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REFERENCES and ACKNOWLEDGEMENTS:

1. Cape Town Archives
2. Deed's Office, Cape Town
3. Kathleen Schulz, social historian
4. S.G. Office, Cape Town

1. INTRODUCTION

PERCEPTION has been appointed by the registered property owner to compile and lodge a Notice of Intent to Develop to Heritage Western Cape in terms of Section 38 of the National Heritage Resources Act, 1999 (Act 25 of 1999) to Heritage Western Cape. Details of the proposed development are as set out in paragraph 3 below.

A power of attorney from Max Mervitz on behalf of Zeezicht Landgoed (Pty) Ltd, for submission of this Notice of Intent to Develop is attached as part of Annexure 1 ("Part 5" to the NID form).

2. BACKGROUND

The registered property owner is of the intention to develop the said property by establishing a resort development thereupon and subsequently commissioned *PERCEPTION* to compile and submit to Heritage Western Cape a Notice of Intent to Develop (NID) and Heritage Statement for adjudication.

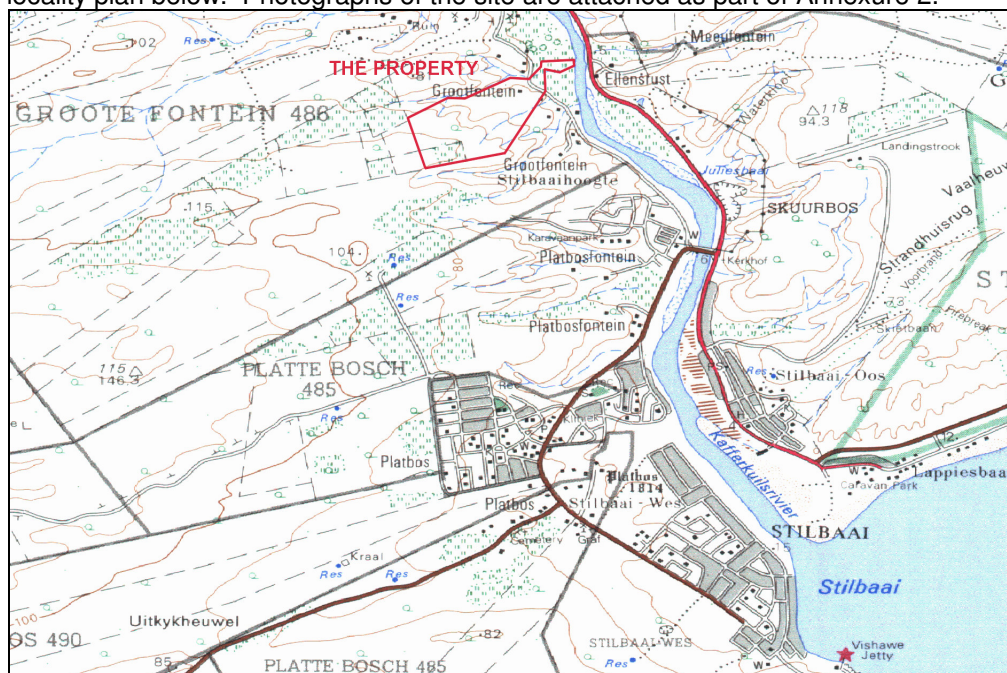
The purpose of this assessment is not only to serve as a NID application to Heritage Western Cape, but also to assist/ contribute to the project as follows:

- 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 irregular-shaped property (35,1352ha in extent) is situated north of the Still Bay urban area and bounds onto the western bank of the Goukou River as shown with the locality plan below. Photographs of the site are attached as part of Annexure 2.



Extract from 1:50,000 Topo-cadastral series (Source: CDSM)

The property forms part of an undulating landscape that extends eastwards from a higher-lying coastal plateau towards the Goukou River floodplain to include two natural alcoves as illustrated with the 3D image below. A natural spring defines the jagged northern property boundary. Most of the surface area appears to have been transformed from its natural state through former agricultural activities. As such, it was found during the site visit that the property is generally heavily infested by alien invasive vegetation, save from some milkwood thickets remaining along the edges of the two “alcoves” and within the valley along the northern boundary.



3D/ Bird's eye view of the property (generated through GoogleEarth).

At least two ruins, most likely older than 60 years were noted on the site – one being a former labourer's cottage. The most prominent ruin, a former T-shaped residence constructed using local stone, has an impressive setting overlooking the Goukou River valley as shown above. Existing access roads on the property are merely narrow tracks, through the track leading to the northern alcove/ natural spring was recently graded.

Existing land use within the proximity of the property is primarily agriculture and rural occupation. During the site visit, the existing road winding along the Goukou River was being upgraded substantially with new surface treatment (paving) and associated infrastructure.

4. PROPOSED DEVELOPMENT

The proposed development would entail the following formal land use planning applications in terms of the Land Use Planning Ordinance, 1985 (Ord. 15 of 1985):

- Amendment of a section of the Mossel Bay/ Riversdale Sub-Regional Structure Plan (old “Guideplan”) from “Agriculture” to “Recreation”;
- Rezoning, subdivision of relevant portions of the property.

As mentioned in the NID Form (Annexure 1), it is the intention of the registered owner to develop a portion of the subject property by establishing thirty alienable resort zone units, a clubhouse and guesthouse/ lodge. Proposed resort units would be limited to a maximum footprint of 120m² each/ maximum single-storey, 6.5m height (in accordance with provincial Guidelines for Resort Developments in the Western

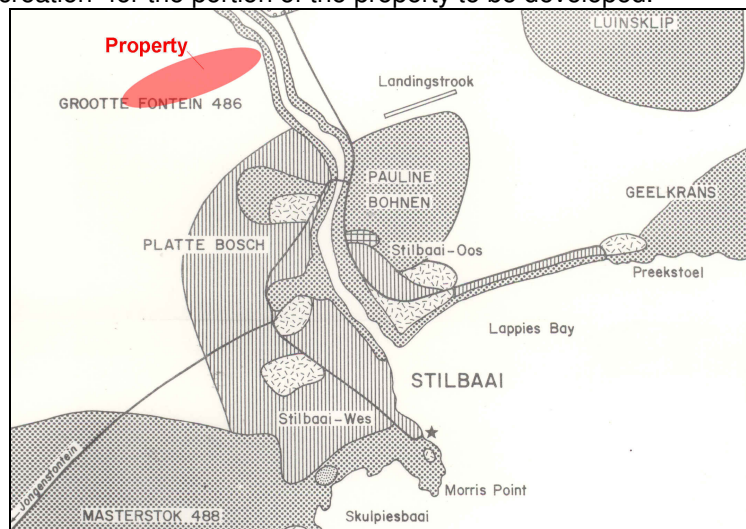
Cape). It is understood that local vernacular architecture would be employed with the design of proposed resort units.

The ruins of the historic residence would be restored; possibly to be used as a clubhouse as part of the proposed development. It is understood that the architectural style to be employed throughout the development would match that of the original historic residence. A conceptual site development plan is attached as part of Annexure 3.

5. RELEVANT POLICY GUIDELINES

5.1 *Mossel Bay/ Riversdale Sub-Regional Structure Plan (old Guideplan)*

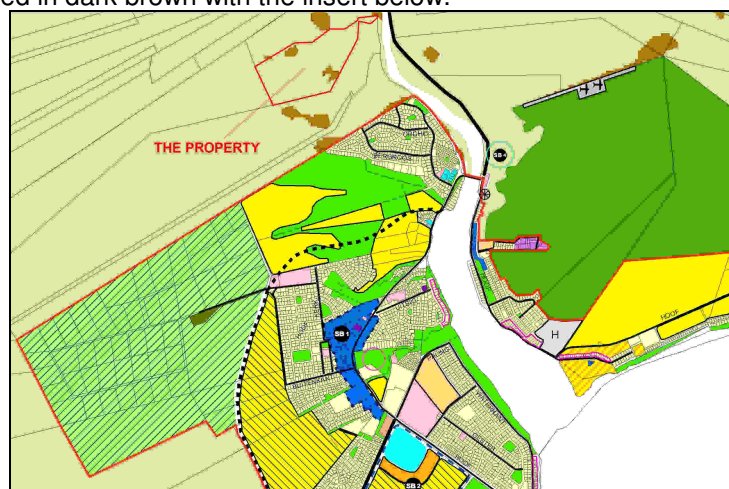
According to this statutory policy guideline document, the site falls within an area earmarked for "Agriculture" and strip of "Nature Area" along the Goukou River. The proposal would therefore require an application to amend this Plan to "Recreation" for the portion of the property to be developed.



Extract from Guideplan illustrating approximate location of the property.

5.2 *Hessequa Draft Spatial Development Plan (2006)*

According to this draft document the subject property is located outside the urban edge within an area earmarked as a "buffer area" while small pockets (formerly used for agricultural purposes) is earmarked as "agriculture", as illustrated in dark brown with the insert below.



Extract from Hessequa Draft Spatial Development Plan

6. BRIEF HISTORICAL BACKGROUND

An independent historical background study undertaken by Kathleen Schulz, Southern Cape Historian/ Researcher, was commissioned for the subject study area and is attached as Annexure 4.

7. HERITAGE RESOURCES & ISSUES

7.1 *Built Environment*

At least two ruins older than 60 years were located on the property, the approximate locality of which are illustrated below. The most significant ruin is that of a large T-shaped dwelling, with prominent setting along a gradual – east-facing hillside and framed in the landscape through mature bluegum trees on either side. Also refer to photographs (Annexure 2). From remaining walling of this ruin it is evident that several additions had been made to the original structure over an extended period of time and further study in relation to construction methods and materials used is advisable prior to (possibly) attempting restoration.



Recent aerial photograph (Source: GoogleEarth)

Another less prominent ruin with remaining chimney and foundations, most likely part of a former labourer's cottage, was noted within close proximity to an existing track extending to the fresh water spring, southwest of the above T-shaped ruin (see insert above).

Landing footings of a former pont that operated across the property from c. 1933 to 1958 are likely to be found along on the subject property along the Goukou River bank. The pont was used as a means of transport across the river prior to completion of the current bridge connecting Still Bay West and Still Bay East during 1958.

A small section of the former alignment of the access road along the river is highlighted in brown on the above aerial photograph and shows how this former road followed the natural contour line.

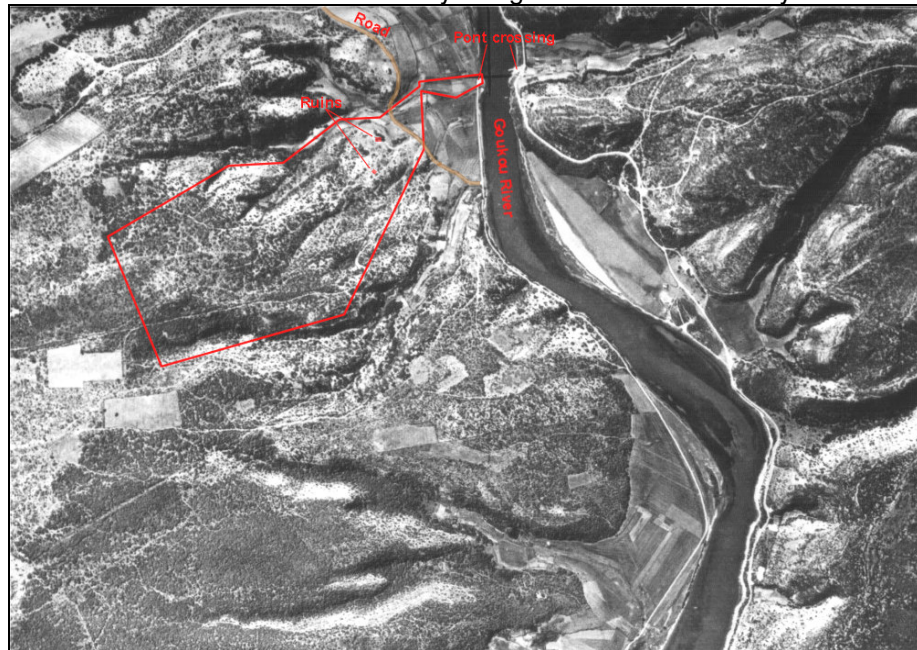
7.2 **Landscape Issues**

The cadastral boundaries of the property have greatly been shaped through the undulating landscape within which it is part. For example the jagged northern boundary follows a narrow valley carved into the landscape through a natural freshwater spring that discharges into the Goukou River. The alignment of some of the other boundaries however, such as the narrow strip connecting the farm to the river, were as a response to the need for water/transport.

The property is situated within what can most accurately be described as a rural cultural landscape and can be roughly separated into three distinctive areas. The western section of the property forms part of the higher-lying upper plateau while the mid-section is hilly and consists of two distinctive (east-facing) alcoves overlooking the river corridor. The third (eastern) section falls below the road and is part of the river floodplain.

As evident from the photographs (Annexure 2), the “mid-section” and “river-section” are highly visible from the current approach road into Still Bay. The main ruin referred to in paragraph 7.1 above has a prominent setting within the overall rural landscape and should therefore be incorporated into future design proposals for the property. In particular, attention should therefore be given to the impact of the proposal on current west-facing vistas from the approach road to both the river floodplain and “mid-section”.

Much of the surface area appears to have been transformed from its natural state through former agricultural activities and during the site visit it was found that the property is generally heavily infested by alien invasive vegetation, save from some milkwood thickets remaining along the edges of the two “alcoves” and within the valley along the northern boundary.



Extract from 1942 Aerial photograph (Source: CDSM)

Broad-based analysis of the 1942 aerial photograph series of the property and its environs reveals some traditional (i.e. Pre-Modern) cultural landscape patterns in and around the site, which should be analysed in further detail as part of a heritage impact assessment and incorporated into any future design proposals for the property.

7.3 Archaeology

Apart from early documented occupation of the property as described in the Historical Background report (Annexure 4), well-documented research into pre-colonial occupation of the entire the Still Bay coastline highlights the need for an Archaeological Impact Assessment (AIA). Such assessment should include both pre-colonial and historical archaeological elements on the property.

7.4 Palaeontology

While no palaeontological material/ elements were noted during the site visit, it is recommended that Heritage Western Cape's APM Committee make a decision regarding the need for a Phase One Palaeontological Impact Assessment (PIA) for the subject property.

7.5 Conclusion

Having regard to the above preliminary assessment it is recommended that a heritage impact assessment be undertaken in relation to the proposed development with focus on the aspects highlighted above and reiterated in Section 7.2 of the NID Form (Annexure 1).

8. PUBLIC PARTICIPATION

The proposed development would trigger a number of development activities listed in terms of the National Environmental Management Act, 1998 (Act 107 of 1998). As discussed it would also require an application for amendment of the George & Environs Urban Structure Plan in terms of the Land Use Planning Ordinance, 1985 (Ord. 15 of 1985). The EIA process will commence once final approval from DEA&DP in relation to the proposed Guideplan Amendment has been issued. As neither the Guideplan Amendment nor the EIA Process has been submitted at the time of writing, no Public Participation Process has yet been invoked.

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 of the National Heritage Resources Act, 1999 (Act 25 of 1999);
- 9.2 That a Heritage Impact Assessment be undertaken for the proposed development, the outcomes of which will inform design of the final site development plan.

PERCEPTION Heritage Planning
8th October 2009

SE DE KOCK

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