



**ILifa leMveli leNtshona Koloni  
Erfenis Wes-Kaap  
Heritage Western Cape**

**NOTIFICATION  
OF  
INTENT  
TO  
DEVELOP**

Completion of this form is required by Heritage Western Cape for the initiation of all impact assessment processes under Section 38(1) & (8) of the National Heritage Resources Act (NHRA).

Whilst it is not a requirement, it may expedite processes and in particular avoid calls for additional information if certain of the information required in this form is provided by a heritage specialist/s with the necessary qualifications, skills and experience.

**A. APPLICABILITY OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (NEMA)**

HWC Case Number: 16102413

DEADP Reference Number:  
16/3/3/6/7/F1/14/2210/16

**NOTE:** A DEADP (W Cape Dept. Environment Affairs & Development Planning) reference number must be included in all NHRA Section 38(8) processes where DEADP is the decision making authority under NEMA. The effect of this requirement is that the NEMA process must be initiated with DEADP prior to the NHRA process with HWC.

If a DEADP reference number is not entered above please check one of the following boxes:

This application is made in terms of Section 38(8) of the NHRA and an application under NEMA has been made to the following authority: Western Cape Department of Environmental Affairs and Development Planning

This development will not require a NEMA application.

**NOTE:** Making an incorrect statement or providing incorrect information in this part of the form may result in all or part of the application having to be reconsidered by HWC in the future, or submission of a new application.

**B. BASIC DETAILS**

**PROPERTY DETAILS:**

Name of property: Farm Kliphoek No 1196 & Portion 1 of Farm 1196, Malmesbury Division

Street address or location (eg: off R44): along Bergriver (southern bank) and R399

Erf or farm number/s: Farm 1196 & Portion 1 of Farm 1196, Malmesbury Division

Coordinates: Lat: -32.831940°S Lon:  
18.211662E  
(A logical centre point. Format based on WGS84.)

Town or District: Berg River

Responsible Municipality: Berg River Municipality

Extent of property: 2155ha

Current use: Agriculture Zone 1 & Resort Zone

Predominant land use/s of surrounding properties: Agricultural, Agri-Industrial and Residential

**REGISTERED OWNER OF PROPERTY:**

Name Jurgen Kotze

Address PO Box 168, Velddrif, 7365

Telephone 022 783 0822

Cell 082 854 8828

E-mail  
kliphoekinfo@kliphoek.co.za

By the submission of this form and all material submitted in support of this notification (ie: 'the material'), all applicant parties acknowledge that they are aware that the material and/or parts thereof will be put to the following uses and consent to such use being made: filing as a public record; presentations to committees, etc; inclusion in databases; inclusion on and downloading from websites; distribution to committee members and other stakeholders and any other use required in terms of powers, functions, duties and responsibilities allocated to Heritage Western Cape under the terms of the National Heritage Resources Act. Should restrictions on such use apply or if it is not possible to copy or lift information from any part of the digital version of the material, the material will be returned unprocessed.

I confirm that I enclose with this form four hardcopies of all material submitted together with a CD ROM containing digital versions of all of the same.

Signature of owner or authorised agent  
(Agents must attach copy of power of attorney to this form.)

Date / 0 / 2017

**DEVELOPMENT DETAILS:**

Please indicate below which of the following Sections of the National Heritage Resources Act, or other legislation has triggered the need for notification of intent to develop.

S38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length.

S38(1)(b) Construction of a bridge or similar structure exceeding 50m in length.

S38(1)(d) Rezoning of a site exceeding 10 000m<sup>2</sup> in extent.

Other triggers, eg: in terms of other legislation, (ie: National Environment Management Act, etc.) Please set out details:

S38(1)(c) Any development or activity that will change the character of a site -

(i) exceeding 5 000m<sup>2</sup> in extent;

(ii) involving three or more existing erven or subdivisions thereof;

(iii) involving three or more erven or divisions thereof which have been consolidated within the past five years.

If you have checked any of the three boxes above, describe how the proposed development will change the character of the site: The proposed subdivision of Farm 1196 into 2 portions (Remainder and 2 portions) and the change of the zoning from Agriculture 1 to Open Space and Resort Zone and the consolidation of the portions to Portion 1 of Farm 1196, Malmesbury Division

If an impact assessment process has also been / will be initiated in terms of other legislation please provide the following information:

Authority / government department (ie: consenting authority) to which information has been /will be submitted for final decision: Bergrivier Municipality, Provincial Department of Roads and Public Works, Western Cape Department of Agriculture and National Department of Water Affairs for comments, National Department of Agriculture and Forestry, Department of Environmental Affairs and Development Planning

Present phase at which the process with that authority stands: Application for rezoning was submitted to all above. Initial phase of Environmental Assessment

Provide a full description of the nature and extent of the proposed development or activity including its potential impacts (eg: changes in land use, envisaged timeframes, provision of additional bulk services, excavations, landscaping, total floor area, height of development, etc. etc.): As the owners intend to extend the resort along the bank of the river for the whole river bank boundary of the farm, application is made for the Subdivision of the Remainder of Farm 1196 and the consolidation of the portions to be created with Portion 1 of Farm 1169, the Resort. These portions will be rezoned from Agricultural Zone 1 to Resort Zone 1 (±6.156 ha & ±4.723ha) and to Open Space 3 (±58.104 ha & ±4.777 ha) in order to establish a nature conservation area. See also motivational report attached

## B. HERITAGE RESOURCES AND IMPACTS THEREUPON

Section 3 of the National Heritage Resources Act sets out the following categories of heritage resource as forming part of the national estate. Please indicate the known presence of any of these by checking the box alongside and then providing a description of each occurrence, including nature, location, size, type

Failure to provide sufficient detail or to anticipate the likely presence of heritage resources on the site may lead to a request for more detailed specialist information.

(The assistance of relevant heritage professionals is particularly relevant in completing this section.)

Provide a short history of the site and its environs (include sources where available):

The Farm Kliphoek No 1196, registered in 2006, consists of a compilation of the Remainder of Farm Kliphoek No 59, established in 1898 and Remainder of Portion 2 of Farm Oliphants Kraal established in 1919.

Over generations holiday accommodation was part of the farming activities and informal camping sites were created amongst woodlots of Eucalyptus. Application was made to obtain the land use rights to establish a resort with tourism related functions in 1989 and 2008. The resort is known as a water-ski resort. The success of the resort and increased demand for more related facilities in this area have convinced the owners to expand the resort and to introduce additional options for recreation which will allow for the diversification of activities. It is intended to include all the farm land along the northern bank of the Berg River (±74h) to expand the resort on Portion 1 of Farm 1196, Malmesbury Registration Division.

Please indicate which heritage resources exist on the site and in its environs, describe them and indicate the nature of any impact upon them:

<input checked="" type="checkbox"/>	<p><b>Places, buildings, structures and equipment of cultural significance</b></p> <p>Description of resource: Two of the buildings are older than 60 years and one represent adjustment over time with no particular architectural style. These buildings are in fair condition.</p> <p>Description of impact on heritage resource: Low</p>
<input type="checkbox"/>	<p><b>Places to which oral traditions are attached or which are associated with living heritage</b></p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>
<input type="checkbox"/>	<p><b>Historical settlements and townscapes</b></p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>
<input checked="" type="checkbox"/>	<p><b>Landscapes and natural features of cultural significance</b></p> <p>Description of resource: Bergriver Scenery</p> <p>Description of impact on heritage resource: The natural environment will change to be built up.</p>
<input type="checkbox"/>	<p><b>Geological resources of scientific or cultural importance</b></p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>
<input type="checkbox"/>	<p><b>Archaeological resources</b> (including archaeological sites and material, rock art, battlefields &amp; wrecks):</p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>

<input type="checkbox"/>	<b>Palaeontological resources</b> (ie: fossils): Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	<b>Graves and burial grounds</b> (eg: ancestral graves, graves of victims of conflict, historical graves & cemeteries): Description of Resource: Description of Impact on Heritage Resource:
<input type="checkbox"/>	<b>Other human remains:</b> Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	<b>Sites of significance relating to the history of slavery in South Africa:</b> Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	<b>Other heritage resources:</b> Description of resource: Description of impact on heritage resource:

Describe elements in the environs of the site that could be deemed to be heritage resources: The lower Berg River has several enlargements consisting of marches or island that should be protected. The natural look of these areas has to be protected. Kliphoek lies next to two such islands The route scape is thus natural and development on the banks should blend in

Description of impacts on heritage resources in the environs of the site: The natural character should be kept intact and should not be disrupted by development. Thus materials used, colour, lighting at night should be mitigated to prohibit a change of character of the landscape.

Summary of anticipated impacts on heritage resources: The impact of the proposed development (rezoning and subdivision of Farm 1196, Malmesbury Division):

a) Is of medium low significance on the landscape heritage resource, the river route and its landscape(natural and agricultural);

b) is of low significance on the built heritage resources as the local heritage value of the buildings is of medium low significance (low aesthetic value, social/ spiritual/ linguistic value and no degrees of Significance).

**ILLUSTRATIVE MATERIAL** (This form will not be processed unless the following are included):

Attach to this form a minimum A4 sized locality plan showing the boundaries of the area affected by the proposed development, its environs, property boundaries and a scale. The plan must be of a scale and size that is appropriate to creating a clear understanding of the development.

Attach also other relevant graphic material such as maps, site plans, satellite photographs and photographs of the site and the heritage resources on it and in its environs. These are essential to the processing of this notification.

Please provide all graphic material on paper of appropriate size and on CD ROM in JPEG format. It is essential that graphic material be annotated via titles on the photographs, map names and numbers, names of files and/or provision of a numbered list describing what is visible in each image.

**C. RECOMMENDATION**

In your opinion do you believe that a heritage impact assessment is required?  Yes  No

**Recommendation made by:**

Name Johann Botes and Anelia Coetzee

Capacity Candidate Heritage Practitioner and Town Planner

**PLEASE NOTE:** No Heritage Impact Assessment should be submitted with this form or conducted until Heritage Western Cape has expressed its opinion on the need for such and the nature thereof.

**D. INFORMATION TO BE PROVIDED AND STUDIES TO BE CONDUCTED AS PART OF THE HERITAGE IMPACT ASSESSMENT (HIA)**

If it is recommended that an HIA is required please complete this section of the form.

**DETAILS OF HERITAGE PRACTITIONERS AND SPECIALISTS INTENDING TO CONDUCT THE HIA:**

1.	Name of individual: Neil Basson Name of Practice: Grow Architecture Area of specialisation: Architectural Guidelines Qualifications: BAS & MLArch Experience: 8 years Standing in heritage resource management: Architect E-mail Address: neil@growarchitecture.com Telephone: Cell: 082 681 4454
2.	Name of individual: Name of Practice: Area of specialisation: Qualifications: Experience: Standing in heritage resource management: E-mail Address: Telephone: Cell:
3.	Name of individual: Name of Practice: Area of specialisation: Qualifications: Experience: Standing in heritage resource management: E-mail Address: Telephone: Cell:
4.	Name of individual: Name of Practice: Area of specialisation: Qualifications: Experience: Standing in heritage resource management: E-mail Address: Telephone: Cell:

5.	Name of individual:	Name of Practice:	Area of specialisation:
	Qualifications:		
	Experience:		
	Standing in heritage resource management:		
	E-mail Address:	Telephone:	Cell:

If this submission is made in terms of Section 38(8) of the National Heritage Resources Act indicate below the particulars of the principle environmental consultant on the project.

Name of individual: Nicolaas Hanekom Name of Practice: Eco Impact Area of specialisation: Freshwater, Pri.Sci.Nat. 400274/11

E-mail Address: nicolaas@ecoimpact.co.za Telephone: 021 671 1660 Cell: 076 963 6450

Postal Address: PO Box 45070, Claremont, 7735

**DETAILS OF STUDIES TO BE CONDUCTED IN THE INTENDED HIA**

In addition to the requirements set out in Section 38(3) of the NHRA, indicate envisaged studies:

<input type="checkbox"/>	Heritage resource-related guidelines and policies.
<input type="checkbox"/>	Local authority planning and other laws and policies.
<input type="checkbox"/>	Details of parties, communities, etc. to be consulted.
<input checked="" type="checkbox"/>	Specialist studies, eg: archaeology, palaeontology, architecture, townscape, visual impact, etc. Provide details: architectural guidelines addressing material, colour, and lighting
<input type="checkbox"/>	Other. Provide details:

**PLEASE NOTE:** Any further studies which Heritage Western Cape may resolve should be submitted must be in the form of a single, consolidated report with a single set of recommendations. Specialist studies must be incorporated in full, either as chapters of the report, or as annexures thereto.





Figure 1: Locality of Kliphoek Rivieroord on the West Coast



Figure 2: Kliphoek Rivieroord locality along the Berg River.



**REZONING, SUBDIVISION AND CONSOLIDATION: FARM KLIPHOEK NO. 1196**

00/111112

**PROPOSED PORTION A (±135.48ha)**

Birdhides

**REMAINDER OF FARM 1196 (±2019.1852ha)**

**Legend:**

Existing structures		Proposed Subdivision Line	
Proposed structures		Portion 1 of Farm 1196 (Existing Resort)	
Ablution Facilities		Farm 1196 Farm Boundary	
Proposed Dam		Trails	
Proposed Tourist Facility		Trails	
Proposed BMX Track			
Proposed Caravan stands			
Proposed Camp Site		Existing jetties	
New Boat Storage		New jetties	

**Key**

1 Restaurant, Conference and events facilities in existing structure	13 2 new additional cottage units	a+b New Jetties	q Existing Jetty with awning
2	14 New Ablution Facilities in existing structure	c New Jetty at old tidal pool	r Existing Jetty with awning
3 New Visvlek huis + New Jetty	15 New Ablution Facilities and entertainment hall in existing structure	d New Jetty	s Existing Jetty
4 Birdhides on island with trail	16 New Boat Storage (± 0,2ha)	e New Jetty + Deck	t New Jetty
5 Access to Birdhides on island	17 New Camping Grounds with 16 stands (± 1,1ha)	f New Jetty	u New Jetty
6 3 Existing units	18 8 Caravan stands	g Existing Jetty	v New Jetty
7 3 New units	19 New Dam (old gravel quarry)	h New Jetty	w New Jetty
8 3 Existing units	20 BMX Bike Trail (± 2,4ha)	i Existing Slipway	x New Jetty
9 4 additional units in existing structure		j New Jetty	y New Jetty
10 Existing house		k New Jetty	
11 New Lapa with Braai Facilities on existing foundation		l Existing Jetty to be extended	
12 3 new additional cottage units		m New Jetty	
		n Existing Jetty	
		o New Jetty	
		p Existing Jetty	





Photo A1: Proposed location for new jetty (7 on map)



Photo A2: Vishuis (existing structure) (2 on map)



Photo A3: Proposed location for new jetty (5 on map)



Photo A4: Proposed location for new jetty (7 on map)





Photo A5: Access to birdhides on island (8 on map)



Photo A6: View of existing jetty (11 on map)



Photo A7: View of island



Photo A8:  
Proposed  
location for  
new jetty  
(10 on map)





Photo A9: Existing jetty (11 on map)



Photo A10: Proposed location for new jetty (12 on map)



Photo A11: Existing slipway (13 on map)



Photo A12: Proposed location for new jetty (14 on map)





Photo A13: Proposed location for new jetty (15 on map)



Photo A14: Existing jetty to be extended (16 on map)



Photo A15: Proposed location for new jetty (17 on map)



Photo A16: Existing jetty (18 on map)





Photo A17: Existing jetty (20 on map)



Photo A18: Proposed location for new jetty (19 on map)



Photo A19: Existing jetty with awning (21 on map)



Photo A20: Existing jetty with awning (21 on map)





Photo A21: Existing jetty with awning (22 on map)



Photo A22: View of existing jetties (22 and 23 on map)



Photo A23: Existing jetty with awning (22 on map)



Photo A24: Existing jetty (22 on map)



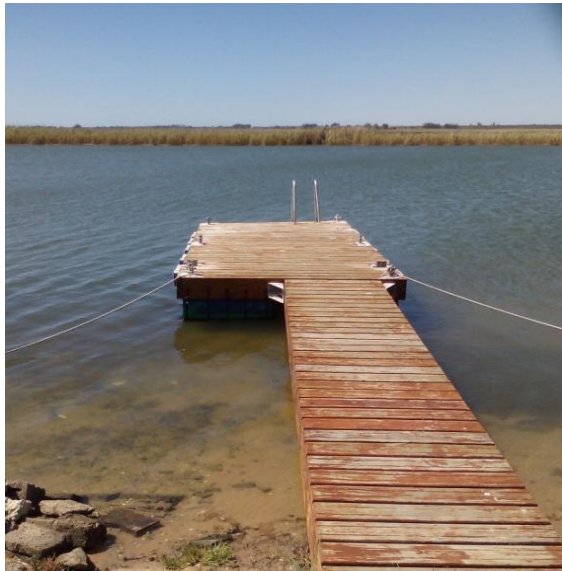


Photo A25: Existing jetty (23 on map)



Photo A26: View of existing jetty (23 on map)



Photo A27: Proposed location for new jetty (24 on map)



Photo A28: View of existing structures and new cottages (39 on map)





Photo A29: View of existing structure and open area



Photo A30: Proposed location for new jetty (26 on map)



Photo A31: View of lapa to be upgraded (30 on map)



Photo A32: View of existing structure and open area





Photo A33: Location for new lapa with braai facilities on existing foundation (30 on map)



Photo A34: ???



Photo A35: Proposed location for new jetty (29 on map)



Photo A36: ???





Photo A37: Location for new lapa with braai facilities on existing foundation (30 on map)



Photo A38: Existing border fence of Farm 1196 Portion 1



Photo A39: Existing border fence of Farm 1196 Portion 1



Photo A40: View of south eastern direction from lapa





Photo A41: Proposed location for BMX Bike trail / park (31 on map)



Photo A42: Proposed location for new dam (old gravel quarry) (32 on map)



Photo A43: Proposed location for new caravan stands – 8 units (33 on map)



Photo A44: Proposed location for new caravan stands – 8 units (33 on map)





Photo A45: Proposed location for new caravan stands – 8 units (33 on map)



Photo A46: New ablution facilities in existing structure (34 on map)



Photo A47: New ablution facilities and entertainment hall in existing structure (35 on map)



Photo A48: Proposed location for new camping grounds with 16 stands ( $\pm$  1,1ha) 36 on map





Photo A49: Proposed location for new camping grounds with 16 stands ( $\pm 1,1$ ha) 36 on map



Photo A50: ???



Photo A51: Proposed location for new boat storage ( $\pm 0,2$ ha) 37 on map



Photo A51: Proposed location for new boat storage ( $\pm 0,2$ ha) 37 on map





Photo A53: View of northern direction from proposed ablation facilities



Photo A54: New additional cottage units (38 and 39 on map)



Photo A55: View of northern direction from proposed ablation facilities



Photo A56: New additional cottage unit





Photo A57: New additional cottage unit



Photo A58: New additional cottage unit



Photo A59: New additional cottage units



Photo A60: New additional cottage units





Photo A61: Proposed location for 4 additional units in existing structure (40 on map)



Photo A62: View of existing resort buildings



Photo A63: View of existing resort buildings and Bergriver



Photo A64: View of existing resort buildings and Bergriver



Photo A65: View of existing resort buildings and Bergriver



Photo A66: View of existing resort buildings



Photo A67: gravel road



Photo A68: ???



## Payment receipt

**Beneficiary name**HERITAGE WESTERN CAP

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**Account number**1452048924

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**Bank**NEDBANK

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**Branch**CORPORATE CLIENT SERVICES CT (14520900)

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**Beneficiary reference**16102413

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**Your reference**Kliphoek

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**Payment date**24 October 2016

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**Amount**

R 330.00