in any future correspondence in respect of the application. 5 Please note that the proposed development may not commence prior to an Environmental Authorisation being granted by the Competent Authority.	
Sheraine van Wyk	Whale Coast Conservation	-	-	sheraine.wcc@gmail.com pat.miller7@outlook.com	Email dated 09/10/24 Here is the comment following our last conversation on this property / proposed development. The new culverts that were installed in the R43 bridge upgrade were due to a plea I made to the Environmental Consultants for the safe passage of fauna. This installation in effect reconnected the eastern arm of the Mill Stream to the west arm of catchment. To encourage the endangered Western Leopard Toad in particular to	-

					use these culverts, I have requested that an area of at least 5m (preferably 10m) be vegetated with indigenous, low stature wetland vegetation of low maximum height so that the culverts remain visible to the animals. This implies suppressing reed growth in this area. Initial restoration of the area will be done by Guillaume Nel Environmental Consultants (with permission of the land owner) but subsequent maintenance (by land owner) will need to keep this objective in mind please. I would also like to monitor the movement of the toads during the breeding season (July - Sept) to gauge how the animals are using the culverts please. This will require access to the property at night. Frog tourism holds an unrealised potential in Stanford and can potentially be done on the property. I am willing to assist with this in future. Regards Sheraine van Wyk	
Cor van Der Walt / Brandon Layman	Department of Agriculture			Cor.VanderWalt@westerncape.gov.za brandon.layman@westerncape.gov.za	Email dated 05/11/2024 BASIC ASSESSMENT PROCESS PROPOSED RESIDENTIAL DEVELOPMENT: DIVISION CALEDON ERF NO. 438 STANFORD Your application of 04 September 2024 has reference. From an agricultural perspective the Western Cape Department of Agriculture has no objection. Please be advised, that this office is a commenting authority and further discussions on your application must be kept up with the decision makers. Further consultation will only be considered when requested by the decision maker. Please note: Kindly quote the above-mentioned reference number in any future correspondence in respect of the	-

					application. • The Department reserves the right to revise initial comments and request further information based on the information received. Yours sincerely	
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COMMENTS AND RESPONSE REPORT

PROJECT: Erf 438 Stanford

DRAFT BAR / PRE-APPLICATION

NAME:	COMMENT:	RESPONSE:	DATE & REF:
Stanford Heritage Committee James Aling	Email dated 25/09/2024 25 September 2024 Lornay Environmental Consulting Attention: Michelle Naylor By email: michelle@lornay.co.za Dear Michelle, RE: ERF 438 – BASIC ENVIRONMENTAL ASSESSMENT – REGISTRATION AS AN IAP Further to your notice of public participation process for the basic environmental assessment process to be undertaken on Erf 438, Stanford, for the proposed development, this letter serves as confirmation that Stanford Heritage Committee (SHC), a Committee of the Stanford Conservation Trust, would like to registered as an IAP and kept up to date with the progress and developments/outcomes of the basic environmental assessment process. Yours sincerely	Registered as I&AP No further action required	-

Peter peter@bysshe.co.za	Email dated 02/10/2024 Request to be registered as an I&AP	Added to register	-
Rulien Volschenk Overberg District Municipality	Email dated 04/10/2024 RE: NOTICE OF PUBLIC PARTICIPATION FOR A BASIC ASSESSMENT PROCESS: PROPOSED RESIDENTIAL DEVELOPMENT, ERF 438 STANFORD, CALEDON RD The Overberg District Municipalities department of Environmental Management Services takes cognisance of the draft Basic Assessment Report. With reference to the Western Cape Biodiversity Spatial Plan, 2017 (WCBSP) the development footprint is not categorised as a Critically Biodiversity Area (CBA) nor an Ecological Support Area (ESA)> The current application fall within Agulhas Limestone Fynbos which is listed as Critically Endangered, but the site is mainly transformed due to historic agricultural use. The proposed development is situated with the urban edge of the Stanford area is zoned residential. The preferred layout, which incorporates a buffer between the wetland and the development footprint as well as protect the indigenous milkwood trees, is supported. The ODM therefore has no objection against the proposed development and support the mitigation proposal as stipulated in the specialists reports.	No action required	18/5/5/4
BOCMA	Email dated 07/10/2024 RE: APPLICATION FOR BASIC ASSESSMENT PROCESS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON ERF 438, STANFORD CALEDON RD. With reference to the above-mentioned document received by this office on the 03/09/2024, requesting comments. The Breede-Olifants Catchment Management Agency (BOCMA) has no		

	objections on the proposed application subject to the following comments: 1. This office assessed the application and noted that part of the property is within a Regulated Area (floodplain wetland). The Regulated Area is defined under section 21 (c) and (i) of the National Water Act (Act 36 of 1998) as: a) The outer edge of the 1 in 100 year flood line and/or delineated riparian habitat, whichever is the greatest distance, measured from the middle of the watercourse of a river, spring, natural channel, lake or dam; b) In the absence of a determined 1 in 100 year flood line or riparian area the area within 100m from the edge of a watercourse where the edge of the watercourse is the first identifiable annual bank fill flood bench; or c) A 500m radius from the delineated boundary (extent) of any wetland or pan. 2. The following water uses in terms of Section 21 of the National Water Act, 1998 (Act 36 of 1998) may be applicable: Section 21 (c) – impeding or diverting the flow of water in a watercourse Section 21 (i) – altering the bed, banks, course or characteristics of a watercourse 3. The proposed development will trigger section 21 (c) & (i) water uses in terms of the National water act and thus a water use authorisation application must be lodged with the Department of Water and Sanitation (www.dws.gov.za/ewulaasprod) before the development commences. 4. As stated in the “Aquatic Biodiversity Screening, ERF 438 Stanford, Western Cape” report, a risk assessment matrix must be provided in terms of how high, medium or low the risk outcome is, to apply for the applicable authorization for the property. 5. Kindly provide proof from the municipality confirming the capacity to provide water and manage wastewater from the development. The proof must be forwarded to this office. 6. No activities may commence in the property without obtaining the		
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	required authorization. General Conditions: • All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use must be adhered to. • The disposal of sewage must at all times comply with the requirements of Sections 22 and 40 of the National Water Act of 1998, (Act 36 of 1998. • In the event of water abstraction from any water resource, the necessary authorisation must be obtained from this office of the Department. • No pollution of surface water or groundwater resources may occur. • Stormwater management must be addressed both in terms of flooding, erosion and pollution potential. • No stormwater runoff from any premises containing waste, or water containing waste emanating from industrial activities may be discharged into a water resource. Polluted stormwater must be contained. • Please note that engaging in activity that triggers the National Water Act without authorisation is an offence and will result in the BOCMA taking legal action against the proponent in terms of Section 151 of the National Water Act, 1998 (Act 36 of 1998). This office reserves the right to revise initial comments and request further information based on any additional information that may be received. The onus remains with the registered property owner to confirm adherence to any other relevant legislation that any activities might trigger and/or need authorization. Please do not hesitate to contact the above official should there be any queries.		
Cape Nature	Email dated 08/10/2024 Pre-Application Basic Assessment Report for the Proposed Residential Development on Erf 438, Stanford Cape Nature would like to thank you for the opportunity to comment on the application and would like to make the following comments. Please note that our comments only pertain to the biodiversity related impacts and not to the overall desirability of the application.		

	Desktop Information The property contains Ecological Support Area 1 and 2 (ESA) along the western and southern boundaries as mapped in the Western Cape Biodiversity Spatial Plan, with the remainder mapped as No Natural. The ESA is associated with the Mill Stream along the western boundary and a tributary along the southern boundary, with a floodplain wetland associated with these watercourses mapped in the National Wetland Map. The vegetation mapped for the site is Agulhas Limestone Fynbos, listed as critically endangered. The screening tool results indicate a very high sensitivity for terrestrial biodiversity and aquatic biodiversity, high sensitivity for animal species and medium sensitivity for plant species. A site sensitivity verification report has been compiled which indicates that an aquatic/freshwater impact assessment will address the aquatic biodiversity theme and a botanical/ecological specialist will be appointed to address the terrestrial biodiversity and plant species themes. For the animal species theme, it indicates that a stand-alone animal species assessment will not be undertaken, however the theme will be attended to by the ecological/botanical specialist and the freshwater specialist. The conclusion states that a botanical/ecological/plant species/terrestrial/animal specialist and a freshwater impact assessment will be appointed. The specialist studies which have been undertaken however do not match with the recommendations of the site sensitivity verification report. The specialist studies undertaken are an aquatic biodiversity assessment and an amphibian report. The terrestrial biodiversity and plant species themes have not been addressed. Therefore, either the site sensitivity verification report should be amended to indicate why specialist studies have not been undertaken or specialist studies must be undertaken to address these themes (or can be combined). We wish to note that according to the protocols, if the terrestrial biodiversity is of low sensitivity, a terrestrial biodiversity compliance statement is still required. Aquatic Biodiversity Impact Assessment		
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	The aquatic biodiversity screening study undertook wetland ground-truthing. The wetlands associated with the Mill Stream and tributary were confirmed with the ground-truthed extent slightly larger and the classification of the wetlands as unchannelled valley bottom wetland rather than floodplain wetlands due to the lack of a channel. The remainder of the property is occupied by instant lawn farming which has resulted in artificial wetland conditions on the surface due to the introduction of foreign soil and compaction along with irrigation. However, a section of this area was confirmed to support natural wetland conditions due to the presence of hydromorphic soils at a deeper level. This wetland was classified as a hillslope seep wetland. The aquatic biodiversity impact assessment assessed the ecological condition and importance of the wetlands, with the unchannelled valley bottom wetlands rated as moderately modified present ecological state (PES) and high ecological importance and sensitivity (EIS), and the hillslope seep seriously modified PES and moderate EIS. The development layout avoids the unchannelled valley bottom wetlands and a 32 m buffer, however the hillslope wetlands are proposed to be developed with the motivation that this wetland is highly modified and does not support wetland habitat. The presence of the endangered Western Leopard Toad (<i>Sclerophrys pantherinus</i>) within the broader area is taken into account in the ecological value of the wetlands. Several impacts are identified and assessed. The impact of the loss of the hillslope wetland is rated as medium significance and no mitigation is considered feasible. The impact on altered flow and water quality of the unchannelled valley bottom wetlands for both construction and operational phase is rated as low significance prior to mitigation and water quality is reduced to very low after mitigation. The proposed mitigation measures are supported and should all be implemented. The residual impact (after mitigation) for the loss of wetlands of medium significance is within the threshold requiring an offset. A wetland offset is therefore recommended to remedy the loss of the wetland. However, the mitigation hierarchy must be applied before an offset can be considered. Avoidance should be the first option and therefore development layouts		
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	which avoid the hillslope wetland must be investigated before this option can be considered further. Should this not be feasible it will need to be well motivated. We further wish to note that two alternative development layouts have been presented however a comparison of the impacts has not been undertaken. Should it be confirmed that a wetland offset is the only feasible remedy, a wetland offset must be designed in accordance with the wetland offset best practice guidelines. It is important to note that the Stanford Eye is the source of the Mill Stream a short distance upstream of the site. The Stanford Eye along with two boreholes supply water to the town of Stanford and therefore is an important water source apart from the ecological importance. As the eye is upstream of the site it will not be directly affected by the proposed development. However, the water abstraction from the eye reduces the volume of water within the Mill Stream and therefore it must be ensured that measures are in place to prevent further reduction of flow in the system. We therefore recommend that the studies related to the water use of the Stanford Eye is taken into consideration in the assessment and the proposed offset, such as the hydrological assessment for the Mill Stream (Umvoto Africa 2016). Amphibian Report An amphibian report was compiled to identify the amphibian species present on site. Amphibian species which could potentially occur on site are listed based on existing records within the quarter degree square. Three amphibian species were confirmed present based on calls recorded over two evenings, all of which are listed as least concern. We wish to query if the record of the Common Caco (<i>Cacosternum boettgeri</i>) is in fact the <i>Cacosternum australis</i>. The only Species of Conservation Concern (SCC) in the list of species which could potentially occur is Western Leopard Toad, listed as endangered. The location of the three species were recorded is included in Figure 3 and includes the erf to the north (Erf 594). Records of bird species are also included. A number of mitigation measures are recommended to both encourage amphibians to occupy the site and proposed development and to minimize the potential impact.		
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	The report does not indicate whether it aims to address the animal species theme in accordance with the protocols. In this regard we wish to note that the focus should be on SCCs for the animal species theme and should include an evaluation of the species identified in the screening tool, while also providing information on the other species present which has been undertaken. Further confirmation should be provided regarding the potential presence of the Western Leopard Toad on site and the records from the surrounding area. This species which can occur within suburban environments as is observed in the Cape Peninsula provided that appropriate mitigation measures are implemented. The amphibian report can be considered equivalent to the aquatic biodiversity screening report by providing baseline information, however an impact assessment should be undertaken assessing and rating the impact of the two proposed development layouts. The impact assessment should address the other requirements of the protocols. Conclusion In conclusion, CapeNature recommends that the following must be addressed before the application can be considered further: • The site sensitivity verification report must be amended to accurately reflect the outcomes of the site sensitivity verification in relation to the specialist assessments undertaken. The terrestrial biodiversity and plant species themes must be addressed in accordance with the protocols. • The mitigation hierarchy must be followed whereby avoidance of the loss of wetland must first be investigated in the proposed layout before a wetland offset can be considered. Should avoidance and the other steps of the mitigation hierarchy be adequately motivated to not be feasible, then a wetland offset must be investigated in terms of the relevant guidelines. We recommend that both the Overstrand Municipality and CapeNature are consulted prior to finalization of the wetland offset. • The amphibian report must be updated to an animal species impact assessment in accordance with the protocols. The potential presence of the SCCs in the screening tool must be assessed, with a		
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	particular focus on the Western Leopard Toad. The two proposed development layouts (as well as layouts which avoid the wetlands) must be assessed and compared in the specialist assessments.		
SW Carstens WCG Transport Infrastructure Branch	Email dated 08/10/2024 PROPOSED RESIDENTIAL DEVELOPMENT, ERF 438, STANFORD: COMMENTS ON DRAFT BASIC ASSESSMENT REPORT - Letter 438SF to this Branch dated 04 September 2024 refers. - The subject property is in Stanford and takes access off Trunk Road 28 Section 2. - This Branch offers no objection to the issuing of Environmental Authorisation in terms of the National Environmental Management Act 107 of 1998. - This Branch will comment on the access upon receipt of the Land Use application.		
DEA&DP Landuse N. Mabasa	Email dated 08/10/2024 COMMENT ON THE DRAFT BASIC ASSESSMENT REPORT (“BAR”) IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (“NEMA”), 1998 (ACT NO. 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REGULATIONS, 2014 (AS AMENDED) FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON ERF NO. 438, STANFORD. - The electronic copy of the draft BAR, as received by the Directorate: Development Management (“this Directorate”) on 3 September 2024, and the Directorate’s acknowledgement thereof issued on 12 September 2024, refer. - Following the review of the information submitted to this Directorate, the following is noted: - The proposed development of 27 single residential erven, one general residential erf for town housing, private open spaces, and associated infrastructure on Erf No. 438, Stanford. - Erf No. 27 will accommodate a lodge for tourist accommodation,		

	while Erf No. 28 will accommodate a guesthouse (with 10 beds). The lodge accommodation will be 16 freestanding pods located between in the Milkwood trees. 2.3 The proposed development footprint is approximately 5.2ha in extent. 2.4 Three wetlands were identified within the proposed site, including the Mill Stream wetland (classified as a Unchanneled Valley Bottom Wetland ("UVBW"), a small tributary thereof (also a UVBW) and a hillslope seep wetland within the onsite farmed area. The proposed development will be located within 32m of the watercourses present on the site and the preferred layout was designed to ensure that the Mill Stream and associated wetlands are incorporated into the development as a rehabilitated and functional green open space. 10 of the proposed erven along the wetland side, will include an Undevelopable Area which may not be developed. The aim of this "no development zone" is to prevent development and landscaping from extending into the 32m wetland buffer zone. 2.5 Access to the complex will be through an entrance gate building, set back from the R43, in order to reduce the visual impact of a gated estate and permit traffic stacking. 2.6 The site is mapped to contain Agulhas Limestone Fynbos and Elim Ferricrete Fynbos vegetation, which are classified as critically endangered and endangered vegetation types respectively. However, the site contains an area with cultivated buffalo grass that is sold commercially as roll on lawn on northern portion; a Milkwood grove together with wild olive and large exotic species in the centre near the homestead; a patch of low indigenous shrubs and small trees typical of moist sandy soils in the southern portions; and a wooded portion of Blue Gums between the access road and the stream. 2.7 The site is zoned Single Residential Zone and is located inside the municipal urban edge abut outside the urban area of Stanford. 3. This Directorate's comments are as follows: 3.1 The recommended freshwater specialist mitigation includes "the implementation of a suitable a Wetland Offset, Rehabilitation and Management Plan". Clarity is required with respect to what the wetland offset aspect entails. The Breede Olifants Catchment Management		
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	Agency ("BOCMA") and CapeNature must confirm that the proposed maintenance and management of the onsite wetlands and buffer in perpetuity qualifies as a suitable offset for the loss of the hillslope seep wetland. This must be addressed and finalised as part of the basic assessment process and before submission of the final report for decision-making. 3.2 Given the location of the development, its designation as an Urban Conservation area in the Overstrand Municipality, Environmental Management Overlay Zone ("EMOZ") Regulations 2020, and considering that a portion of the site currently being used for agriculture, comments on the suitability of the proposed development must be obtained from the Overstrand Municipality, this Department's Directorate: Development Management (Region 2), and the Department of Agriculture. 3.3 A final comment must be obtained from Heritage Western Cape to confirm that the identified heritage impacts have been adequately addressed. 3.4 The Maintenance Management Plan ("MMP") that was included and submitted to this Department, does not meet the requirements of a MMP for adoption to enable future implementation of such maintenance related activities. The MMP is a legislative tool enabling the applicant to undertake certain permissible activities pertaining to maintenance related work only. It is imperative that the MMP is sufficiently detailed and, as a minimum, outlines the individually proposed future maintenance related activities, how, where and when these will be implemented, how the potential impacts associated with these actions will be prevented or minimised and the party responsible for such implementation. However, the method statements that have been included is limited and vague and lacks the necessary detail with respect to a step-by-step plan in a sequential and logical manner to inform the responsible person(s) on the process and actions to undertake when performing each identified maintenance activity, which aims to reduce the impact of undertaking the maintenance related work. The method statements in the MMP must therefore be updated and amended accordingly. 3.5 Proof of submission of the application to the BOCMA and a copy of the WULA Information must be included in the BAR.		
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	3.6 Comment from, but not limited to the following Organs of State must be obtained 3.6.1 CapeNature 3.6.2 Heritage Western Cape 3.6.3 BOCMA 3.6.4 Department of Agriculture 3.6.5 Overstrand Municipality 3.6.6 DEA&DP Directorate: Development Management (Region 2) 3.6.7 The relevant road authority/ies 3.7 A comprehensive Comments and Response Report that includes all the comments received and the responses thereto must be included in the BAR. In addition, please ensure that copies of all the comments received are attached to the BAR. 3.8 Proof of compliance with all the public participation steps undertaken, as required in terms of Regulation 41 of the NEMA EIA Regulations, 2014 (as amended) must be included in the BAR. 3.9 In terms of Regulation 34 of the NEMA EIA Regulations, 2014, the holder must conduct environmental audits to determine compliance with the conditions of the Environmental Authorisation, the EMPr and submit Environmental Audit Reports to the Competent Authority. The Environmental Audit Report must be prepared by an independent person (other than the Environmental Assessment Practitioner and Environmental Control Officer) and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014. Please advise what the estimated duration of the construction phase will be. In addition, you are required to recommend and motivate the frequency at which the environmental audits must be conducted by an independent person. This will be included as a condition should Environmental Authorisation be granted and therefore the proponent must confirm that the recommended frequency is acceptable. 3.10 Please be advised that an original or electronically signed and dated applicant declaration is required to be submitted with the BAR to this Directorate. It is important to note that by signing this declaration, the applicant is confirming that they are aware and have taken cognisance of the contents of the report submitted for decision-making. Furthermore, through signing this declaration, the applicant is making a commitment		
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	that they are both willing and able to implement the necessary mitigation, management and monitoring measures recommended within the report with respect to this application. 3.11 In addition to the above, please ensure that original or electronically signed and dated EAP and specialist declarations are also submitted with the BAR for decision-making. 3.12 Omission of any required information in terms of Appendices 1 and 4 of EIA Regulations, 2014 (as amended) with respect to the final submission of the BAR and EMP, respectively to this Directorate, may result in the application for Environmental Authorisation being refused. 4 Kindly quote the abovementioned reference number in any future correspondence in respect of the application. 5 Please note that the proposed development may not commence prior to an Environmental Authorisation being granted by the Competent Authority.		
Whale Coast Conservation – Sheraine van Wyk	Email dated 09/10/2024 Here is the comment following our last conversation on this property / proposed development. The new culverts that were installed in the R43 bridge upgrade were due to a plea I made to the Environmental Consultants for the safe passage of fauna. This installation in effect reconnected the eastern arm of the Mill Stream to the west arm of catchment. To encourage the endangered Western Leopard Toad in particular to use these culverts, I have requested that an area of at least 5m (preferably 10m) be vegetated with indigenous, low stature wetland vegetation of low maximum height so that the culverts remain visible to the animals. This implies suppressing reed growth in this area. Initial restoration of the area will be done by Guillaume Nel Environmental Consultants (with permission of the land owner) but subsequent maintenance (by land owner) will need to keep this objective in mind please. I would also like to monitor the movement of the toads during the breeding season (July - Sept) to gauge how the animals are using the culverts please. This will require access to the property at night. Frog tourism holds an unrealised potential in Stanford and can potentially be done on the property. I am willing to assist with this in future.		

	Regards Sheraine van Wyk		
Cor Van Der Walt DOA	Email dated 05/11/2024 BASIC ASSESSMENT PROCESS PROPOSED RESIDENTIAL DEVELOPMENT: DIVISION CALEDON ERF NO. 438 STANFORD Your application of 04 September 2024 has reference. From an agricultural perspective the Western Cape Department of Agriculture has no objection. Please be advised, that this office is a commenting authority and further discussions on your application must be kept up with the decision makers. Further consultation will only be considered when requested by the decision maker. Please note: • Kindly quote the above-mentioned reference number in any future correspondence in respect of the application. • The Department reserves the right to revise initial comments and request further information based on the information received. Yours sincerely		

8. COMMENTS RECEIVED DURING DRAFT / PRE-APPLICATION PUBLIC PARTICIPATION



Western Cape
Government

Cor Van Der Walt
LandUse Management
Email: Cor.VanderWalt@westerncape.gov.za
tel: +27 21 808 5099 fax: +27 21 808 5092

OUR REFERENCE : 20/9/2/4/2/968
YOUR REFERENCE : 438SF
DEA&DP REFERENCE : 16/3/3/6/7/1/E2/37/1035/24
ENQUIRIES : Cor van der Walt

Lornay Environmental Consulting
Email: michelle@lornay.co.za

Att: Michelle Naylor

BASIC ASSESSMENT PROCESS

PROPOSED RESIDENTIAL DEVELOPMENT: DIVISION CALEDON ERF NO 438, STANDFORD

Your application of 04 September 2024 has reference.

From an agricultural perspective the Western Cape Department of Agriculture has no objection.

Please be advised, that this office is a commenting authority and further discussions on your application must be taken up with the decision makers. Further consultation will only be considered when requested by the decision maker.

Please note:

- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.



- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely



Mr. CJ van der Walt

LANDUSE MANAGER: LANDUSE MANAGEMENT

2024-10-29

Copies:

Overstrand Municipality

PO Box 20

HERMANUS

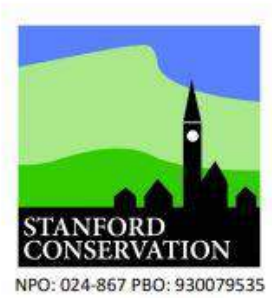
7200

Department of Environmental Affairs & Development Planning

1 Dorp Street

Cape Town

8000



25 September 2024

Lornay Environmental Consulting

Attention: Michelle Naylor

By email: michelle@lornay.co.za

Dear Michelle,

RE: ERF 438 – BASIC ENVIRONMENTAL ASSESSMENT – REGISTRATION AS AN IAP

Further to your notice of public participation process for the basic environmental assessment process to be undertaken on Erf 438, Stanford, for the proposed development, this letter serves as confirmation that Stanford Heritage Committee (SHC), a Committee of the Stanford Conservation Trust, would like to registered as an IAP and kept up to date with the progress and developments/outcomes of the basic environmental assessment process.

Yours sincerely,



James Aling
Chair

cc. Mike Munnik Secretariat

Stanford Heritage
P O Box 539 Stanford 7210 | stanfordheritage@gmail.com
www.stanfordconservation.org



Western Cape
Government

Department of Infrastructure

Vanessa Stoffels

Chief Directorate: Road Planning

Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

Ref: DOI/CFS/RN/LU/REZ/SUB-21/295 (Application: 2024-09-0025)

Lornay Environmental Consulting
P O Box 1990
HERMANUS
7200

Attention: Ms M Naylor

Dear Madam

PROPOSED RESIDENTIAL DEVELOPMENT, ERF 438, STANFORD: COMMENTS ON DRAFT BASIC ASSESSMENT REPORT

1. Letter 438SF to this Branch dated 04 September 2024 refers.
2. The subject property is in Stanford and takes access off Trunk Road 28 Section 2.
3. This Branch offers no objection to the issuing of Environmental Authorisation in terms of the National Environmental Management Act 107 of 1998.
4. This Branch will comment on the access upon receipt of the Land Use application.

Yours Sincerely

SW CARSTENS

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH

DATE: 3 OCTOBER 2024

DOI/CFS/RN/LU/REZ/SUB-21/295 (Application: 2024-09-0025)

ENDORSEMENTS

1. Lornay Environmental Consulting
Attention: M Naylor (e-mail: michelle@lornay.co.za)
2. District Roads Engineer
Paarl
3. Ms PZ Govu (e-mail)
4. Mr S Carstens (e-mail)



OVERBERG DISTRIKSMUNISIPALITEIT DISTRICT MUNICIPALITY UMASIPALA WESITHILI



MELD ASB/PLEASE QUOTE

Ons Verw./Our Ref.: 18/5/5/4

Navrae/Enquiries: Francois Kotze

Bylyn/Ext.:

Privaatsak: X22
Private Bag:
BREDASDORP
7280
Tel.: (028) 4251157
Faks/Fax: (028) 4251014
E-mail/E-pos: rvolschenk@odm.org.za

04 October 2024

LORNAY ENVIRONMENTAL CONSULTING

P.O. BOX 1990
HERMANUS
7200

For attention: Michelle Naylor

**RE: NOTICE OF PUBLIC PARTICIPATION FOR A BASIC ASSESSMENT PROCESS:
PROPOSED RESIDENTIAL DEVELOPMENT, ERF 438 STANFORD, CALEDON RD**

Reference number: 16/3/3/6/7/1/E2/37/1035/24

The Overberg District Municipality's department of Environmental Management Services takes cognisance of the draft Basic Assessment Report.

With reference to the Western Cape Biodiversity Spatial Plan, 2017 (WCBSP) the development footprint is not categorise as a Critically Biodiversity Area (CBA) nor an Ecological Support Area (ESA). The current application falls within Agulhas Limestone Fynbos which is listed as Critically Endangered, but the site is mainly transformed due to historic agricultural use.

The proposed development is situated within the urban edge of the Stanford area and is zoned residential. The preferred layout which incorporates a buffer between the wetland and the development footprint as well as protect the indigenous milkwood trees is supported.

Alle korrespondensie moet aan die Munisipale Bestuurder gerig word.
All correspondence must be addressed to the Municipal Manager

The ODM therefore has no objection against the proposed development and support the mitigation proposals as stipulated in the specialist reports.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'R. Bosman', written over the printed name.

R. BOSMAN

MUNICIPAL MANAGER



**Western Cape
Government**

Department of Environmental Affairs and Development Planning

Ntanganedzeni Mabasa

Directorate: Development Management, Region 1

Ntanganedzeni.Mabasa@westerncape.gov.za | Tel: 021 483 2803

REFERENCE: 16/3/3/6/7/1/E2/37/1035/24

DATE: 7 October 2024

The Board of Directors
Omni King Investments (Pty) Ltd
24 Sillery Street
STANFORD
7210

Attention: Mr. Kevin King

Cell: 083 656 0606
Email: kevin@rex.co.za

Dear Sir

COMMENT ON THE DRAFT BASIC ASSESSMENT REPORT ("BAR") IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT ("NEMA"), 1998 (ACT NO. 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON ERF NO. 438, STANFORD.

1. The electronic copy of the draft BAR, as received by the Directorate: Development Management ("this Directorate") on 3 September 2024, and the Directorate's acknowledgement thereof issued on 12 September 2024, refer.
2. Following the review of the information submitted to this Directorate, the following is noted:
 - 2.1 The proposed development of 27 single residential erven, one general residential erf for town housing, private open spaces, and associated infrastructure on Erf No. 438, Stanford.
 - 2.2 Erf No. 27 will accommodate a lodge for tourist accommodation, while Erf No. 28 will accommodate a guesthouse (with 10 beds). The lodge accommodation will be 16 freestanding pods located between in the Milkwood trees.
 - 2.3 The proposed development footprint is approximately 5.2ha in extent.
 - 2.4 Three wetlands were identified within the proposed site, including the Mill Stream wetland (classified as a Unchanneled Valley Bottom Wetland ("UVBW"), a small tributary thereof (also a UVBW) and a hillslope seep wetland within the onsite farmed area. The proposed development will be located within 32m of the watercourses present on the site and the preferred layout was designed to ensure that the Mill Stream and associated wetlands are incorporated into the development as a rehabilitated and functional green open space. 10 of the proposed erven along the wetland side, will include an Undevelopable Area which may not be developed. The aim of this "no development zone" is to prevent development and landscaping from extending into the 32m wetland buffer zone.
 - 2.5 Access to the complex will be through an entrance gate building, set back from the R43, in order to reduce the visual impact of a gated estate and permit traffic stacking.
 - 2.6 The site is mapped to contain Agulhas Limestone Fynbos and Elim Ferricrete Fynbos vegetation, which are classified as critically endangered and endangered vegetation types respectively. However, the site contains an area with cultivated buffalo grass that is sold commercially as roll on lawn on northern portion; a Milkwood grove together with wild olive and large exotic species in the



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Department of Environmental Affairs and Development Planning

centre near the homestead; a patch of low indigenous shrubs and small trees typical of moist sandy soils in the southern portions; and a wooded portion of Blue Gums between the access road and the stream.

- 2.7 The site is zoned Single Residential Zone and is located inside the municipal urban edge about outside the urban area of Stanford.

3. This Directorate's comments are as follows:

- 3.1 The recommended freshwater specialist mitigation includes "the implementation of a suitable a Wetland Offset, Rehabilitation and Management Plan". Clarity is required with respect to what the wetland offset aspect entails. The Breede Olifants Catchment Management Agency ("BOCMA") and CapeNature must confirm that the proposed maintenance and management of the onsite wetlands and buffer in perpetuity qualifies as a suitable offset for the loss of the hillslope seep wetland. This must be addressed and finalised as part of the basic assessment process and before submission of the final report for decision-making.
- 3.2 Given the location of the development, its designation as an Urban Conservation area in the Overstrand Municipality, Environmental Management Overlay Zone ("EMOZ") Regulations 2020, and considering that a portion of the site currently being used for agriculture, comments on the suitability of the proposed development must be obtained from the Overstrand Municipality, this Department's Directorate: Development Management (Region 2), and the Department of Agriculture.
- 3.3 A final comment must be obtained from Heritage Western Cape to confirm that the identified heritage impacts have been adequately addressed.
- 3.4 The Maintenance Management Plan ("MMP") that was included and submitted to this Department, does not meet the requirements of a MMP for adoption to enable future implementation of such maintenance related activities. The MMP is a legislative tool enabling the applicant to undertake certain permissible activities pertaining to maintenance related work only. It is imperative that the MMP is sufficiently detailed and, as a minimum, outlines the individually proposed future maintenance related activities, how, where and when these will be implemented, how the potential impacts associated with these actions will be prevented or minimised and the party responsible for such implementation. However, the method statements that have been included is limited and vague and lacks the necessary detail with respect to a step-by-step plan in a sequential and logical manner to inform the responsible person(s) on the process and actions to undertake when performing each identified maintenance activity, which aims to reduce the impact of undertaking the maintenance related work. The method statements in the MMP must therefore be updated and amended accordingly.
- 3.5 Proof of submission of the application to the BOCMA and a copy of the WULA Information must be included in the BAR.
- 3.6 Comment from, but not limited to the following Organs of State must be obtained
- 3.6.1 CapeNature
 - 3.6.2 Heritage Western Cape
 - 3.6.3 BOCMA
 - 3.6.4 Department of Agriculture
 - 3.6.5 Overstrand Municipality
 - 3.6.6 DEA&DP Directorate: Development Management (Region 2)
 - 3.6.7 The relevant road authority/ies

- 3.7 A comprehensive Comments and Response Report that includes all the comments received and the responses thereto must be included in the BAR. In addition, please ensure that copies of all the comments received are attached to the BAR.
- 3.8 Proof of compliance with all the public participation steps undertaken, as required in terms of Regulation 41 of the NEMA EIA Regulations, 2014 (as amended) must be included in the BAR.
- 3.9 In terms of Regulation 34 of the NEMA EIA Regulations, 2014, the holder must conduct environmental audits to determine compliance with the conditions of the Environmental Authorisation, the EMPr and submit Environmental Audit Reports to the Competent Authority. The Environmental Audit Report must be prepared by an independent person (other than the Environmental Assessment Practitioner and Environmental Control Officer) and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014. Please advise what the estimated duration of the construction phase will be. In addition, you are required to recommend and motivate the frequency at which the environmental audits must be conducted by an independent person. This will be included as a condition should Environmental Authorisation be granted and therefore the proponent must confirm that the recommended frequency is acceptable.
- 3.10 Please be advised that an original or electronically signed and dated applicant declaration is required to be submitted with the BAR to this Directorate. It is important to note that by signing this declaration, the applicant is confirming that they are aware and have taken cognisance of the contents of the report submitted for decision-making. Furthermore, through signing this declaration, the applicant is making a commitment that they are both willing and able to implement the necessary mitigation, management and monitoring measures recommended within the report with respect to this application.
- 3.11 In addition to the above, please ensure that original or electronically signed and dated EAP and specialist declarations are also submitted with the BAR for decision-making.
- 3.12 Omission of any required information in terms of Appendices 1 and 4 of EIA Regulations, 2014 (as amended) with respect to the final submission of the BAR and EMPr, respectively to this Directorate, may result in the application for Environmental Authorisation being refused.
- 4 Kindly quote the abovementioned reference number in any future correspondence in respect of the application.
- 5 Please note that the proposed development may not commence prior to an Environmental Authorisation being granted by the Competent Authority.

Yours faithfully

Andrea
Thomas

HEAD OF COMPONENT

DIRECTORATE: DEVELOPMENT MANAGEMENT (REGION 1)
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

CC: (1) Ms. Michelle Naylor (Lornay Environmental Consulting)
(2) Mr. Chester Arendse (Overstrand Municipality)

Digitally signed by Andrea
Thomas
Date: 2024.10.07 17:18:23
+02'00'

Email: michelle@lornay.co.za
Email: gbenvironmental@overstrand.gov.za



CONSERVATION INTELLIGENCE: SOUTH

postal 16 17th Avenue, Voëlklip, Hermanus, 7200
physical 16 17th Avenue, Voëlklip, Hermanus, 7200
website www.capenature.co.za
enquiries Rhett Smart
telephone 087 087 8017
email rsmart@capenature.co.za
reference LS14/2/6/1/7/2/438_residential_Stanford
date 7 October 2024

Lornay Environmental Consulting
P.O. Box 1990
Hermanus
7200

Attention: Michelle Naylor
By email: michelle@lornay.co.za

Dear Ms Naylor

Pre-Application Basic Assessment Report for the Proposed Residential Development on Erf 438, Stanford

CapeNature would like to thank you for the opportunity to comment on the application and would like to make the following comments. Please note that our comments only pertain to the biodiversity related impacts and not to the overall desirability of the application.

Desktop Information

The property contains Ecological Support Area 1 and 2 (ESA) along the western and southern boundaries as mapped in the Western Cape Biodiversity Spatial Plan, with the remainder mapped as No Natural. The ESA is associated with the Mill Stream along the western boundary and a tributary along the southern boundary, with a floodplain wetland associated with these watercourses mapped in the National Wetland Map. The vegetation mapped for the site is Agulhas Limestone Fynbos, listed as critically endangered.

The screening tool results indicate a very high sensitivity for terrestrial biodiversity and aquatic biodiversity, high sensitivity for animal species and medium sensitivity for plant species. A site sensitivity verification report has been compiled which indicates that an aquatic/freshwater impact assessment will address the aquatic biodiversity theme and a botanical/ecological specialist will be appointed to address the terrestrial biodiversity and plant species themes. For the animal species theme, it indicates that a stand-alone animal species assessment will not be undertaken, however the theme will be attended to by the ecological/botanical specialist and the freshwater specialist. The conclusion states that a botanical/ecological/plant species/terrestrial/animal specialist and a freshwater impact assessment will be appointed.

The Western Cape Nature Conservation Board trading as CapeNature

Board Members: Ms Marguerite Loubser (Chairperson), Prof Gavin Maneveldt (Vice Chairperson), Mr Mervyn Burton, Prof Denver Hendricks, Dr Colin Johnson, Mr Paul Slack

The specialist studies which have been undertaken however do not match with the recommendations of the site sensitivity verification report. The specialist studies undertaken are an aquatic biodiversity assessment and an amphibian report. The terrestrial biodiversity and plant species themes have not been addressed. Therefore, either the site sensitivity verification report should be amended to indicate why specialist studies have not been undertaken or specialist studies must be undertaken to address these themes (or can be combined). We wish to note that according to the protocols, if the terrestrial biodiversity is of low sensitivity, a terrestrial biodiversity compliance statement is still required.

Aquatic Biodiversity Impact Assessment

The aquatic biodiversity screening study undertook wetland ground-truthing. The wetlands associated with the Mill Stream and tributary were confirmed with the ground-truthed extent slightly larger and the classification of the wetlands as unchannelled valley bottom wetland rather than floodplain wetlands due to the lack of a channel. The remainder of the property is occupied by instant lawn farming which has resulted in artificial wetland conditions on the surface due to the introduction of foreign soil and compaction along with irrigation. However, a section of this area was confirmed to support natural wetland conditions due to the presence of hydromorphic soils at a deeper level. This wetland was classified as a hillslope seep wetland.

The aquatic biodiversity impact assessment assessed the ecological condition and importance of the wetlands, with the unchannelled valley bottom wetlands rated as moderately modified present ecological state (PES) and high ecological importance and sensitivity (EIS), and the hillslope seep seriously modified PES and moderate EIS. The development layout avoids the unchanneled valley bottom wetlands and a 32 m buffer, however the hillslope wetlands are proposed to be developed with the motivation that this wetland is highly modified and does not support wetland habitat. The presence of the endangered Western Leopard Toad (*Sclerophrys pantherinus*) within the broader area is taken into account in the ecological value of the wetlands.

Several impacts are identified and assessed. The impact of the loss of the hillslope wetland is rated as medium significance and no mitigation is considered feasible. The impact on altered flow and water quality of the unchanneled valley bottom wetlands for both construction and operational phase is rated as low significance prior to mitigation and water quality is reduced to very low after mitigation. The proposed mitigation measures are supported and should all be implemented.

The residual impact (after mitigation) for the loss of wetlands of medium significance is within the threshold requiring an offset. A wetland offset is therefore recommended to remedy the loss of the wetland. However, the mitigation hierarchy must be applied before an offset can be considered. Avoidance should be the first option and therefore development layouts which avoid the hillslope wetland must be investigated before this option can be considered further. Should this not be feasible it will need to be well motivated. We further wish to note that two alternative development layouts have been presented however a comparison of the impacts has not been undertaken. Should it be confirmed that a wetland offset is the only feasible remedy, a wetland offset must be designed in accordance with the wetland offset best practice guidelines.

- The site sensitivity verification report must be amended to accurately reflect the outcomes of the site sensitivity verification in relation to the specialist assessments undertaken. The terrestrial biodiversity and plant species themes must be addressed in accordance with the protocols.
- The mitigation hierarchy must be followed whereby avoidance of the loss of wetland must first be investigated in the proposed layout before a wetland offset can be considered. Should avoidance and the other steps of the mitigation hierarchy be adequately motivated to not be feasible, then a wetland offset must be investigated in terms of the relevant guidelines. We recommend that both the Overstrand Municipality and CapeNature are consulted prior to finalization of the wetland offset.
- The amphibian report must be updated to an animal species impact assessment in accordance with the protocols. The potential presence of the SCCs in the screening tool must be assessed, with a particular focus on the Western Leopard Toad.
- The two proposed development layouts (as well as layouts which avoid the wetlands) must be assessed and compared in the specialist assessments.

Regards



Rhett Smart

For: Manager: Landscape Conservation Intelligence South

References:

Umvoto Africa. (2016). *Stanford Mill Stream Improvement Project – Mill Stream Hydrological Assessment*. Prepared by P. Lee, M. C. Munnik, K. Riemann and D. Blake for the Overstrand Local Municipality, Final Draft, Report No. 877/03/01/2016, January 2017.



Cnr Mountain Mill & East Lake Roads, Worcester 6850, Private Bag X 3055, Worcester, 6850

Enquiries: V. Ligudu Tel: 023-3468000 Fax: 023-3472012 E-mail: vligudu@bocma.co.za

Your Ref: 16/3/3/6/7/1/E2/37/1035/24

Our Ref: 4/10/2/G40L/ERF 438, STANDFORD, CALEDON RD

DATE: 07/10/2024

Lornay Environmental Consulting
Po Box 1990
Hermanus
7200
Email: michelle@lornay.co.za

**RE: APPLICATION FOR BASIC ASSESSMENT PROCESS FOR THE PROPOSED
RESIDENTIAL DEVELOPMENT ON ERF 438, STANFORD CALEDON RD.**

With reference to the above-mentioned document received by this office on the **03/09/2024**, requesting comments.

The Breede-Olifants Catchment Management Agency (BOCMA) has no objections on the proposed application subject to the following comments:

1. This office assessed the application and noted that part of the property is within a Regulated Area (floodplain wetland). The Regulated Area is defined under section 21 (c) and (i) of the National Water Act (Act 36 of 1998) as:
 - a) *The outer edge of the 1 in 100 year flood line and/or delineated riparian habitat, whichever is the greatest distance, measured from the middle of the watercourse of a river, spring, natural channel, lake or dam;*
 - b) *In the absence of a determined 1 in 100 year flood line or riparian area the area within 100m from the edge of a watercourse where the edge of the watercourse is the first identifiable annual bank fill flood bench; or*
 - c) **A 500m radius from the delineated boundary (extent) of any wetland or pan.**
2. The following water uses in terms of Section 21 of the National Water Act, 1998 (Act 36 of 1998) may be applicable:

Section 21 (c) – impeding or diverting the flow of water in a watercourse

Section 21 (i) – altering the bed, banks, course or characteristics of a watercourse

3. The proposed development will trigger section 21 (c) & (l) water uses in terms of the National water act and thus a water use authorisation application must be lodged with the Department of Water and Sanitation (www.dws.gov.za/ewulaasprod) before the development commences.
4. As stated in the "Aquatic Biodiversity Screening, ERF 438 Stanford, Western Cape" report, a risk assessment matrix must be provided in terms of how high, medium or low the risk outcome is, to apply for the applicable authorization for the property.
5. Kindly provide proof from the municipality confirming the capacity to provide water and manage wastewater from the development. The proof must be forwarded to this office.
6. No activities may commence in the property without obtaining the required authorization.

General Conditions:

- All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use must be adhered to.
- The disposal of sewage must at all times comply with the requirements of Sections 22 and 40 of the National Water Act of 1998, (Act 36 of 1998).
- In the event of water abstraction from any water resource, the necessary authorisation must be obtained from this office of the Department.
- No pollution of surface water or groundwater resources may occur.
- Stormwater management must be addressed both in terms of flooding, erosion and pollution potential.
- No stormwater runoff from any premises containing waste, or water containing waste emanating from industrial activities may be discharged into a water resource. Polluted stormwater must be contained.
- Please note that engaging in activity that triggers the National Water Act without authorisation is an offence and will result in the BOCMA taking legal action against the proponent in terms of Section 151 of the National Water Act, 1998 (Act 36 of 1998).

This office reserves the right to revise initial comments and request further information based on any additional information that may be received. The onus remains with the registered property owner to confirm adherence to any other relevant legislation that any activities might trigger and/or need authorization.

Please do not hesitate to contact the above official should there be any queries.

Yours faithfully



MR JAN VAN STADEN
CHIEF EXECUTIVE OFFICER (Acting)

michelle@lornay.co.za

From: Sheraine Van Wyk <sheraine.wcc@gmail.com>
Sent: Wednesday, 09 October 2024 17:43
To: michelle@lornay.co.za
Subject: Re: Notice of Public Participation | Erf 438 Stanford

Here is the comment following our last conversation on this property / proposed development.

The new culverts that were installed in the R43 bridge upgrade were due to a plea I made to the Environmental Consultants for the safe passage of fauna. This installation in effect reconnected the eastern arm of the Mill Stream to the west arm of catchment.

To encourage the endangered Western Leopard Toad in particular to use these culverts, I have requested that an area of at least 5m (preferably 10m) be vegetated with indigenous, low stature wetland vegetation of low maximum height so that the culverts remain visible to the animals. This implies suppressing reed growth in this area. Initial restoration of the area will be done by Guillaume Nel Environmental Consultants (with permission of the land owner) but subsequent maintenance (by land owner) will need to keep this objective in mind please.

I would also like to monitor the movement of the toads during the breeding season (July - Sept) to gauge how the animals are using the culverts please. This will require access to the property at night. Frog tourism holds an unrealised potential in Stanford and can potentially be done on the property. I am willing to assist with this in future.

Regards
Sheraine van Wyk

9. FINAL ROUND OF PUBLIC PARTICIPATION

The final round of public participation was conducted as outlined below: TO BE COMPLETED

10. REGISTERED INTERESTED AND AFFECTED PARTIES

To be added

11. NOTICE OF FINAL PUBLIC PARTICIPATION

To be added

12. PROOF OF NOTICE OF FINAL ROUND OF PPP

To be added

13. COMMENTS RECEIVED DURING THE FINAL ROUND OF PUBLIC PARTICIPATION

To be added

*Please see section 7 above for final Comments and Response Report and Register for I&APS



Jenna Lavin <jenna.ctsheritage@gmail.com>

FW: Notice of Public Participation | Erf 438 Stanford

5 messages

michelle@lornay.co.za <michelle@lornay.co.za>

Wed, Apr 2, 2025 at 12:42 PM

To: overstrandheritage@gmail.com, stanfordheritage@gmail.com, james.aling@spandp.co.za, Pat Miller <pat.miller7@outlook.com>

Cc: Jenna Lavin <jenna.lavin@ctsheritage.com>

Dear All, the email stream below and letter attached has reference.

It appears that there was confusion regarding the public participation for the Basic Assessment and Heritage Impact Assessment commenting period as referred to below and as such, we have not received comment on the Application, more specifically the Heritage Impact Assessment, from the relevant conservation bodies being

- Stanford Heritage Comm – requested to be registered as I&AP on the 25/09/2024
- Overstrand Heritage and Aesthetics Comm
- Whale Coast Conservation

We hereby request comment on the application, specifically the Heritage Impact Assessment for the application with Heritage Western Cape.

Comment due by **6 May 2025**. *We would however appreciate the comments as soon as possible, as far as possible.*

The documents can be viewed on our website <https://lornay.co.za/documents/> or downloaded at the following link: <https://we.tl/t-nldA1yjjc9>

Should you have any queries please contact me.

Kind regards

**LORNAY****ENVIRONMENTAL CONSULTING***Michelle Naylor**M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA. 2019/698, Cand. APHP, IAIA*

Hemel & Aarde Wine Village – Unit 5/1F

PO Box 1990, Hermanus, 7200, South Africa

T +27 (0) 83 245 6556

E michelle@lornay.co.za | W www.lornay.co.za

Reg No. 2015/445417/07 | Vat. Reg. 429 031 9468

You are receiving communication from us for professional reasons or as an identified Interested and Affected Party only.

The Protection of Personal Information Act (POPIA) requires that we protect your information and that we obtain your consent to communicate with you in the future.

If you wish to be removed from any data list, please state so and we will remove your details.

Note that we will only use your personal information in a confidential and professional manner relating to this specific project.

From: michelle@lornay.co.za <michelle@lornay.co.za>

Sent: Tuesday, 03 September 2024 12:08

To: 'james.aling@spandp.co.za' <james.aling@spandp.co.za>; 'irishjk@me.com' <irishjk@me.com>; 'stanfordratepayers1857@gmail.com' <stanfordratepayers1857@gmail.com>; 'stanfordheritage@gmail.com' <stanfordheritage@gmail.com>; 'elowings@overstrand.gov.za' <elowings@overstrand.gov.za>; 'katie.smuts@gmail.com' <katie.smuts@gmail.com>; Sheraine Van Wyk <sheraine.wcc@gmail.com>; 'pat.miller7@outlook.com' <pat.miller7@outlook.com>

Cc: 'Jenna Lavin' <jenna.lavin@ctsheritage.com>

Subject: Notice of Public Participation | Erf 438 Stanford

Dear I&AP and / Organ of State,

DEADP Ref - 16/3/3/6/7/1/E2/37/1035/24

Please see attached notice of public participation for the pre-application, draft Basic Assessment report, with Heritage Impact Assessment, for the proposed development on Erf 438 Stanford. Should you have any further comment, please ignore this notice.

Kind regards,



LORNAY

ENVIRONMENTAL CONSULTING

Michelle Naylor

M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA. 2019/698, Cand. APHP., IAIAAsa

Hemel & Aarde Wine Village – Unit 3A

PO Box 1990, Hermanus, 7200, South Africa

T +27 (0) 83 245 6556

E michelle@lornay.co.za | W www.lornay.co.za

Reg No. 2015/445417/07



Notice of Draft PPP 438.pdf
170K

michelle@lornay.co.za <michelle@lornay.co.za>
To: Jenna Lavin <jenna.lavin@ctsheritage.com>
Cc: WRAP <admin@wrapgroup.co.za>

Wed, May 7, 2025 at 3:18 PM

Dear Jenna, as discussed.

The bulk of the comments received recently are actually in response to the Overstrand Landuse Application and not the request for comment on the Heritage docs.

I received the attached comment from SHC yesterday.

I will amend my proof of PPP and submit to you asap, just want to check that all the relevant heritage comments are recorded for your attention.

We haven't received the official OHAC comment, however there are indications that there is a comment pending, I will follow up with Katie.

Whale Coast Conservation has not yet provided comment however in email comms with Katie, they are supportive it would seem.

Kind regards



LORNAY

ENVIRONMENTAL CONSULTING

Michelle Naylor

M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA. 2019/698, Cand. APHP., IAIA

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E michelle@lornay.co.za | W www.lornay.co.za

Reg No. 2015/445417/07 | Vat. Reg. 429 031 9468

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The Protection of Personal Information Act (POPIA) requires that we protect your information and that we obtain your consent to communicate with you in the future.

If you wish to be removed from any data list, please state so and we will remove your details.

<https://mail.google.com/mail/u/0/?ik=d78ff4b988&view=pt&search=all&permthid=thread-f:1828287211005068165&simpl=ms...>

Note that we will only use your personal information in a confidential and professional manner relating to this specific project.

From: SHC Stanford Heritage Committee <stanfordheritage@gmail.com>
Sent: Tuesday, 06 May 2025 17:04
To: michelle@lornay.co.za
Cc: Mike Munnik <mikemunnik001@gmail.com>
Subject: Re: FW: Notice of Public Participation | Erf 438 Stanford

Afternoon Michelle,

Please find attached letter with our comments on the Basic Environmental Assessment and HIA.

Regards,

James

James Aling

Chair: Stanford Heritage Committee



[Quoted text hidden]



Lornay Environmental Consulting - M Naylor - Erf 438 - SHC Comments - 6 May 2025.pdf
1437K

Jenna Lavin <jenna.lavin@ctsheritage.com>
To: Sarah Winter <sewinter@yebo.co.za>

Wed, May 14, 2025 at 4:00 PM



Jenna Lavin
CTS Heritage
238 Queens Road, Simons Town
Cell: +27 (0)83 619 0854
info@ctsheritage.com * www.ctsheritage.com

[Quoted text hidden]



Lornay Environmental Consulting - M Naylor - Erf 438 - SHC Comments - 6 May 2025.pdf
1437K

michelle@lornay.co.za <michelle@lornay.co.za>
To: Jenna Lavin <jenna.lavin@ctsheritage.com>
Cc: WRAP <admin@wrapgroup.co.za>

Tue, May 27, 2025 at 10:06 AM

Hi Jenna, herewith the last comment on the heritage application – although this comment is mainly on env aspects.

So we have Stanford heritage, OHAC and WCC.

What else do you need from me for the submission of HIA?

Kind regards



LORNAY

ENVIRONMENTAL CONSULTING

Michelle Naylor

M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA. 2019/698, Cand. APHP., IAIAAsa

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Reg No. 2015/445417/07 | Vat. Reg. 429 031 9468

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If you wish to be removed from any data list, please state so and we will remove your details.

Note that we will only use your personal information in a confidential and professional manner relating to this specific project.

From: Pat Miller <pat.miller7@outlook.com>

Sent: Monday, 26 May 2025 19:25

To: michelle@lornay.co.za

Subject: Re: FW: Notice of Public Participation | Erf 438 Stanford

Hi Michelle

Comment for Erf 438 attached. Thanks so much for your patience (still coughing!)

All the best

Pat

Dr Pat Miller

tel: (028) 313-0093

cell: 082 374-9729

From: michelle@lornay.co.za <michelle@lornay.co.za>

Sent: Thursday, 22 May 2025 11:44

To: 'Pat Miller' <pat.miller7@outlook.com>

Subject: RE: FW: Notice of Public Participation | Erf 438 Stanford

Hi Pat, de Kelders is on our website at : <https://lornay.co.za/documents/>

Let me know if it is a problem

[Quoted text hidden]



WCC comment on erf 438 stanford May25.pdf

230K

Jenna Lavin <jenna.lavin@ctsheritage.com>

To: michelle@lornay.co.za

Cc: WRAP <admin@wrapgroup.co.za>

Tue, May 27, 2025 at 10:13 AM

Thanks Michelle. I will update the HIA to summarise the comments received and then we can submit again.

Jen



Jenna Lavin

CTS Heritage

238 Queens Road, Simons Town

Cell: +27 (0)83 619 0854

info@ctsheritage.com * www.ctsheritage.com

[Quoted text hidden]

4 September 2024

DEA&DP Ref. No.: 16/3/3/6/7/1/E2/37/1035/24
Lornay Ref. No.: 438SF

**NOTICE OF PUBLIC PARTICIPATION FOR A BASIC ASSESSMENT PROCESS:
PROPOSED RESIDENTIAL DEVELOPMENT, ERF 438 STANFORD, CALEDON RD**

Notice is hereby given of a Public Participation Process in terms of the Environmental Impact Assessment (EIA) regulations as promulgated in the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) (as amended) and the 2014 NEMA EIA Regulations promulgated in Government Gazette No. 38282 and Government Notice R983, R984 and R985 on 4 December 2014 (as amended).

Proposal: Rezoning and subdivision for residential development and tourism related activities

Location: Erf 438, Stanford, Caledon RD

Applicant: Omni King Investments (Pty) Ltd

Environmental Authorisation is required in terms of NEMA for the following Listed Activities:

Listing Notice 1

(12) The development of – (i) dams or weirs, where the dam or weir, including infrastructure and water surface area, exceeds 100m²; or (ii) infrastructure or structures with a physical footprint of 100m² or more; where such development occurs – (a) within a watercourse; (b) in front of a development setback; or (c) if no developments setback exists, within 32m of a watercourse, measured from the edge of a watercourse

(19) The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse;

but excluding where such infilling, depositing, dredging, excavation, removal or moving (a) will occur behind a development setback; (b) is for maintenance purposes undertaken in accordance with a maintenance management plan; (c) falls within the ambit of activity 21 in this Notice, in which case that activity applies; (d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or (e) where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies.

(27) Removal of 1Ha or more, but less than 20Ha of indigenous vegetation, except where such clearance of indigenous vegetation is required for- i) undertaking a linear activity; ii) maintenance purposes undertaken in accordance with a maintenance management plan.

(28) Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development: (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare; excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.

Listing Notice 3

(4) The development of a road wider than 4 metres with a reserve less than 13,5 metres. i. Western Cape i. Areas zoned for use as public open space or equivalent zoning; ii. Areas outside urban areas; (aa) Areas containing indigenous vegetation; (bb) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined; or iii. Inside urban areas: (aa) Areas zoned for conservation use; or (bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority.

(6) The development of resorts, lodges, hotels, tourism or hospitality facilities that sleeps 15 people or more (i) in the Western Cape (ii) outside urban areas (bb) Within 5km from national parks, world heritage sites, areas identified in terms of NEMPAA or from the core area of a biosphere reserve

(12) The clearance of an area of 300m² or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.

i) Within any critically endangered or endangered ecosystem listed in terms of Section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004.

ii) Within critical biodiversity area in terms of a bioregional plan, iii) Within the littoral active zone or 100m inland from the highwater mark of the sea or an estuarine functional zone, whichever distance is the greater, excluding where such removal will occur behind the development setback line on erven in urban areas. iv) On land, where at the time of coming into effect of this Notice or thereafter such land was zoned Open Space, conservation or has an equivalent zoning; v) On land designated for protection or conservation purposes in an Environmental Management Framework adopted in the prescribed manner, or a Spatial Development Framework adopted by the MEC or Minister.

A Basic Assessment Process is applicable. A copy of the Basic Assessment Report and relevant specialist studies, including the Heritage Impact Assessment, is available for download on our website or upon request. Interested and Affected Parties (I&AP's) are hereby invited to register as an Interested and Affected Party (I&AP) and / or comment on the proposed activity on / or before **7 October 2024** via the following contact details:

LORNAY ENVIRONMENTAL CONSULTING

ATT. Michelle Naylor

Unit F, Hemel & Aarde Wine Village, Hermanus

Tel. 083 245 6556

Email. michelle@lornay.co.za | Website. www.lornay.co.za



NPO: 024-867 PBO: 930079535

6 May 2025

Lornay Environmental Consulting

Attention: Ms Michelle Naylor

By email: michelle@lornay.co.za

Dear Michelle,

RE: COMMENTS ON THE BASIC ENVIRONMENTAL AND HERITAGE ASSESSMENTS FOR THE PROPOSED DEVELOPMENT ON ERF 438, STANFORD

The Stanford Heritage Committee has reviewed the town planning application for consent use and associated departures distributed by Overstrand Municipality as part of the public participation and the SHC has commented on this as per attached letter.

Our comments on the two assessments include the following:

1. Architectural Guidelines and Departures

The development and proposed site development plan and accompanying architectural guidelines have been viewed as a stand-alone development detached from the heritage section of Stanford in a similar light to the other two residential estates in Stanford, namely, Klein River estate and Stanhaven situated on the eastern side of the R43, where Erf 438 is located. As such we have consented to the departures requested as per the attached letter/email to Overstrand Municipality and would like to architectural guidelines to be sympathetic to the adjacent architectural form and structure of the village and other residential estates. We would want to have sight and comment of the final architectural guidelines once finalised.

2. Adherence to NHRA

We have been led to believe that the existing structure on the Erf is older than 60 years. Adequate assessment is required to motivate for its demolition.

3. Leiwater / Millstream and Environmental Considerations

- The leiwater and wandelpad comprise central elements of the Stanford cultural landscape, and contribute to the sense of place of the village.
- A water use management plan should be put in place to monitor water runoff and usage into and from the Millstream both during and after construction.

- The [Millstream Master Plan](#), which the municipality has both endorsed and provided funding towards, indicates the Millstream north of the R43 as a proposed Nature Reserve, with the intention to extend the wandelpad to the Stanford Eye.
- We object, as have other organisations in Stanford such as Stanford Rate Payers and Stanford Conservation that the portion of the development adjoining the Millstream being fenced off for private use only. The development should find ways to allow public access and thoroughfare that does not compromise security, so that this proposal can be realised, and the resource enjoyed by the whole village.

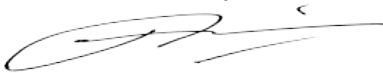
To allow monitoring and inspection of the water resource, a municipal servitude should be created over the watercourse (possibly below the 15m contour) to ensure no unauthorised utilisation of the water from the Millstream. This will also facilitate public access through the property.

3. Naming

As highlighted in our comments on the town planning application, calling the new development “Stanford Green” is entirely inappropriate as it disregards and undermines the uniqueness of the Grade IIIA Stanford Village Green and as such another more suitable and appropriate name should be sought by the developer.

We trust these comments and concerns will be fed into the finalisation of the two reports.

Yours sincerely,



JAMES ALING
CHAIRPERSON

ANNEXURE A: COMMENTS TO OVERSTRAND MUNICIPALITY ON TOWN PLANNING APPLICATION



SHC Stanford Heritage Committee <stanfordheritage@gmail.com>

to Mike, Marilize

Mon, Apr 14, 3:17 PM

Afternoon Marilize,

The Stanford Heritage Committee reviewed the application at it's monthly meeting on 10 April 2025 and is in support of the application specifically:

- support the departure to increase in roof ridge height from 6.8m to 7.15m;
- SHC would like sight of and input into the detailed Architectural Design Guidelines;
- support consent use for hotel and conference facilities in addition to the residential use;
- support the street names; and
- support the departures on the building lines between the properties.

We would strongly urge and request the applicant/developer to consider changing the name of the development from Stanford Green - Eco Lifestyle Estate as there is already the Stanford Green, specifically the Stanford Village Green, which may cause confusion in the community and amongst visitors in addition to the fact that the name has always been associated and allocated to the village green for a very long time .

Regards,

James Aling

Chair, Stanford Heritage Committee





THE HERITAGE AND AESTHETICS COMMITTEE

MINUTES OF MEETING

Date: Thursday – 10th APRIL 2025

Time: 14h00 – 16h30

Mr N. Clark (Chair)

Mrs L. Fick (vice-chair)

Mr A. Greeff

Mr A. Finlayson

Mr J. Simson

Mr D. Swart

Mr E. Grobler

In Attendance for Overstrand:

Mr G. Coetzee (BCO) & Mrs E.A. Lowings (Admin)

- 6.2 **STANFORD : ERF 438 : R43 : SERISO 324 CC : PROPOSED SUBDIVISION, CONSENT USE, DEPARTURE, STREET NAMES (DEVELOPMENT EXCEEDING 5000m² (@ 52508m²), HPOZ & CONSERVATION AREA)**
DISCUSSED. NICHOLAS CLARK RECUSED HIMSELF.

Comment:

Town Planning & HIA application authorized by Wrap Project Office dated 20/3/2025, application ID: 4738/2024 scrutinized. Supported, especially the proposed low density residentially scaled development. "Stanford Green" name not supported, already taken by the listed Public open space/commonage in Stanford. Note that it has come to our attention that a structure older than 60years ungraded occurs on the property.

Action:

Survey & motivation for demolition to be submitted to HWC.

NEXT MEETINGS : 15th MAY, 12TH JUNE & 10 JULY 2025



overstrand conservation foundation, trading as

whale coast
CONSERVATION

Caring for your environment

26 May 2025

Lornay Environmental Consulting
Attention: Michelle Naylor michelle@lornay.co.za

Dear Michelle

**COMMENT ON PRE-APPLICATION / DRAFT BASIC ASSESSMENT REPORT
PROPOSED RESIDENTIAL DEVELOPMENT ON ERF 438, STANFORD, CALEDON
DEADP Ref - 16/3/3/6/7/1/E2/37/1035/24**

The proposal outlined in the Basic Assessment Report (BAR) is for changes to a piece of highly environmentally-sensitive land, containing as it does - on land classified as Critically Endangered – firstly, three identifiable wetland areas and secondly, a remnant milkwood forest. The land is privately owned. It presents a sad case of abuse and neglect.

Although zoned for private residential use it has been used for agricultural purposes for many years, specifically for the production of roll-on lawn. This use has severely degraded a large wetland area known as the Hillside seep. Runoff from this use has also negatively impacted water quality in the two other wetland areas, most notably in the Millstream and environs.

Wetlands are protected under environmental legislation. The municipal officials who allowed these transgressions against both the legislation and the zoning regulations should be taken to task for their extreme negligence.

The remnant milkwood forest has also been the victim of environmental neglect, illustrated (for example) by the presence of many Alien Invasive Plants (AIPs), some of which are by now large mature trees and which are also present in quantity in the wetland areas.

The plans for the property are to return it to the correct zoning application and address some of the environmental issues. This will enable it to be marketed as a residential estate with a tourism component.

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1. Issues of concern

Whale Coast Conservation (WCC) welcomes the reversal in use to the correct zoning and voiced commitment to addressing the most egregious of the environmental problems. However, there are a number of issues that raise serious concerns. These include:

1.1 Inadequate mitigation of loss of Hillside seep

Wetlands are protected by environmental legislation. The functioning of the Hillside seep has been severely compromised by its use over many years as a site for the production of roll-on lawn. The proposal is to accept this degradation as a fait accompli and use the area for a housing development. The sale of such will no doubt be much more profitable for the owner than the continued unlawful production of roll-on lawn.

However, building houses on this area will of course totally destroy any opportunity for rehabilitation or improvement of the ecosystem services of the seep area.

In exchange for the total loss of the Hillside seep, the proposal is to protect the environs of the second wetland area, namely the Millstream and its surroundings from encroachment by the houses to be built on the areas adjacent to it. This is however nothing more than is demanded by the legislation that protects wetlands.

WCC is of the opinion that this is inadequate mitigation for the loss of a wetland area, however badly compromised.

1.2 Inadequate acknowledgement of the vegetation rating of the area

The terrestrial vegetation of the site is classified as Critically Endangered and Poorly Protected, comprising largely Agulhas Limestone Fynbos with a small area of Elim Ferricrete Fynbos. A full biodiversity impact assessment should have been done, rather than/as well as the Landscape Development Plan that has largely determined the nature of the ecological component of the proposed development.

Even in areas that have been severely neglected over many years, fynbos plants and their seeds will generally be dormant and under the right conditions will reappear.

This offers an opportunity for true eco-tourism, where clients can observe the restoration of previously degraded areas and be informed of (and possibly participate in) progress to this end. One essential component of such restoration is the removal of AIPs and the planting and encouragement of local indigenous plants, particularly those associated with the vegetation type.

1.3 Inadequate protection for the remnant milkwood forest

White Milkwoods (*Sideroxylon inerme*) are a protected tree species. Part of the property is home to a remnant milkwood forest. Before human encroachment destroyed the vast part of it, much of this coast housed an extensive interconnected swathe of milkwood forest inland from the dunes.

Milkwoods are social trees with branches that intertwine with each other to provide mutual support and a dense canopy that protects against damaging onshore winds, providing inter alia a sheltered environment for young trees - a healthy forest will include a mixture of trees of various ages. Apart from the presence of a mix of trees of varying ages, key to a functioning forest is non-disturbance of the root systems.

Plans for the property include making this remnant forest a tourism feature by providing accommodation in the forest by means of a series of small "pods" scattered through it. Page 39 (e.g.) notes that "The environmental services provided by the canopy area (Shade, wind break, sense of place) are taken advantage of to provide an 'eco-tourism' opportunity."

Elsewhere and frequently, this concept is posited as an opportunity to conserve the forest. However, it is merely an approach that provides a “photo-ready” backdrop for tourists. Whereas it may provide a backdrop for an attractive accommodation opportunity, it will continue the inexorable decline of what remains of the forest, rather than increase its viability.

2. Recommendations

Given the above, WCC recommends primarily that the tourism component of the proposal is reworked. This should include the following:

2.1 Concentration of accommodation in the lodge

The “Pod” concept offering accommodation within the forest will be damaging to the forest’s recovery and functioning. A considerable area of the whole will be covered by the pods – although much is made of their non-foundational construction, infrastructure and access for these 34 beds will add to their footprint considerably.

Tourist accommodation should be concentrated in the lodge building to be built on the existing footprint, which can be redesigned to offer more beds.

2.2 The full restoration of the milkwood forest without accommodation

The full restoration of the milkwood forest as a functional natural environment would go some way to mitigate the complete loss of the Hillside seep wetland area. As noted, the plan to introduce “Pod” accommodation within the forest is directed solely at the tourist market rather than ecological restoration. It will compromise the forest’s viability further.

2.3 Development of a plan for forest restoration

A comprehensive plan should be developed for the full restoration of the forest.

As noted on page 46 of the BAR, “A forest must be in a “largely natural and functional condition” in order to meet biodiversity target(sic) (and that) these trees do provide habitat for a number of birds and other small species.” The plan will thus need to take into account the promotion of biodiversity in the forest area, as plants other than trees are essential to its ecological functioning.

The milkwoods are the dominant but not the only plants in the forest, and a mix of other indigenous tree species such as wild olives must also be part of the restoration plan. Propagation and planting of young trees of various species should also be included in the plan, as a healthy forest will include trees of various ages.

This plan must take into account the growth pattern of the milkwoods and their need to accommodate the development of a supportive lattice. In order to facilitate this, the root networks also are highly interdependent and need protection.

The plan must also include the removal and disposal of AIPs within the area of the forest. This of course does not replace the legislative onus on the owner to remove and dispose of all AIPs elsewhere on the property, particularly those in the riparian area of the Millstream.

2.4 Development of tourism facilities in the forest

The full restoration of the forest area presents possibilities for non-accommodation tourism experiences based in the forest, such as birdwatching and guided walks and may entail the development of boardwalks and signage. Tourists could also be offered the opportunity to participate in the restoration of the forest by (e.g.) planting trees.

Yours sincerely



Dr PK Miller

Chair: Whale Coast Conservation

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