

**Record of process followed in terms of National Heritage Resources Act, 1999  
Erf 157, Pacaltsdorp**

1. Background Information Document to Notice of Intent to Develop (NID) in terms of Section 38(1) of The National Heritage Resources Act, 1999 (Act 25 Of 1999) - August 2018 (*Perception Planning*) (
2. Heritage Western Cape NID response: Heritage Impact Assessment required – 10 September 2018  
<https://filegooli.co.za/get2/9d5aac98aef38e5d40e3d75d31054705/1+-+2+Erf+157+P.pdf> (3MB)
3. Final Integrated HIA with annexures – July 2019 (*Perception Planning*) (*due to size of document (68MB), HIA not attached – available as download – see link for this section*)
4. Heritage Western Cape HIA interim response – 11 September 2019
  - Archaeological monitoring of southern triangle;
  - Existing track leading to graveyard be some sort of boundary in the development of the property;
  - The community to provide package of information to support their claim for next IACom-meeting.<https://filegooli.co.za/get2/c340ac68959223dca4e1b716598a9936/3+-+4+Erf+157+P.pdf> (68MB)
5. Landscape plan in response to minutes of HIA response – November 2019 (*Andri Odendaal*) (*due to size of document (28MB), landscape plan document not attached – available as download – see link for this section*)
  - Reflect an understanding of the boarder context;
  - Reflect the proposed development's contribution to the sense of place;
  - The landscape plan must indicate a meaningful treatment to the path.
6. Heritage Western Cape: minutes of response to Landscape Plan – 4 December 2019
  - Require landscape plan prepared by a landscape architect including planning specification, relationship between hard and soft landscaping, edge and boundary treatments and water run-off.<https://filegooli.co.za/get2/9911ca657aed03f3ef17bdbb00d50a2e/5+-+6+Erf+157+P.pdf> (28MB)
7. Landscape plan prepared by landscape architect – February 2020 (*Beleaf – Anene Lombard*)
8. Heritage Western Cape: HIA and landscape plan approved – 28 May 2020  
<https://filegooli.co.za/get2/507854e70a80002201475867718ede99/7+-+8+Erf+157+P.pdf> (2MB)

*\*please note previous documents referred to in a document are not attachment again*

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**BACKGROUND INFORMATION DOCUMENT TO NOTICE OF INTENT TO DEVELOP (NID) IN TERMS  
OF SECTION 38(1) OF THE NATIONAL HERITAGE RESOURCES ACT, 1999 (ACT 25 OF 1999)**

**ERF 157, MISSION STREET, PACALTS DORP, GEORGE DISTRICT AND MUNICIPALITY**



**On behalf of: Pure Silk Invest (Pty) Ltd**

**AUGUST 2018**

**STÉFAN DE KOCK/ GUILLAUME NARAINNE**

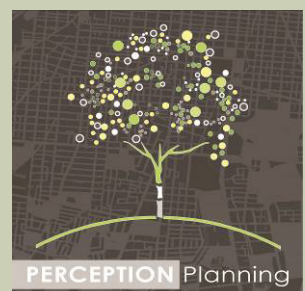
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3. Photographs
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5. Planning Statement, Proposed Subdivision Plan

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1. Locality Plan (Broader Context)
2. Locality Plan (Closer Context)
3. Zoning Map
4. 1876 SG Diagram
5. 1936 Aerial Survey
6. 1957 Aerial Survey

**REFERENCES and ACKNOWLEDGEMENTS**

Cape Town Archives  
 George Museum Archives  
 Kathleen Schulz, Southern Cape Historian  
 Surveyor General Office  
 The Pacaltsdorp Built Heritage Asset Register, Volume 2.5 (2016)

**ABBREVIATIONS**

1. NGSI – National Geo-Spatial Information, Department of Rural Development and Land Reform, Mowbray
2. HWC – Heritage Western Cape
3. NHRA - National Heritage Resources Act, 1999 (Act 25 of 1999)
4. HIA – Heritage Impact Assessment
5. HWC – Heritage Western Cape

**COVER:** Images, by Author

## 1 INTRODUCTION

PERCEPTION Planning was appointed by the registered property owner, being Pure Silk Invest 10 (Pty) Ltd, to submit to Heritage Western Cape (HWC) a Notice of Intent to Develop (NID) to in terms of Section 38(1) of the National Heritage Resources Act, 1999 (Act 25 of 1999) with relation to proposed development of the subject property. Sanction for submission of this Notice of Intent to Develop was provided by Ryno Gerber on behalf of Pure Silk Invest 10 (Pty) Ltd (Power of Attorney attached as part of **Annexure 1**).

The cadastral land unit subject to this application is as follows:

- Erf 157 (Pacaltsdorp), George Municipality and Division, measuring 5657.3 m<sup>2</sup>, registered to Pure Silk Invest 10 (Pty) Ltd and held under the title deed T 21564/2018

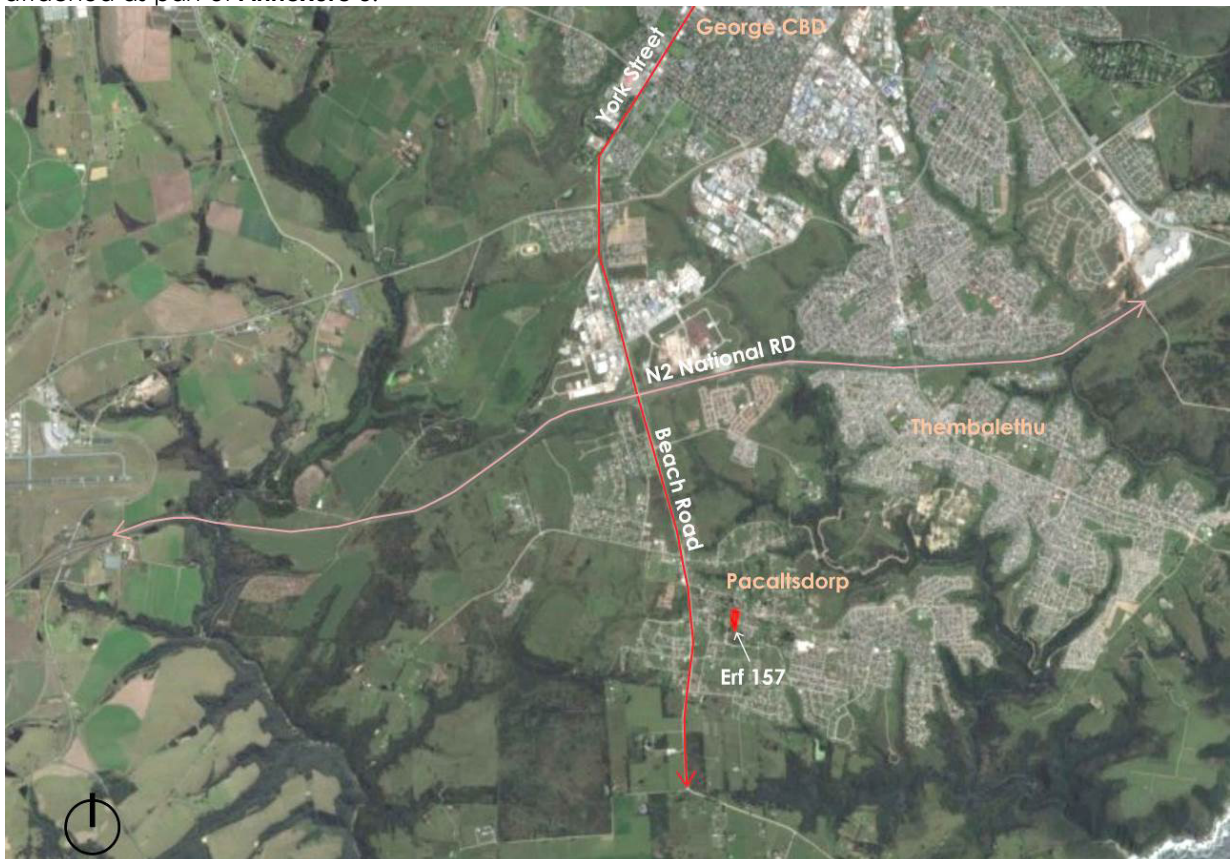
Copies of the Title Deed as well as relevant SG Diagrams are attached as part of Annexure 1.

## 2 DESCRIPTION OF STUDY AREA

Erf 157 is an irregular-shaped site (5,657.3m<sup>2</sup> in extent), situated within the jurisdiction of the George Municipality forming part of the Pacaltsdorp CBD, which is also part of historic core of this community. From a broader context, Erf 157 is located  $\pm 6.5$  km south of the George Central Business District and  $\pm 2.5$  km south of the N2 National Road, as seen in **Figure 1**.

The subject site is situated on a gentle south-facing slope and is currently densely overgrown by grass. A small, fenced historic graveyard is situated  $\pm 100$  m southeast of the southern property boundary. During a survey aimed at identifying the exact property boundaries, a number of anomalies were pointed out to the land surveyor (Conradie Land Surveyors) by a local resident as being unmarked graves. The locations of these are shown on a diagram prepared by said land surveyor (**Annexure 2**).

No structures (or ruins) were noted within the boundaries of the study area. Informal pedestrian tracks connecting neighbouring residential areas to Mission Street traverse the site. A cluster of mature trees remain just outside the southern boundary of Erf 157. Photographs of the site and its direct environs are attached as part of **Annexure 3**.



**Figure 1:** Location of Erf 157 in relation to its broader context (Google Earth, 2018, as Edited)

In terms of movement systems, Erf 157 is bound to the north by the highly trafficked Mission Street and Memoir Street (a tertiary movement system), to the west. Access to the village of Pacaltsdorp is via the N2 National Road or York Street, towards the south, into Beach Road, and finally east along Mission Street.



**Figure 2:** Location of Erf 157 in relation to its closer context (Source: maps.george.gov.za, as Edited)

The subject site is currently zoned as "Single Residential Zone I" in terms of George Integrated Zoning Scheme By-law (GIZS, 2017). With regards to its utilisation, the study area remains vacant and is used by pedestrians as a short-cut.



**Figure 3:** Existing surrounding zonings surrounding Erf 157 (Source: maps.george.gov.za)

Existing surrounding zonings include "Single Residential Zone I" erven to the east, Community Zone I (e.g. Atkinson Manor, Die Patat Huisie, JB Anderson Memorial Hall) to the west, Community Zone II (Church and Church Buildings, Pacaltsdorp, PHS) to the north, and Open Space Zone I (Kaptein Dikkop Amphitheatre) to the south, as illustrated in Figures 2 and 3.

Erf 157 is bound by a variety of urban fabric, comprising of low density residential land use and a combination mixed land use, including the historic "Church and Church Buildings Pacaltsdorp" (part of a Provincial Heritage Site). The exact boundaries of the PHS have not been delineated. Other historic structures also include the historic Pacaltsdorp Council Chambers (graded 3A)<sup>1</sup> (**Annexure 4**), the "First Post Office", the "First School", The Atkinson Manor, Kaptein Dikkop amphitheatre and the modern George Traffic Department amongst others. The grave/ memorial site for Kaptein Dikkop is south of the site as well as the new burial site where the remains of five indigenous people, formerly presented in three provincial museums in the area, had been interred through a well-documented traditional ceremony on 11<sup>th</sup> and 12<sup>th</sup> July 2018<sup>2</sup> (refer to Figure 2).

Existing surrounding typical residential typologies include hip- roofed single storey cottages surrounded by small-scaled agricultural land grazed by domestic livestock. It would appear that much of the historic Pacaltsdorp Council Chambers was demolished during July 2018 without obtaining necessary approval from HWC.

### 3 PROPOSED DEVELOPMENT

According to a Planning Statement (**Annexure 5**) prepared by Marlize de Bruyn Planning, the proposal is for rezoning of the subject property so as to make provision for 24 town housing units at a density of  $\pm 46.8$  units/ha. The land use planning application, to be submitted to George Municipality for adjudication, will include the following components:

- Rezoning of Erf 157, Pacaltsdorp from from Single Residential Zone I (dwelling house) to Subdivisional Area in terms of Section 15(2)(a) of the George Municipality: Land Use Planning By-law (2015);
- Subdivision of the Subdivisional Area in terms of Section Section 15(2)(d) of the George Municipality: Land Use Planning By-law (2015) in the following erven:
  - 24 General Residential Zone III erven (Town Housing dwelling units);
  - 1 Open Space Zone II erf (Private Open Space);
  - 1 Transport Zone III erf (Private Road);
  - 1 Transport Zone II erf (Public Street)
- Departure in terms of Section 15(2)(b) of the George Municipality: Land Use Planning By-law (2015) for the relaxation of the following building lines:
  - Northern street building line (Mission Street) from 5.0m to 3.0m;
  - Western street building line (Memoir Street) from 5.0m to 3.0m.

The proposed subdivision plan, prepared by Conradie Land Surveyors, is attached as part of Annexure 5.

### 4 SPATIAL PLANNING CONTEXT

#### 4.1 George Spatial Development Framework, 2013

According to the GSDF (2013) and the Local Spatial Development Framework for Pacaltsdorp (2015), Erf 157 is within the urban edge and the Pacaltsdorp CBD. The subject site is earmarked as "high-density residential" and forms part of "areas where strategic intervention and / or priority spending is required".

#### 4.2 Pacaltsdorp Local Spatial Development Framework, 2015

The PLSDF indicates that Erf 157 Pacaltsdorp is located within the urban edge of the town and demarcated as business. It is stated in this spatial plan that historical buildings and areas of cultural value should be protected and re-development in and around these areas should be controlled.

#### 4.3 The George Built Heritage Asset Volume Register, 2.5 (2016)

The George Built Heritage Asset Register (2016) provides an incomplete list of heritage sites situated within the settlement and no extensive survey recording pertinent heritage themes or the nature and location of tangible and intangible heritage resources associated with Pacaltsdorp presently exist.

<sup>1</sup> HWC Decision dated 25<sup>th</sup> September 2014

<sup>2</sup> George Herald, 12<sup>th</sup> July 2018

## 5 BRIEF HISTORIC BACKGROUND

Basic historic background research focussed on primary sources obtained through the George Archives, Deeds Office, Surveyor General's Office, as well as as research by local historian Kathleen Schulz in the George Archives and Deeds Office.

### 5.1 Early establishment of Pacaltsdorp

Pacaltsdorp was established as a mission by the London Mission Society in 1813 with Reverend Carolus Pacalt being the first religious instructor. The area chosen for the site of the mission was known as Hoogekraal, home to members of the Outeniqua tribe<sup>3</sup>. Reverend Pacalt died in 1818, after which the settlement was re-named Pacaltsdorp in his honour.

George was declared a town with a designated legal administrator (landdrost) namely Mr A G van Kervel in April 1811. In April 1812, Mr van Kervel received correspondence from the Colonial Secretary in Cape Town instructing him to assess the situation at the farm Hoogekraal. It was reported by Mr Van Kervel that eight indigenous families were living on the site at that time<sup>4</sup>. The reason for the enquiry was given as such; the mission at Bethalsdorp could no longer support the large number of families living there. It was envisaged that an additional mission be established at Hoogekraal to which part of the Bethelsdorp community be transferred. It has not been verified whether this transfer took place, but it would appear so from the 1814 census record captured for Hoogekraal. 30 families were registered as occupants.

Hoogekraal census records are available in the Cape Town archives for the years 1814, 1816, 1823 and 1825. The number of 30 households (homes) remains constant during this time, although more children were obviously being born. The 1816 record gives the number of people living at Hoogekraal as 33 men, 30 women and 65 underage children.

Because the London Mission Society were owners and custodians of the land by agreement with British government administrators at the time, no formal land ownership was given to inhabitants of Pacaltsdorp, or other London Mission Society held properties in the South Cape, namely Dysseisdorp (near Oudtshoorn) or Zoar (near Ladismith). When in 1870 the London Mission Society re-assessed its land holding position, it was decided to transfer individual title to established mission residents. General Plans were drawn up for Pacaltsdorp in 1875.

### 5.2 Erf 157, Pacaltsdorp

Also marked on the General Plan is an undefined burial ground bordering on the southern boundary of Erf 157 (**Figure 4**). Erf 157 was originally numbered 5 and was formally granted to Menzon (or Wenzon) Maander on the 8<sup>th</sup> August 1879<sup>5</sup>.

Erf 157 measured 394sq roods, 35.5 sq feet at the time of grant. A Deeds Office ownership search has not been undertaken. The property appears to have reverted from the grantee, M or W Maanders to either the Congregational Church or the Village Management Board at some stage who in turn sold to private owners. During discussions between social historian Kathleen Schulz and Pacaltsdorp elders (c. 2009) elders explained that they could remember the property being used as a school sports field when they were children (c. 1940 – 1950). Elders also remember school bazaars and other public functions being held on the vacant land. No structures are indicated on SG Diagrams pertaining to the study area.

The exact property boundaries were pointed out by a land surveyor upon request by the authors prior to undertaking preliminary field work. The original diagram of Erf 157, (Figure 4) describes a thoroughfare "passage" and the adjoining burial ground situated on the commonage, Erf 325.

In 1957 a subdivision diagram was framed and lodged with the surveyor general for Erf 157. The diagram describes the intended widening of the existing access passage or lane to the burial ground. This diagram was withdrawn and not registered. The reason for the withdrawal is not known.

### 5.3 The First Official Pacaltsdorp Burial Ground (Erf 325)

The book "From Mission Station to Municipality" authored by L F du Preez in 1987, notes that William Anderson who managed the mission from 1822 started recording deaths in a death register. He entered 22 deaths that had occurred between the years 1813 and 1822, prior to his arrival as missionary. While oral history sources indicate that Reverend C Pacalt laid out the burial ground and demarcated a boundary by building a sod or mud wall around the perimeter, this has not yet been confirmed. The publication mentions that the majority of grave sites were not marked with permanent head stones.

<sup>3</sup> The Story of Pacaltsdorp and Some Reminiscences. T A Anderson. Pub. 1960.

<sup>4</sup> Cape Town Archives (CTA) CO (Colonial Office) 2831pg. 436

<sup>5</sup> Cape Town Deeds Office; George Quitrents 16 folio 24.

Two portions of the cemetery, both understood to be situated outside the subject property boundaries, are recorded as having been fenced off during c. 1991 in order to prevent vandalism and destruction of the marked graves. One area contains the remains of the local Chief named Dikkop and is situated outside of the walled area. The other is situated within the walled area and contains the remains of missionaries and their families. The burial ground fell into disuse in 1909 when a new municipal cemetery was established, situated west of Pacaltsdorp.

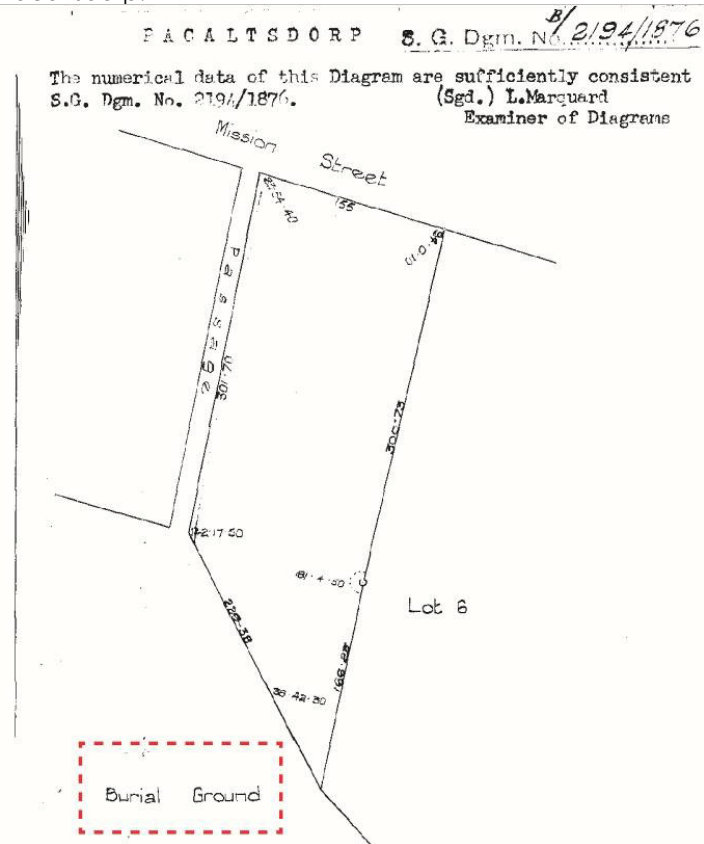


Figure 4: Location of burial ground on SG Diagram 2194/1876 outside cadastral boundary

## 6 HERITAGE RESOURCES AND ISSUES

This section provides a summary of heritage resources and issues identified through the analysis of the study area and relates to aspects pertaining to urban context, visual and spatial issues.

### 6.1 Cultural Landscape Pattern

While the NHRA does not clearly define the term "cultural landscape", it is briefly referred to in the schedule of definitions. Based on local and international best-practice and within the context of definitions assigned to the terms heritage resource, place and cultural significance, cultural landscape can be defined as "A place of cultural significance, which engenders qualities relating to its aesthetic, architectural, historical, scientific, social, spiritual, linguistic, technological, archaeological or palaeontological value<sup>6</sup>".

Analysis of early aerial photography usually provides insight into traditional (i.e. Pre-Modern) cultural landscape patterns and for this reason it was useful to analyse available early imagery so as to inform our understanding of the cultural landscape context of the study area and its environs.

#### Aerial survey 114 of 1936 (Flight Strip 20, Image 18716) (Figure 5):

The following elements/ occurrences are legible within the 1936 landscape:

- Trees lining along the northern, western and southern portion of the study area, along the not yet built Memoir Street;
- Pockets of cultivated lands remnant of former urban-scale agriculture present around the vicinity of the study area;
- Pockets of dense vegetation along the southern portion of the study area.

#### Aerial survey 403 of 1957 (Flight Strip 08, Image 3343) (Figure 6):

The following elements/ occurrences are legible within the 1957 landscape:

- The study area appears to be used for agricultural purposes;
- Pockets of vegetation along the western and southern portion of the study area;

<sup>6</sup>Winter, S (October 2004)

- Surrounding land uses include agricultural fields, the Old Stone Church, the Atkinson Manor.

## 6.2 Settlement morphology

The undeveloped property forms part of the historic core (also sometimes referred to as the "Heritage Acre") of the village of Pacaltsdorp. While some modern development has taken place within its direct proximity the morphology of the settlement remains largely intact and is therefore vulnerable, particularly given the lack of a broad-scaled understanding of the nature and location of tangible and intangible heritage resources. As such it is important that the proposed development acknowledge existing settlement morphology in an appropriate manner.



**Figure 5:** Extract from 1936 aerial survey – site boundaries (red) (Source: Survey 114 of 1936, Flight strip 20, Image 18716(NGSI))



**Figure 6:** Aerial survey 403 of 1957 (Flight Strip 08, Image 3343, NGSI)

### 6.3 Built Environment

Although no structures and ruins were noted during fieldwork or analysis of historic aerial surveys, the study area is situated within the historic core of the village of Pacaltsdorp, which include a number of buildings of cultural significance (including a PHS, defined as the "Church and Church Buildings Pacaltsdorp"). The layout and design of new buildings as part of the proposed development would need to respond to its existing context without militating against e.g. streetscape qualities and other contextual informants. Unfortunately the George Built Heritage Asset Register (2016) does not adequately identify and/or map heritage-related themes and/or occurrence pertinent to the village.

### 6.4 Archaeology

The extent and boundaries of the "burial ground" indicated on the 1876 SG Diagram are unknown. During survey undertaken by *Conradie Landmeters* during June 2018, unmarked old graves were recorded outside the southern boundary of Erf 157, and north-west to the fenced Historic Pacaltsdorp Burial Ground (Annexure 3).

### 6.5 Conclusion

Taken in conjunction with the designation of the property in the current George Spatial Development Framework, 2013 for "high density development", it is our contention that, while an appropriate form of development should be encouraged, the overall design and contextualisation of such development would require further heritage-related studies as outlined in the recommendation below.

## 7 RECOMMENDATION

Having regards to the above assessment, it is recommended that further heritage-related studies be undertaken so as to inform the design and layout of the proposed development and thus to address the following aspects:

- Analysis of settlement morphology and architectural typology, which are unique to the settlement of Pacaltsdorp, so as to inform design and layout of the proposed development;
- Archaeological assessment aimed at determining the boundaries of historic "burial ground" outlined on the 1876 SG Diagram;
- Oral history research focussing on clarifying the location and extent of burial grounds within the direct proximity of the study area;
- Focussed public participation with local conservation bodies.

### PERCEPTION Planning

22<sup>nd</sup> August 2018

**SE DE KOCK**

Hons (TRP) EIA Mgmt (IRL) PrPln PHP

**GJR NARAINNE**

BAS(UCT) MCRP (UCT) CHP

**Our Ref:** HM/ EDEN / GEORGE / PACALSDORP / ERF 157  
**Case No.:** 18082018SB0831E  
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**RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: HIA REQUIRED**  
**In terms of Section 38(2) 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: PACALSDORP FROM SINGLE RESIDENTIAL ZONE I (DWELLING HOUSE) TO SUB DIVISIONAL AREA IN TERMS OF SECTION 15(2)(A) OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BYLAW (2015); SUBDIVISION OF THE SUBDIVISION AREA IN TERMS OF SECTION 15(2)(D) OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BY-LAW (2015) IN THE FOLLOWING ERVEN: 24 GENERAL RESIDENTIAL ZONE III ERVEN (TOWN HOUSING DWELLING UNITS); 1 OPEN SPACE ZONE II ERF (PRIVATE OPEN SPACE); 1 TRANSPORT ZONE III ERF (PRIVATE ROAD); 1 TRANSPORT ZONE II ERF (PUBLIC STREET); DEPARTURE IN TERMS OF SECTION 15(2)(B) OF THE GEORGE MUNICIPALITY: LAND USE PLANNING BYLAW (2015) FOR THE RELAXATION OF THE FOLLOWING BUILDING LINES: NORTHERN STREET BUILDING LINE (MISSION STREET) FROM 5.0M TO 3.0M; WESTERN STREET BUILDING LINE (MEMOIR STREET) FROM 5.0M TO 3.0M, SUBMITTED IN TERMS OF SECTION 38(2) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)**

**CASE NUMBER: 18082018SB0831E**

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received on 31 August 2018. This matter was discussed at the Heritage Officers meeting held on 10 September 2018.

You are hereby notified that, since there is reason to believe that the proposed subdivision and development 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. This HIA must have specific reference to the following:

- Impacts to archaeological heritage resources (impacts to possible burials and graves)

The required HIA must have an integrated set of recommendations.

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

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.

Yours faithfully

  
Dr. Mxolisi Dlamuka  
Chief Executive Officer, Heritage Western Cape

[www.westerncape.gov.za/cas](http://www.westerncape.gov.za/cas)

**Our Ref:** HM/ EDEN / GEORGE / PACALSDORP / ERF 157  
**Case No.:** 18082018SB0831E  
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#### INTERIM COMMENT

In terms of Section 38(4) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

#### HERITAGE IMPACT ASSESSMENT: PROPOSED FILLING STATION AND TRUCK STOP, LANGEBAAN SUBMITTED IN TERMS OF SECTION 38(4) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

##### CASE NUMBER: 18082018SB0831E

The matter above has reference.

This matter was tabled at the Impact Assessment Committee (IACom) meeting held on 15 August 2019. It was noted that the matter was tabled at Archaeology, Palaeontology and Meteorites Committee (APM) meeting held on the 31 July 2019. Amongst other things, the following was discussed:

1. The committee endorsed the recommendation in the AIA that archaeological monitoring of the southern triangle of Erf 157 is undertaken during any below ground excavations of the property. In the event that any unmarked burials are uncovered, work in that area must be stopped immediately and Heritage Western Cape (Tel: 021 483 9598) must be notified. The old Pacalstdorp Cemetery (Erf 325) is considered of high local socio-historic and archaeological significance, and a preliminary field grading of IIIA is proposed.
2. Furthermore, the committee felt that possible intangible links of the erf to the adjacent graveyard, which include sense of place, must be taken into account in any development of Erf 157. In this regard it was suggested that the existing track across the lower end of Erf 157, which leads to the graveyard, should be considered as some sort of boundary in the development of the erf.
3. The committee indicated that the community should to provide a package of information to support their claim in time for the next IACom meeting.

##### INTERIM COMMENT:

The Committee awaits the submission of a Landscape Plan in order to enable the Committee to take an informed decision.

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.

Yours faithfully

Dr. Mxolisi Dlamaka  
Chief Executive Officer, Heritage Western Cape

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- The Committee considered it premature to assess engineering proposals and alternatives prior to the conclusion of research. Heritage indicators and fixes must inform the design, and not vice versa.
- It was noted that an intervention of this nature and scale requires that urban designers are included in the design team to spatialize and interpret the heritage indicators. The town planning and urban place-making principles and how they are implemented, will critically inform the assessment on townscape and its associated heritage aspects.

**INTERIM COMMENT:**

1. The Committee agreed to the splitting of the HIA into two reports for the two different sections, with the application on W2 (between Jan Smuts and M5) to be submitted to HWC separately and prior to the application for W1 (between the M5 and Stanhope Bridge).
2. The HIA reports for *both* sections must address the points raised above and, in addition to the specific aspects highlighted in the NID Response, must include
  - a) a socio-historical study and
  - b) an urban design study to spatialize and interpret the heritage indicators and inform and guide concept design from inception.
3. It is also a requirement that the professional team includes urban designers throughout the planning phase.

**LB**

**13.3 Proposed Development of Erf 157 (Pacaltsdorp), George District and Municipality: MA HM/PACALTSDORP/ERF157**

**Case No:** 18082018SB0831E

LW recused herself and left the room.

Landscape Plan Report with annexures, prepared by Andri Odendaal, was tabled.

Ms Stephanie Barnardt introduced the case.

**DISCUSSION:**

Amongst other things, the following was discussed:

- The Committee noted that whilst the report addressed the broader context and linkages, as previously requested, the Conceptual Diagram and 3D images, as submitted, merely constituted notional sketches, with very little specification provided. As previously noted, a Landscape Plan is required.

**FURTHER REQUIREMENTS:**

A Landscape Plan, prepared by a landscape architect, and including planting specification (including trees), relationship between hard and soft landscaping, edge and boundary treatments and water run-off is required.

**SB**



**PAGE 1 OF 2**

**Our Ref:** HM/ EDEN / GEORGE / PACALSDORP / ERF 157  
**Case No.:** 18082018SB0831E  
**Enquiries:** Stephanie-Anne Barnardt  
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**Date:** 28 May 2020



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**FINAL COMMENT**  
**In terms of Section 38(4) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003**

**HERITAGE IMPACT ASSESSMENT: PROPOSED DEVELOPMENT OF ERF 157 (PACALSDORP), GEORGE MUNICIPALITY, SUBMITTED IN TERMS OF SECTION 38(4) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)**

**CASE NUMBER: 18082018SB0831E**

The matter above has reference.

This matter was tabled at the Impact Assessment Committee (IACom) meeting held on 13 May 2020.

**RECORD OF DECISION:**

The integrated Heritage Impact Assessment (HIA) submitted by Stefan de Kock dated July 2019 satisfies the requirements of Section 38(3) of the National Heritage Resources Act (NHRA).

The Committee approves the revised landscape plan submitted by Beleaf Landscape Design dated 21st February 2020, as it responds to the recommendations of the integrated HIA and takes into account the planting specifications, the relationship between hard and soft landscaping as well as the soft edge and boundary treatments. The paving area must be considered as part of the landscape and sense of place of approach. The detail in the level of tree planting and positioning on the open space meets the requirements.

Given the recommendations by the heritage practitioner, the Committee resolved to approve the HIA subject to the following conditions that:

1. Archaeological monitoring of the southern triangle of Erf 157 must be undertaken during any below ground excavations on the property. If any unmarked burials are uncovered, work in that area must be stopped immediately and HWC (Tel: 021 483 9598) must be notified.
2. The southernmost portion of the property (i.e. proposed Erf 25 as shown on the proposed subdivision and zoning plan, Annexure 4) may not be developed and must be retained as open space.
3. Any earthworks on proposed Erf 25 will require permission from HWC in terms of Section 35 of the National Heritage Resources Act, 1999 (Act 25 of 1999).
4. Linear planting along the northern and western property boundaries must be implemented with any future fencing behind (i.e. as viewed from any public road) said linear planting.
5. Any fencing to be implemented along any of the property boundaries must be visually permeable and no solid brick or concrete walling shall be permitted.
6. Signage marking the alignment of the historic "passage" and including a brief history shall be installed along the northern and southern property boundaries, details of which are to be agreed upon by local conservation bodies.
7. Existing mature trees on the property must be retained where possible.
8. Architectural design typologies should consider local vernacular architectural elements where possible and practical. Designs proposals must be refined to incorporate architectural elements and typologies more akin to local vernacular architecture where possible and practical.
9. No structures higher than single storey (max. 6m from natural ground level to roof apex) will be permitted.
10. Flat-roofed residential structures will not be permitted.

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**FINAL COMMENT**

**In terms of Section 38(4) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003**

**HERITAGE IMPACT ASSESSMENT: PROPOSED DEVELOPMENT OF ERF 157 (PACALSDORP), GEORGE MUNICIPALITY, SUBMITTED IN TERMS OF SECTION 38(4) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)**

11. Revised architectural design and site layout, as meant within the context of the above, will be subject to final approval by HWC/George Municipality (whichever relevant).
12. The development is to be completed within 5 (five) years of notification of this approval, provided that HWC may extend the period on good cause shown and provided that application for extension is made to HWC at least 3 (three) months prior to the end of the five-year period.

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.

Yours faithfully

.....  
Dr. Mxolisi Dlamuka  
**Chief Executive Officer**

[www.westerncape.gov.za/cas](http://www.westerncape.gov.za/cas)

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