

Fwd: House on Erf 9705_Plettenberg Bay

 **From** Samantha Teeluckdhari <samantha@ecoroute.co.za>
To Lizelle <lizelle@ecoroute.co.za>
Date 2025-07-02 15:01

Kind regards,

Samantha Teeluckdhari



Eco Route Environmental Consultancy

072 773 5397

EAPASA registration: 2023/6443

----- Original Message -----

Subject: Fw: House on Erf 9705_Plettenberg Bay
Date: 13/06/2025 13:12
From: "cahlan@williamscm.co.za" <cahlan@williamscm.co.za>
To: Samantha Teeluckdhari <samantha@ecoroute.co.za>

Dear Samantha,

Please see below from HWC.

I hope this solves the heritage requirements for your application.

Best regards,

Cahlan Williams

MPhil CBE (UCT) | Registered EAP (EAPASA)



c: 074 044 0330

e: cahlan@williamscm.co.za

w: www.williamscm.co.za

From: Emily Vowles <Emily.Vowles@westerncape.gov.za>
Sent: Friday, 13 June 2025 13:04
To: cahlan@williamscm.co.za <cahlan@williamscm.co.za>
Subject: RE: House on Erf 9705_Plettenberg Bay

Good Afternoon Cahlan

Thank you for your enquiry.

As Waseefa noted, there does not appear to be a s38(1) trigger for the proposal (unless the boardwalk exceeds 300m in length?). I'm not particularly concerned about any archaeological sensitivities as the redevelopment is occurring on the same footprint and the deck and boardwalk shouldn't require earthworks of any considerable nature. Please confirm if this is the case.

[HWC Migration to SAHRIS](#)

[HWC 2025 Committee Schedule](#)

Kind regards

Emily-Jane Vowles

Heritage Officer

Heritage Resource Management Services

Protea Assurance Building Greenmarket Square, Cape Town

Website: www.hwc.org.za / www.westerncape.gov.za



From: Waseefa Dhansay <Waseefa.Dhansay@westerncape.gov.za>
Sent: Friday, 13 June 2025 12:49
To: cahlan@williamscm.co.za; Emily Vowles <Emily.Vowles@westerncape.gov.za>
Subject: RE: House on Erf 9705_Plettenberg Bay

Hi Emily

Please see below – there is no S38 NHRA trigger – could you please confirm if any S35-S36 concerns may be flagged?

Cahlan please note Emily is in Tribunal today and Chairing Homs on Wednesday so please anticipate a response in the latter half of next week.

[HWC Migration to SAHRIS](#)

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[HWC 2025 Committee Schedule](#)

Kind regards

Waseefa Dhansay
Assistant Director: Professional Services

Heritage Resource Management Services
Protea Assurance Building Greenmarket Square, Cape Town
Contact Number: 021 829 3321
Website: www.hwc.org.za / www.westerncape.gov.za



From: cahlan@williamscm.co.za <cahlan@williamscm.co.za>
Sent: Friday, June 13, 2025 12:33 PM
To: Waseefa Dhansay <Waseefa.Dhansay@westerncape.gov.za>
Subject: House on Erf 9705_Plettenberg Bay

You don't often get email from cahlan@williamscm.co.za. [Learn why this is important](#)

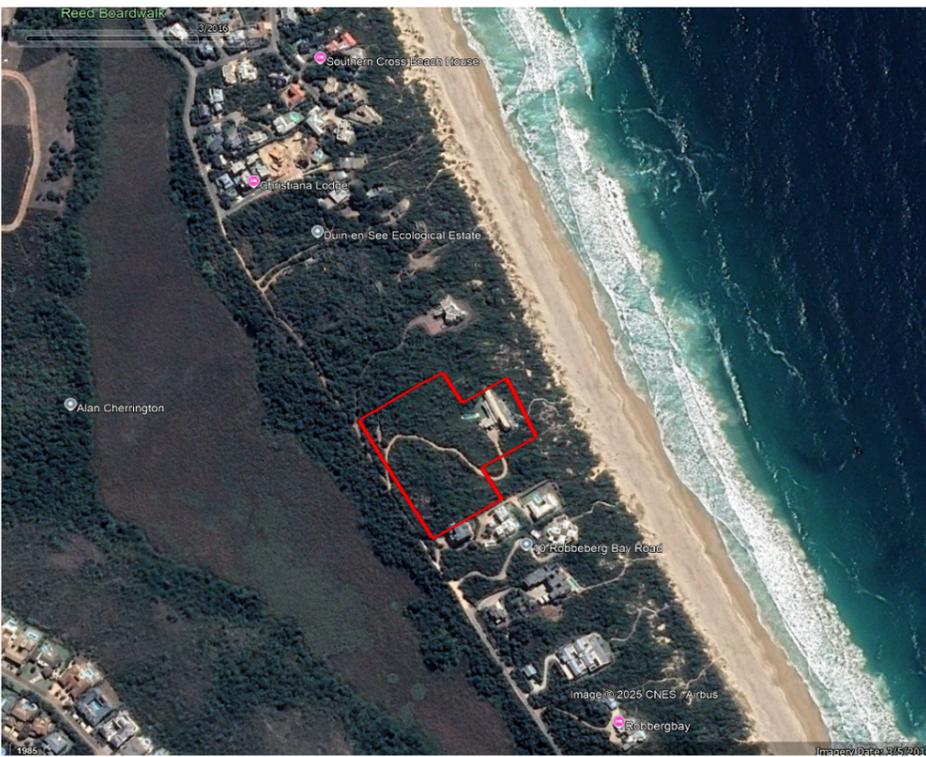
Dear Waseefa,

I hope you are doing well.

I have been approached by Eco Route Environmental Consultancy. They are in the process of conducting an EIA process for the redevelopment of a single dwelling on Erf 9706, Plettenberg Bay (in red in the below figure). The previous house burnt down in 2017 and the applicant is proposing to develop on the same footprint except for a portion of a deck and boardwalk towards the beach (within the 100m highwater mark of the sea).



Recent aerial image (2024)



2016 aerial image

The new decking area will be approximately 223 square metres in size with the length of the new boardwalk calculated at approximately 35 metres. Similar dwellings to the one proposed for redevelopment, are dotted along this stretch of the coastline thus a change in character is not anticipated and no rezoning is required. The proposal does not seem to trigger the provisions as outlined in S38 of the NHRA. Please find the attached kmz and layout of the proposal.

Please confirm whether there is a requirement for a NID submission.

Looking forward to hearing from you.

Best regards,

Cahlan Williams

MPhil CBE (UCT) | Registered EAP (EAPASA)



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e: cahlan@williamscm.co.za

w: www.williamscm.co.za

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