

**NOTICE OF INTENT TO DEVELOP (NID) & HERITAGE STATEMENT IN
TERMS OF SECTION 38(8) OF THE NATIONAL HERITAGE RESOURCES
ACT, 1999 (ACT 25 OF 1999)**

PROPOSED DEVELOPMENT OF KRAAIBOSCH 195/ 52, DISTRICT GEORGE



ON BEHALF OF: MOONGATE 196 (PTY) LTD

NOVEMBER 2010

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PERCEPTION

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REFERENCES and ACKNOWLEDGEMENTS:

1. Chief Directorate: Surveys and Mapping
2. George Museum Archives
3. Kathleen Schulz, Southern Cape Social Historian
4. Fransen, Hans: *Old Towns and Villages of the Cape*, Jonathan Ball Publishers, Cape Town & Johannesburg, 2006
5. Sayers, C.O.: *Looking back on George*, Herald Phoenix (Pty) Ltd. George, 1982

ABBREVIATIONS:

1. CDSM – Chief Directorate Surveys & Mapping
2. DLA – Department of Land Affairs
3. DWAF – Department of Water Affairs & Forestry
4. NHRA - National Heritage Resources Act, 1999 (Act 25 of 1999)
5. HIA – Heritage Impact Assessment
6. HWC – Heritage Western Cape
7. NID – Notice of Intent to Develop
8. PHRA – Provincial Heritage Resources Agency

1. INTRODUCTION

PERCEPTION Heritage Planning was appointed by *Moongate 196 (Pty) Ltd* to compile and lodge a Notice of Intent to Develop and Heritage Statement to Heritage Western Cape in terms of Section 38(8) of the National Heritage Resources Act, 1999 (Act 25 of 1999) in relation to proposed development of the property.

Sanction for submission of this Notice of Intent to Develop was provided by *Moongate 196 (Pty) Ltd*, being the developer and registered property owner, and is attached hereto as part of Annexure 1 ("Part 5" to the NID form). Also see Power of Attorney (Annexure 2).

2. BACKGROUND

The developer has been made aware of the potential heritage-related sensitivities on and around the site from the outset. The purpose of this assessment is therefore not only to serve as a NID application to Heritage Western Cape, but also to assist/ contribute to the project as follows:

- To identify heritage issues, development constraints and opportunities at an early stage;
- To avoid potential negative impacts of the proposed development on heritage – related aspects;
- To provide guidance for planning and design of the proposed development.

NOTE: This Heritage Statement should be read in conjunction with the completed NID application form attached as Annexure 1 hereto.

3. STUDY AREA

The triangular-shaped property (12,8049ha in extent) is situated directly east of the Glenwood suburb and just south of the George Dam as indicated on the insert below. Vehicular access to the property is from Glenwood Avenue or a recently-upgraded intersection off Knysna Road also shared by the adjoining Kraaibosch Estate. Photographs are attached as Annexure 3.



Locality of subject site in relation to the George urban area (Source: 1:50,000 Topo-cadastral series, 3322DC, George, CDSM)

The property is located on moderate southwest-facing slope, most of which is overgrown by kikuyu grass (being former pasture land). A high number of wattle saplings would seem to suggest that the property was recently cleared. A few mature Wattle trees are also scattered about. A section of young Erica was noted along the southwest boundary of the property as well as a few patches of Pampas grass.

The area within the proximity of the site is largely being transformed through urban development. Existing land use within its proximity includes the George Riding School directly to the north; Kraaibosch Estate and Kraaibosch Manor to the south and southeast; Blue Mountain Estate to the southwest (opposite side of Knysna Road) and Garden Route Mall to the south. Note that the recent aerial photograph insert below pre-dates construction of adjoining Kraaibosch Estate and Kraaibosch Manor. A number of land use planning applications for lands to the east are in various stages of adjudication.



Boundaries of property imposed on recent aerial photograph (Source: Google Earth)

4. PROPOSED DEVELOPMENT

According to information provided to us the proposal, to be named "Glen Haven Retirement Village", would include 177 retirement houses/units, an administrative office, frailcare centre (including Alzheimer unit), as well as private open space and private roads. The frailcare centre is to accommodate approximately 80 beds. The draft site development plan is attached as Annexure 4.

The land use planning application in terms of the Land Use Planning Ordinance, 1985 (Ord. 15 of 1985) will include the following:

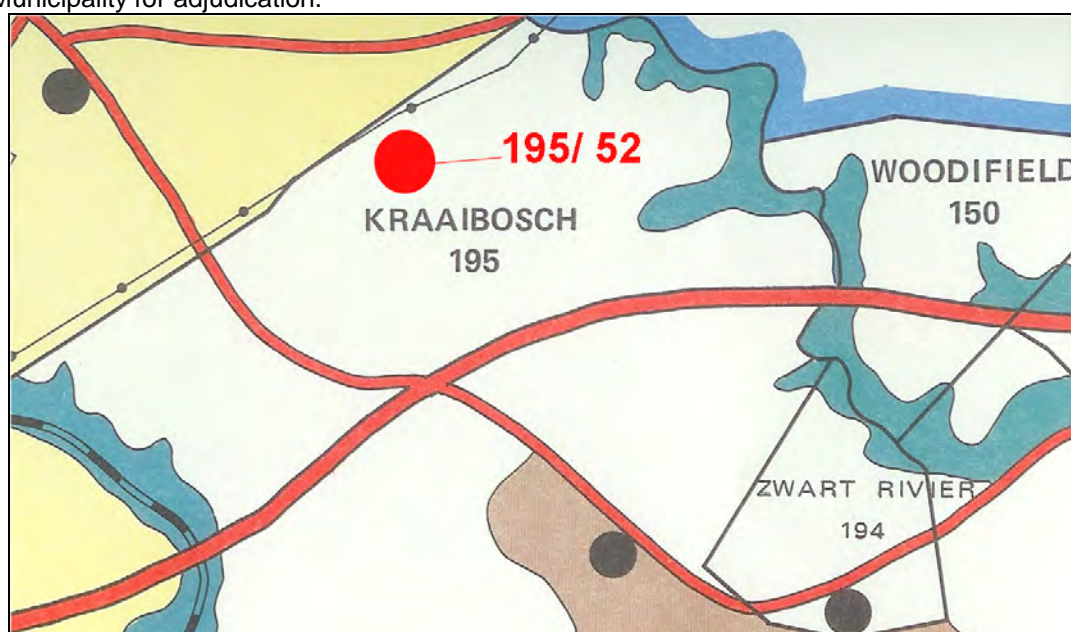
- Amendment of the Knysna-Willdersness-Plettenberg Bay Sub-Regional Structure Plan (old Guideplan) from "Rural occupation" to "Township development";

- Rezoning of the property from Agricultural zone I to Subdivisional Area and subsequent subdivision in accordance with approved site development plan so as to allow for the following:
 - 177 Residential zone II erven (Retirement units)
 - 1 Residential zone II erf (Administrative offices)
 - 1 Residential zone II erf (Frail care centre)
 - 9 Open space II erven (Private open space)
 - 1 Open space II erf (Private road)
 - 1 Open space zone I erf (Public open space)
 - 1 Transport zone II erf.

5. PLANNING-RELATED POLICY GUIDELINES

5.1 *George and Environs Urban Structure Plan (old Guideplan)*

According to this statutory Plan, the property is located within an area earmarked as "Agriculture/ Forestry". As such, the land use planning application includes a proposal to amend the said Plan to "Township development" accordingly. This application will soon be submitted to the Department of Environmental Affairs and Development Planning and George Municipality for adjudication.

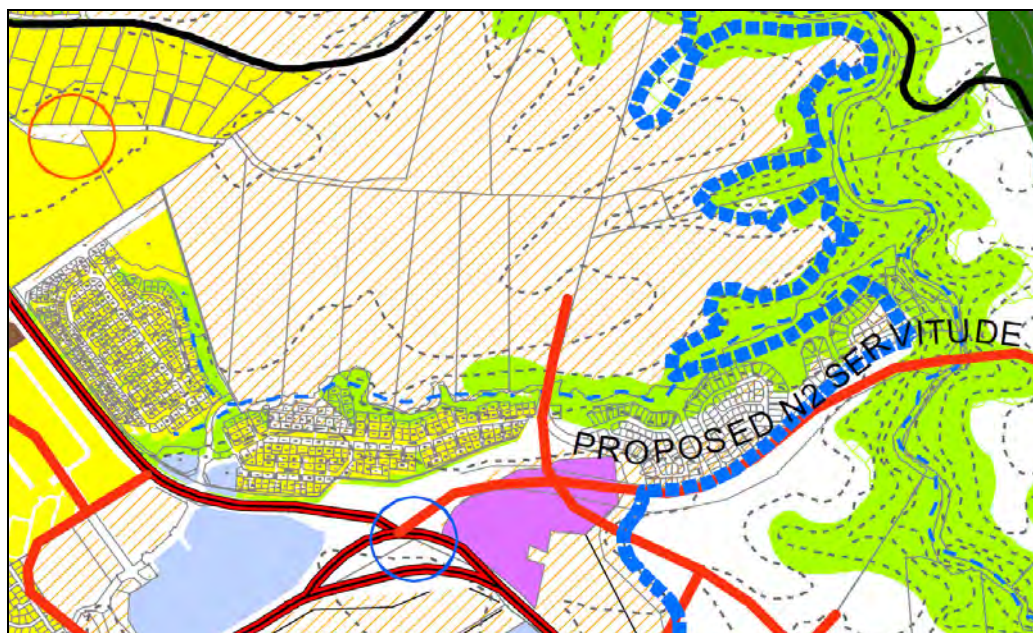


Area coloured in white designated for "Agriculture & Forestry" purposes

5.2 *George Draft Spatial Development Framework, 2008*

According to this draft document the property is located within the interim urban edge and is earmarked as being part of an "Infill and Expansion area" as indicated on Plan nr. GSDF 1.1.3, (insert on the top of page 6).

According to WM de Kock & Associates (Town planning consultants), the SDF allows for further urban expansion in the direction of Kraaibosch and that necessary master planning of engineering and infrastructure services for the entire area has been done according to a coordinated process in conjunction with George Municipality's Engineering Department. Given the above as well as the pattern of existing and permitted development within the proximity of the subject property, the proposal is therefore consistent with this SDF.



Extract from George Draft Spatial Development Framework (Source: WM de Kock & Associates)

6. BRIEF HISTORICAL BACKGROUND

A woodcutter's outpost was established in Outeniqualand in 1777, on the approximate site on which George was established in 1811¹. The purpose for establishing a Government post was two fold, one to monitor the illegal trafficking of wood resources from the district, and secondly to supply a regulated quantity of wood to the Cape for building purposes. By the year 1782, 15 government employees, were stationed at the post². The exact position of the post house settlement has not yet been established, but the manager of the woodcutters post, Sebastian Fend was granted land named Brakkefontein now known as the area Glenwood in 1816 once his government position became obsolete.³ There is a possibility that Brakkefontein was the site of the first post house, but as stated this has not been confirmed.

Early traveller accounts state that the wagon road leading from George town to the Kaaimans river crossing then known as Kaaimansgat, ran along the ridge of the Klein Zwart and Kaaimans rivers. Apparently many informal woodcutter allotments were situated along this route. Many of these homes were destroyed in c. 1801 by invaders from the eastern cape as is testified by early traveller W Paravicini di Capelli when he travelled the route in 1803.

Later, during the 1860's when Thomas Bain was commissioned to build a road from George to Knysna, he used the same early exit route from George mentioned above. Apparently the road traversed from what is now known as die Eiland to the northern portion of the farm Zwartrivier, before heading due east to Knysna. Further investigations would need to be carried out to confirm the exact route of this road and if ran through or near portion 195/3.

Kraaibosch 195/ 52 formed part of the original farm "Pieter Koen's Kraaibosch" that was in turn established on a portion of the farm Zwart Rivier originally granted by quitrent to widow Frederick Behrens in 1819. The Behrens homestead was situated well south of portion 195/ 52. Census records dating back to 1809 refer to Frederick Behrens' occupation on the farm as that of a woodcutter⁴. Pieter Koen's Kraaibosch was alienated from the farm Zwart Rivier

¹ Cape Town National Archives (CTNA) C 155 Resolutions of Political Raad: 8.7.1777, pp. 279 – 283

² Kaapse Archiefstukken - Pg 449; Kathleen Jeffreys. Pub. Cape Times Beperkt 1931 –

³ Cape Town Deeds Office (CTDO) George Quitrents 1/1816 measuring 15 morgen 406 sq rds.

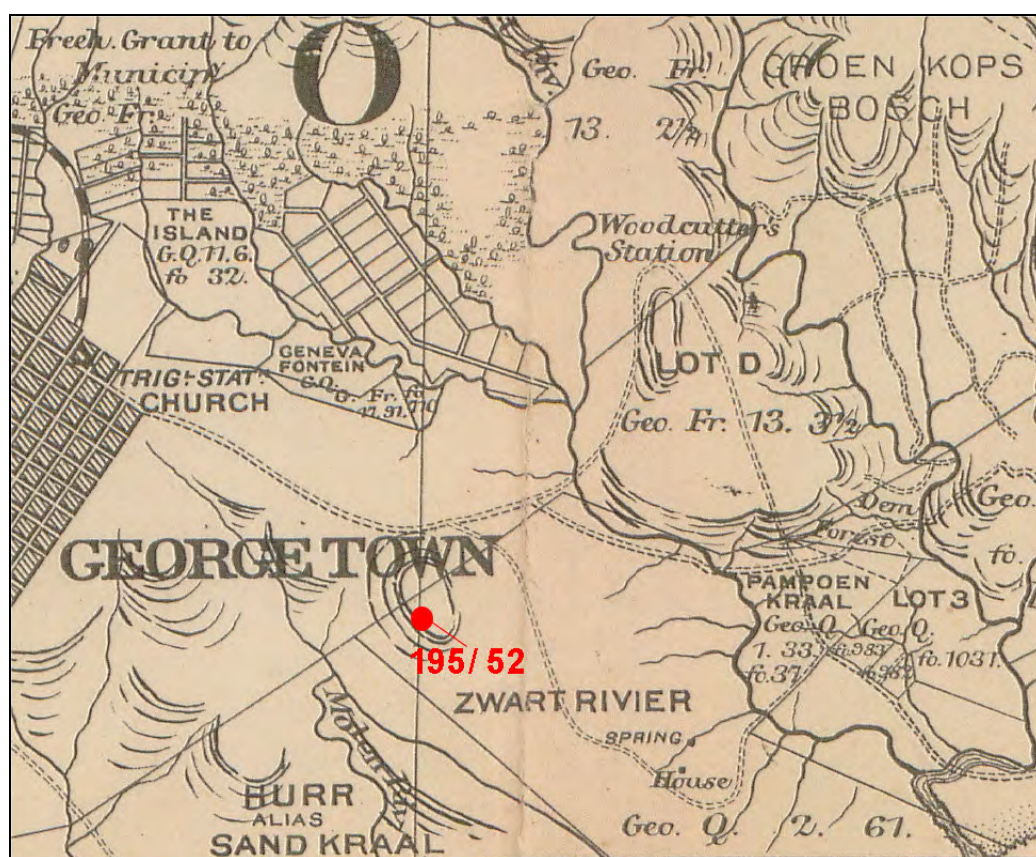
⁴ CTNA J323 (Opgaaf Series)

in August 1911. No records of the farm being registered as a loan farm prior to 1809 were found, but may exist in the Cape Town archives.

The farm Kraaibosch 195/ 52 was subdivided from Portion 6 during 1945 (see S.G. Diagram 6328/45, Annexure 5). The S.G. Diagram for the original farm Kraaibosch (130/1913) drawn at the time does not depict buildings but it was not uncommon for surveyors not to include buildings when drawing up sub-division diagrams. A copy of the early S.G. Diagram 130/ 1913 is also attached as part of Annexure 5.

The following ownership timelines were obtained from the Deeds Office (DeedsWeb) but excluded a full deed's search:

Title Deed Nr.	Holder	Amount (R)
T 666/ 1947	Madge Mary Shankland	-
T 27922/2003	Quickstep 442 (Pty) Ltd	400,000.00
B 898/2010	Cahms Family Trust	3,250,000.00



Extract from 1880 SG Map indicating approximate location of subject property (Source: George Museum Archives)

7. HERITAGE RESOURCES & ISSUES

7.1 Built Environment

From the 1936 aerial photography survey, which includes the subject property and its environs (see insert on top of page 8), there appears to have been a structure and cluster of trees located in the northernmost corner of the property, evidence of which no longer exist. Historically (i.e. late 19th Century and early 20th Century), the subject property Kraaibosch 195/ 52 was positioned on the very edge of a crucial component of George town's early history. However, references found moreover relate to the cultural significance of the Kraaibosch area in general and does not to any structures on this particular portion.

Having regard to the information available to us and as set out in Section 6 of this report, it would appear that the said structure was most likely a labourer's cottage or small dwelling, the cultural significance of which is considered to very low thus not warranting further heritage-related investigations with relation to the proposed development.



Extract from 1936 aerial photography for the area (Source: Flight 140, Flight strip 36, Photo 34059, CDSM)

7.2 Cultural Landscape Issues

Very little of the original traditional landscape patterns remain as this was not taken into consideration during overall spatial planning for the area by George Municipality. The subject property consists of old pastures (although presently lying fallow) whereas many adjoining properties have either been cleared recently (in anticipation of future urban development) or are overgrown by alien vegetation. With the exception of the area directly east of the subject property, it is entirely surrounded by existing (or permitted) urban development as already mentioned in Section 3. This further emphasises our view that further heritage-related assessments would not be warranted in this instance.

7.3 Archaeology

No heritage resources of archaeological significance could be identified on the subject property. Furthermore, in light of historical background research done, we are of the view further archaeological impact assessment would not be warranted in this instance.

7.4 Conclusions

We note that the local planning authority has to date not fulfilled its obligations in terms of Section 30(5) of the NHRA, namely to undertake a heritage inventory for its jurisdiction area with compilation and/or revision of their Spatial Development Framework, which heritage inventory would have had to address the cumulative impact of future development in Kraaibosch rural cultural landscape, which has now largely been destroyed.

However, the potential cumulative impact of future urban development in the Kraaibosch area is not the responsibility of the relevant developer and we are therefore not convinced that further heritage impact assessment would adequately address our broader concern in this instance. Having regard to the pattern of existing development within the property, we therefore support the proposal.

8. PUBLIC PARTICIPATION

The proposed development triggers a number of development activities listed in terms of the National Environmental Management Act, 1998 (Act 107 of 1998). The EIA process is managed by *Cape Environmental Assessment Practitioners (Pty) Ltd*, and relevant submissions will be made to the Department of Environmental Affairs and Development Planning (DEA&DP) shortly. A further public participation process will also be initiated through the Land Use Planning Ordinance, 1985 (Ord. 15 of 1985) as part of the land use application (Guideplan amendment) to George Municipality and the Provincial Administration: Western Cape.

9. RECOMMENDATIONS

Having regard to the above assessment, it is recommended:

- 9.1 That this Heritage Statement fulfils the requirements of a NID submission In terms of Section 38 (8) of the National Heritage Resources Act, 1999 (Act 25 of 1999);
- 9.2 That no further heritage-related studies are required.

PERCEPTION Heritage Planning
9th November 2010

SE DE KOCK

B-Tech(TRP) MIPI TRP(IRL) EIA Mgmt (IRL) APHP