

**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

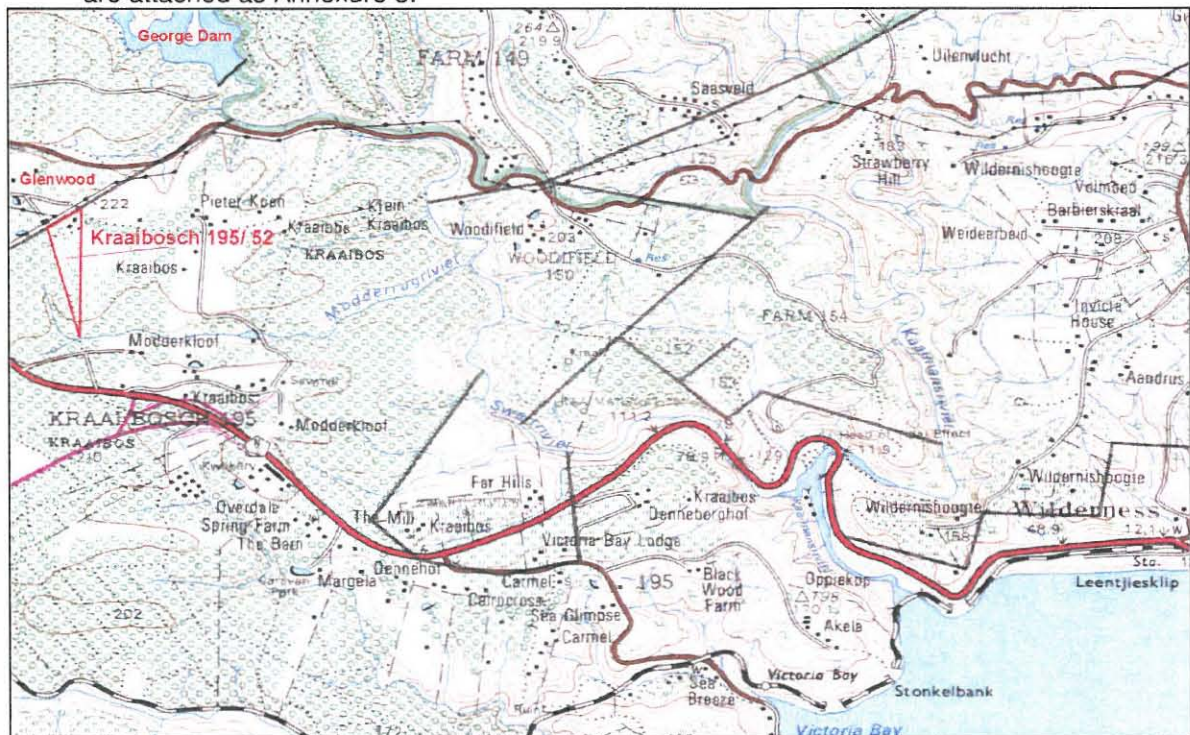
The developer has been made aware of the potential heritage-related sensitivities on and around the site from the outset. The purpose of this assessment is therefore not only to serve as a NID application to Heritage Western Cape, but also to assist/ contribute to the project as follows:

- 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:

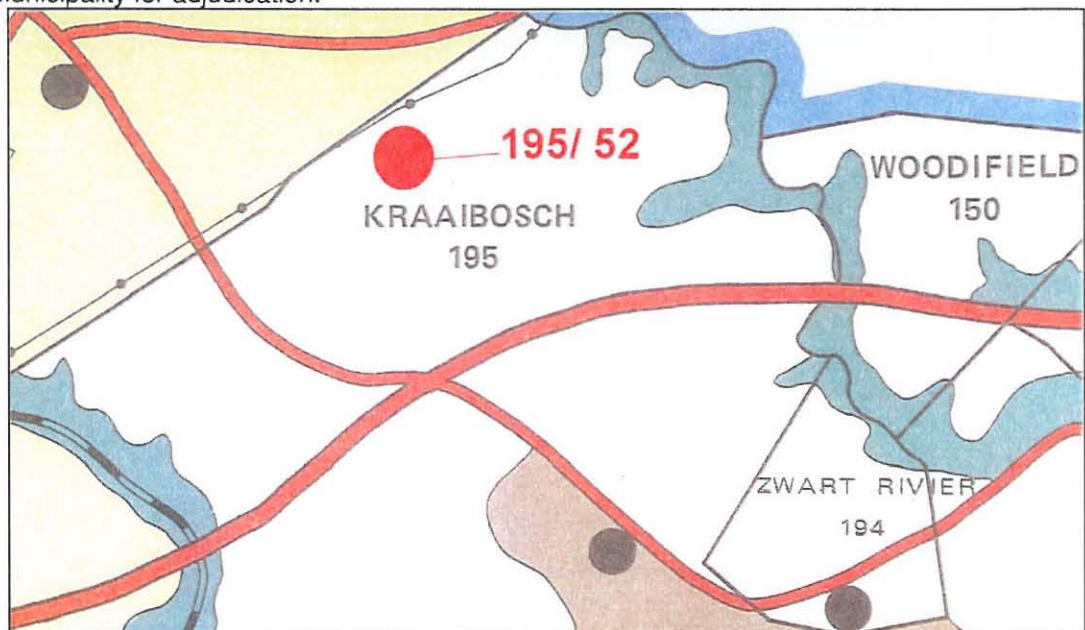
- Amendment of the Knysna-Willdersness-Plettenberg Bay Sub-Regional Structure Plan (old Guideplan) from "Rural occupation" to "Township development";

- 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.

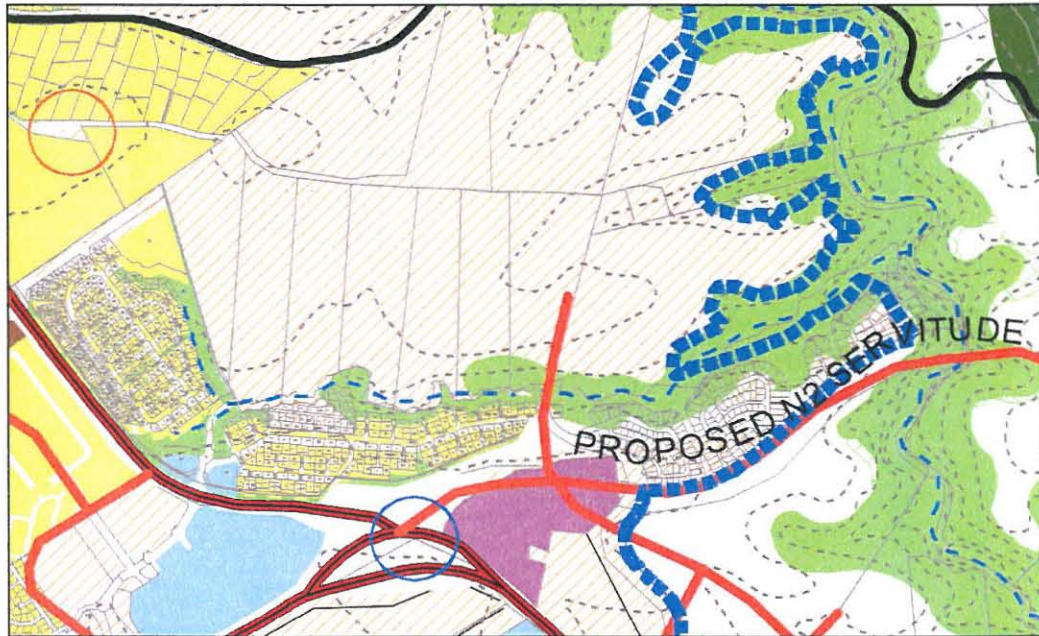


Area coloured in white designated for "Agriculture & Forestry" purposes

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.

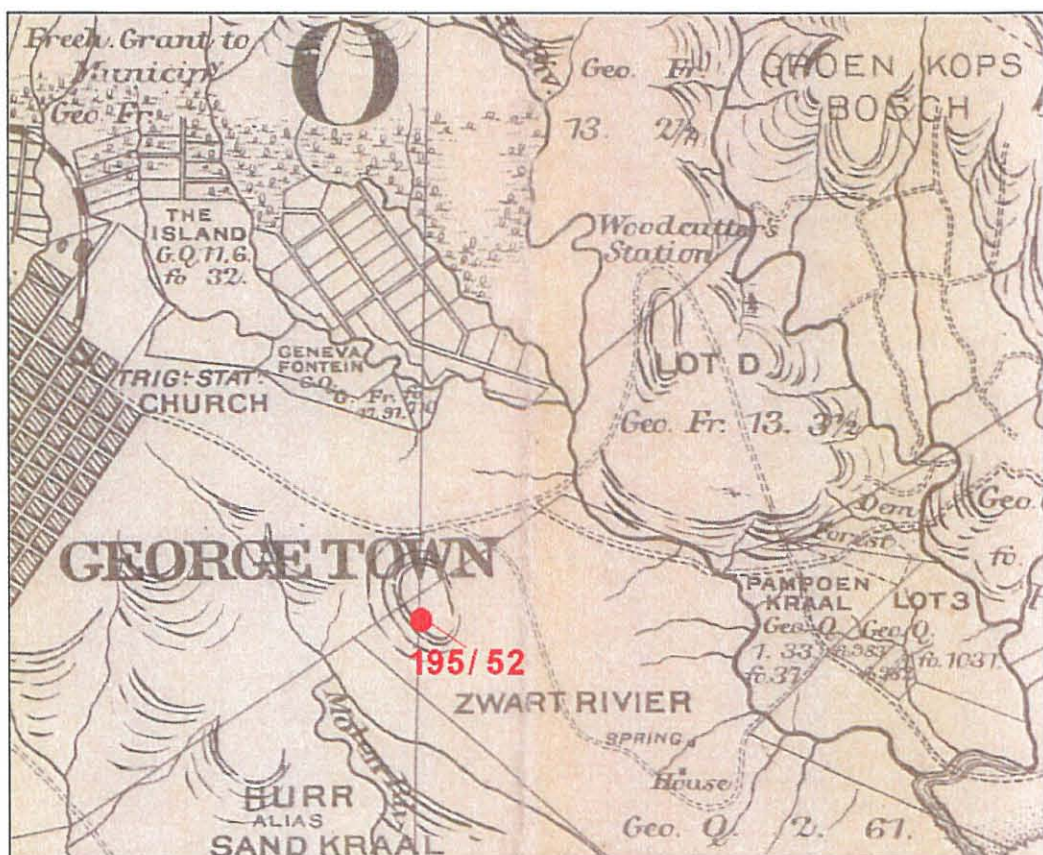
⁴ CTNA J323 (Opgaaf Series)

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

Heritage Western Cape

Notification of Intent to Develop

Section 38 of the National Heritage Resources Act (Act No. 25, 1999)

Section 38 of the National Heritage Resources Act requires that any person who intends to undertake certain categories of development in the Western Cape (see Part 1) must notify Heritage Western Cape at the very earliest stage of initiating such a development and must furnish details of the location, nature and extent of the proposed development.

This form is designed to assist the developer to provide the necessary information to enable Heritage Western Cape to decide whether a Heritage Impact Assessment will be required.

Note: This form is to be completed when the proposed development does not fulfil the criteria for EIA as set out in the EIA regulations. It may be completed as part of the EIA process to assist in establishing the requirements of Heritage Western Cape with respect to the EIA.

1. It is recommended that the form be completed by a professional familiar with heritage conservation issues.
2. The completion of Section 7 by heritage specialists is not mandatory, but is recommended in order to expedite decision-making at notification stage.
3. Section 7.1 must be completed by a professional archaeologist or palaeontologist.
4. Section 7.2 must be completed by a professional heritage practitioner with skills and experience appropriate to the nature of the property and the development proposals.
5. Should Section 7 be completed, each page of the form must be signed by the archaeologist/ palaeontologist and heritage practitioner
6. Additional information may be provided on separate sheets.
7. This form is available in electronic format so that it can be completed on computer.

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PART 1: BASE INFORMATION

1.1 PROPERTY	
Name of properties	Kraaibosch 195/ 52
Street address or location	Access off Glenwood Lane or via Knysna Road
Erf or farm number/s	Portion 52 of the farm Kraaibosch
Town or District	George
Responsible Local Authority	George Municipality
Magisterial District	George
Current use	Vacant
Current zoning	Agricultural zone I
Predominant land use of surrounding properties	Urban development and Rural residential
Extent of the properties	12,8049ha

1.2 CATEGORY OF DEVELOPMENT (S. 38 (1))	X	<i>Brief description of the nature and extent of the proposed development or activity (See also Part 3.1)</i>
1. Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length		<p>The proposed development would entail the following:</p> <ul style="list-style-type: none"> Amendment of the George and Environs Urban Structure Plan from "Agriculture/ Forestry" to "Township development"; Rezoning and subdivision of the property for the establishment of a retirement complex. in terms of Sections 17 and 24 of the Land Use Planning Ordinance, 1985 (Ord. 15 of 1985). Site Development Plan attached as Annexure 3. <p><i>NOTE: Refer to Heritage Statement report for full description</i></p>
2. Construction of a bridge or similar structure exceeding 50 m in length		
3. Any development or activity that will change the character of a site—		
a) exceeding 5 000 m ² in extent	X	
b) involving three or more existing erven or subdivisions thereof		
c) involving three or more erven or divisions thereof which have been consolidated within the past five years		
4. Rezoning of a site exceeding 10 000 m ²	X	
5. Other (state)		

1.3 INITIATION STAGE OF PROPOSED DEVELOPMENT		
Exploratory (e.g. viability study)		<p><i>Notes:</i></p> <p>NID application to Heritage Western Cape to run concurrently with applications in terms of NEMA (EIA process) and land use planning application to George Municipality and Department of Environmental Affairs & Development Planning in terms of LUPO.</p>
Conceptual	X	
Outline proposals		
Draft / Sketch plans	X	
Other (state)		

PART 2: HERITAGE ISSUES

2.1 CONTEXT		
X	<i>(check box of all relevant categories)</i>	<i>Brief description/explanation</i>
X	Urban environmental context	Property located along the eastern outskirts of George adjoining an existing urban area currently being developed.
	Rural environmental context	
	Natural environmental context	
Formal protection (NHRA)		
	Is the property part of a protected area (S. 28)?	
	Is the property part of a heritage area (S. 31)?	
Other		
	Is the property near to or visible from any protected heritage sites?	
	Is the property part of a conservation area or special area in terms of the Zoning Scheme?	
	Does the site form part of a historical settlement or townscape?	
X	Does the site form part of a rural cultural landscape?	Property located along the north-facing hillside, plateau of a south-east orientated natural ridge extending from the George Commonage to the Indian Ocean and defined by the Zwart River (north) and Molen River (south).
	Does the site form part of a natural landscape of cultural significance?	
	Is the site within or adjacent to a scenic route?	
	Is the property within or adjacent to any other area which has special environmental or heritage protection?	
	Does the general context or any adjoining properties have cultural significance ¹ ?	

2.2 PROPERTY FEATURES AND CHARACTERISTICS		
X	<i>(check box if YES)</i>	<i>Brief description</i>
X	Has the site been previously cultivated or developed?	Property has strong links to early forestry (c. late 1700's). Latter land use mainly agricultural (cattle/grazing).
	Are there any significant landscape features on the property?	
	Are there any sites or features of geological significance on the property?	
	Does the property have any rocky outcrops on it?	
	Does the property have any fresh water sources (springs, streams, rivers) on or alongside it?	
	Does the property have any sea frontage?	
	Does the property form part of a coastal dune system?	

	Are there any marine shell heaps or scatters on the property?	
	Is the property or part thereof on land reclaimed from the sea?	

2.3 HERITAGE RESOURCES² ON THE PROPERTIES		
<input checked="" type="checkbox"/>	<i>(check box if present on the property)</i>	<i>Name / List / Brief description</i>
Formal protections (NHRA)		
	National heritage site (S. 27)	
	Provincial heritage site (S. 27)	
	Provisional protection (s.29)	
	Place listed in heritage register (S. 30)	
General protections (NHRA)		
	structures older than 60 years (S. 34)	
	archaeological ³ site or material (S. 35)	
	palaeontological ⁴ site or material (S. 35)	
	graves or burial grounds (S. 36)	
	public monuments or memorials ⁵ (S. 37)	
Other		
	Any heritage resource identified in a heritage survey (state author and date of survey and survey grading/s)	
	Any other heritage resources (describe)	

2.4 PROPERTY HISTORY AND ASSOCIATIONS		
<input checked="" type="checkbox"/>	<i>(check box if YES)</i>	<i>Brief description/explanation</i>
<input checked="" type="checkbox"/>	Provide a brief history of the properties (e.g. when granted, previous owners and uses).	Refer to Heritage Statement.
	Are the properties associated with any important persons or groups?	
	Are the properties associated with any important events, activities or public memory?	
	Do the properties have any direct association with the history of slavery?	
	Are the properties associated with or used for living heritage ⁶ ?	
	Are there any oral traditions attached to the properties?	
2.5 SUMMARY OF CULTURAL SIGNIFICANCE OF THE PROPERTIES (OR ANY PART OF THE PROPERTIES) (S. 3(3))		
<input checked="" type="checkbox"/>	<i>(check box of all relevant categories)</i>	<i>Brief description/explanation</i>
	Important in the community or pattern of South Africa's (or Western Cape's) history.	
	Associated with the life or work of a person, group or organisation of importance in history.	
	Associated with the history of slavery.	
	Strong or special association with a particular community or cultural group for social, cultural	

	or spiritual reasons	
	Exhibits particular aesthetic characteristics valued by a community or cultural group	
	Demonstrates a high degree of creative or technical achievement at a particular period	
	Has potential to yield information that will contribute to an understanding of natural or cultural heritage	
	Typical: Demonstrates the principal characteristics of a particular class of natural or cultural places	
	Rare: Possesses uncommon, rare or endangered aspects of natural or cultural heritage	
Please provide a brief statement of significance		
The proposed development is located within an area in which forestry played a significant role from well before 1777, which is also prior to the establishment of George Town in 1811. Based on this, the subject property and those within its environs therefore formed part of a cultural landscape containing tangible and intangible elements of historical/ heritage value relating to early settlement history of the area of present day George. These heritage themes have however been disregarded through recent urban development, the landscape has been completely transformed to urban development.		

PART 3: POTENTIAL IMPACT OF DEVELOPMENT


3.1 PROPOSED DEVELOPMENT	
Brief description of proposed development.	The proposed development would entail 177 retirement houses/units, administrative offices and frailcare centre (including Alzheimer unit), as well as private open space and private roads. The frailcare centre is to accommodate c. 80 beds as indicated on the Site Development Plan (Annexure 4).
Monetary value.	Uncertain
Anticipated starting date.	As soon as possible
Anticipated duration of work.	Uncertain
Does it involve change in land use?	Yes
Extent of land coverage of the proposed development.	12,8049 ha
Does it require the provision of additional services? (e.g. roads, sewerage, water, electricity)	Yes
Does it involve excavation or earth moving?	Yes
Does it involve landscaping?	Yes
Does it involve construction work?	Yes
What is the total floor area?	To be established
How many storeys including parking?	To be established
What is the maximum height above natural ground level?	Uncertain
3.2 POTENTIAL IMPACT	
What impact will the proposed development have on the heritage values of the context of the property? (e.g. visibility, change in character)	<ul style="list-style-type: none"> • Would alter the rural character of the property to urban development.

Are any heritage resources listed in Part 2 affected by the proposed development? If so, how?	No
Please summarise any public/social benefits of the proposed development.	
The proposal will not offer any known public/ social benefits to the local community in terms of heritage resources.	

PART 4: POLICY, PLANNING AND LEGAL CONTEXT

X	(check box if YES)	Details/explanation
X	Does the proposed development conform with regional and local planning policies? (e.g. SDF, Sectoral Plans)	No – George and Environs Urban Structure Plan would have to be amended (application to be submitted to George Municipality, DEADP). Yes – Conforms to policy and guidelines contained in George Draft SDF, allowing for urban expansion east of George (Kraaibosch area west of the N2). Also refer to Heritage Statement attached.
	Does the development require any departures or consent use in terms of the Zoning Scheme?	
X	Has an application been submitted to the planning authority?	Application for amendment of George and Environs Urban Structure Plan from “Agriculture/ Forestry” to “Urban Development” to be submitted to George Municipality. Final decision to be made by DEADP.
	Has their comment or approval been obtained? (attach copy)	
X	Is planning permission required for any subdivision or consolidation?	Yes, rezoning and subdivision required. Also refer to Site Development Plan (Annexure 4)
X	Has an application been submitted to the planning authority?	No, application for amendment of Knysna-Wilderness-Plettenberg Bay Sub-Regional Structure Plan, rezoning and subdivision to be submitted soon.
	Has their comment or approval been obtained? (attach copy)	
X	Are there title deed restrictions linked to the property?	Uncertain
	Does the property have any special conservation status?	
	Are there any other restrictions on the property?	
X	Is the proposed development subject to the EIA regulations of the National Environmental Management Act (Act 107 of 1998)?	Yes – EIA process managed by Cape Environmental Assessment Practitioners (Pty) Ltd
	Has an application (or environmental checklist) been submitted to DECAS? What are the requirements of DECAS?	
X	At what stage in the IEM process is the application (scoping phase, EIA etc.)	Relevant submissions will be made to the Department of Environmental Affairs & Development Planning in due course.
X	Has any assessment of the heritage impact of the proposed development been undertaken in terms of the EIA or planning process?	This submission, including the Heritage Statement attached hereto, seeks to satisfy this requirement.

PART 5: APPLICANT DETAILS

REGISTERED PROPERTY OWNER/ DEVELOPER: KRAAIBOSCH 195/ 52, DISTRICT GEORGE			
Name	Moongate 196 (Pty) Ltd		
Address (Postal)	PO Box 497 George - East		
Telephone	0828048943		
Fax	086 680 1156		
E-mail	info @ aaadev . co . za		
Signature		Date	21. 7. 2010

	Are any such studies currently being undertaken?	
X	Is approval from any other authority required?	Yes – Approval for the proposed development in terms of the Land Use Planning Ordinance, 1985 (Ord. 15 of 1985) required from George Municipality, Department of Environmental Affairs & Development Planning.
	Has permission for similar development on this site been refused by any authority in the past?	
	Have interested and affected bodies been consulted? Please list them and attach any responses.	

PART 5: APPLICANT DETAILS

NOTE: See Insert


PART 6: ATTACHMENTS

X	Plan, aerial photo and/or orthophoto clearly showing location and context of property.
X	Site plan or aerial photograph clearly indicating the position of all heritage resources and features.
X	Photographs of the site, showing its characteristics and heritage resources.
X	Relevant sketch proposals, development plans, architectural and engineering drawings and landscaping plans.
	Responses from other authorities.
	Responses from any interested and affected parties.
	Any archaeological reports or other reports that may have been carried out on the property or properties within the immediate area.
X	Any other pertinent information to assist with decision-making.

PART 7. RECOMMENDATIONS BY HERITAGE SPECIALISTS

It is recommended that this section be completed in order to expedite the approval process.

7.1 RECOMMENDATIONS OF ARCHAEOLOGIST/PALAEONTOLOGIST		
<i>Further investigation required</i>	<i>Yes/No</i>	<i>Describe issues and concerns</i>
Palaeontology	No	
Pre-colonial archaeology	No	
Historical archaeology	No	
Industrial archaeology	No	
No further archaeological or palaeontological investigation	No	
Other recommendations (use additional pages if necessary)		
I have reviewed the property and the proposed development and this completed form and make the recommendations above.		
Name of Archaeologist/Palaeontologist		
Qualifications, field of expertise		
Signature.....Date.....		

7.2 RECOMMENDATIONS OF GENERALIST HERITAGE PRACTITIONER		
<i>Further investigation required</i>	<i>Yes/No</i>	<i>Describe issues and concerns</i>
Existing Conservation and Planning Documentation		
Planning	Yes	Permission for land use planning application required.
Urban Design		
Built Environment	No	
Architecture	Yes	Details of how the proposed development would promote and incorporate tangible and intangible elements of historical/ heritage value relating to the property and its broader historical context should be made available.
Cultural Landscape	No	
Visual Impact		
History		
Archival		
Title Deeds Survey		
Published Information		
Oral History		
Social History		
Other specialist studies (specify)		
Public Consultation		
Specialist Groups		
Neighbours		
Open House		
Public Meeting		
Public Advertisement		
Other		
No further specialist conservation studies required		
Heritage Impact Assessment required, to be co-ordinated by a generalist heritage practitioner	No	No further heritage assessment recommended
Other recommendations (use additional pages if necessary)		
I have reviewed the property and the proposed development and this completed form and make the recommendations above.		
Name of Heritage Practitioner	SE DE KOCK	
Qualifications, field of expertise	APHP, EIA MGMT (IRL), TRP (IRL)	
Signature		Date 11/11/2010

Notes:

- ¹ Cultural significance means aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance.
- ² Heritage resource means any place or object of cultural significance.
"Place" includes –

 - (a) a site, area or region;
 - (b) a building or other structure which may include equipment, furniture, fittings and other articles associated with or connected with such building or other structure;
 - (c) a group of buildings or other structures [and associated equipment, fittings, etc];
 - (d) an open space, including a public square, street or park; and
 - (e) in relation to the management of a place, includes the immediate surroundings.
- ³ Archaeological means –

 - (a) material remains resulting from human activity which are in a state of disuse and are in or on land and which are older than 100 years, including artefacts, human and hominid remains and artificial features and structures;
 - (b) rock art, being any form of painting, engraving or other graphic representation on a fixed rock surface or loose rock or stone, which was executed by human agency and which is older than 100 years, including any area within 10m of such representation;
 - (c) wrecks, being any vessel or aircraft, or any part thereof, which was wrecked in South Africa or in the maritime zone of the Republic, any cargo, debris or artefacts found or associated therewith, which is older than 60 years or which Heritage Western Cape considers to be worthy of conservation; and
 - (d) features, structures and artefacts associated with military history which are older than 75 years and the site on which they are found.
- ⁴ Palaeontological means any fossilised remains or fossil trace of animals or plants which lived in the geological past, other than fossil fuels or fossiliferous rock intended for industrial use, and any site which contains such fossilised remains or trace.
- ⁵ Public monuments and memorials means all monuments and memorials –

 - (a) erected on land belonging to any branch of government or on land belonging to any organisation funded by or established in terms of the legislation of such a branch of government; or
 - (b) which were paid for by public subscription, government funds, or a public-spirited or military organisation, and are on land belonging to any private individual.
- ⁶ Living heritage means the intangible aspects of inherited culture, and may include cultural tradition, oral history, performance, ritual, popular memory, skills and techniques, indigenous knowledge systems and the holistic approach to nature, society and social relationships.

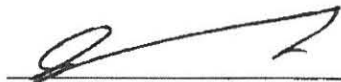
POWER OF ATTORNEY

I, Gregory Robert Young, the undersigned being the Client, in my capacity as person holding power of attorney for Moongate 196 Pty Ltd, as Developer/ Registered Owner of the property KRAAIBOSCH 195/ 52, DISTRICT GEORGE, hereby nominate Stéfán de Kock of PERCEPTION Heritage Planning, with power of substitution, to be my agent in name, place and stead, (as set out in their quotation dated 7th July 2010) to sign on my behalf and submit to the appropriate authorities the following application, which mandate shall, without limiting the generality of the a foregoing, include:

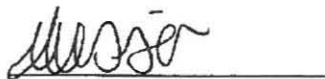
- a.) Notification of Intention to Develop (NID) for a proposed residential development on the said property as required in terms of Section 38(8) of the National Heritage Resources Act, 1999 (Act 25 of 1999).

I hereby accept the Terms of Agreement as set out in paragraphs 5, 6 and 7 of the abovementioned quotation dated 7th July 2010.

Signed at George on 21.7.2010



Client/ Developer/ Registered Property Owner



Witness

Witness

ANNEXURE 3
(Photographs)



Facing South to Southwest: Panoramic view from northern property boundary showing some of the approved developments within its proximity



Facing Northeast to East: Panoramic view of property as viewed from northern property boundary. Equipment visible to left was temporarily stored here by George Municipality during construction of new municipal bulk sewerage pipeline along the northern property boundary

ANNEXURE 5
(S.G. Diagrams)

S. G. No. 6020/45

Approved
Kraai Bosch
 Surveyor-General.

SIDES	Cape	Feet	ANGLES OF DIRECTION	SYSTEM 1945° CO-ORDINATES	
				x	y
AB	130.6	324.46.30	A	+ 140000.0	+ 11900000.0
BC	2684.4	4.26.50	B	+ 5344.1	+ 43499.4
CD	254.4	151.57.10	C	+ 5552.2	+ 46175.7
DE	2075.4	165.13.50	D	+ 5662.4	+ 45968.8
EA	1027.4	235.1.20	E	+ 6261.2	+ 45981.7
Ax	352.4	55.1.20			
By	214.4	4.26.50			
Servitude Road					
AB	130.6	324.46.30			
Bb	62.7	4.26.50			
ba	179.1	144.46.30	b	+ 5348.9	+ 43561.9
aA	40.0	235.1.20	a	+ 5452.2	+ 43415.6

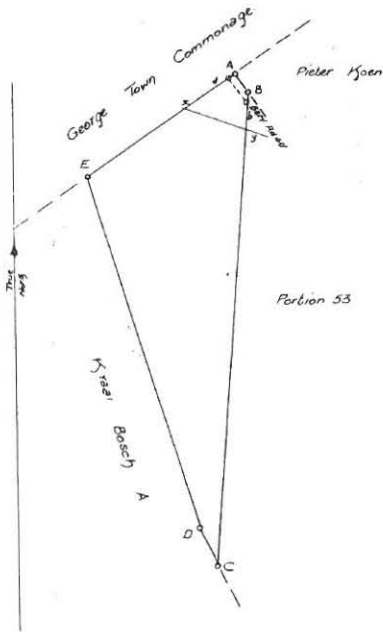
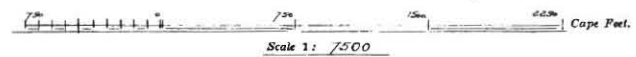


Figure ABba represents a servitude road 40 C.F. wide (Mn Surv Rd 30' O/T. 1939-93 4824)
 x black bz y represents a servitude of High Tension Electrical Transmission Line vide 261/1941

- A, concrete bn 3' long & 7" x 6"
- a.b.B&C, concrete bps 3' long & 7" x 6" w/ centre juts
- D, planted slope 8" x 5 1/2"
- E, " 16" x 6"

Port: 52
 (a f. : Port: 6
Kraai Bosch
 George 195



The figure ABCDE represents 14.9498 Morgen of land being

Portion 52 (a portion of Lot A) of the farm *Kraai Bosch*

situate in the Division of George Province of Cape of Good Hope.

Surveyed in Aug. 1945 by me *J. L. ...*

Land Surveyor.

This diagram is annexed to D/F No. 2797.1920 of the Mads Hans Thunland (a. Urban) w.r.p. to High Thunland.

The original diagram is No. 2797.1920 annexed to D/F. 1920-178-10841

S.G. File No. S7220
 S.R. No. E. 106745
 Geo. Q 15-11 ✓

Registrar of Deeds.

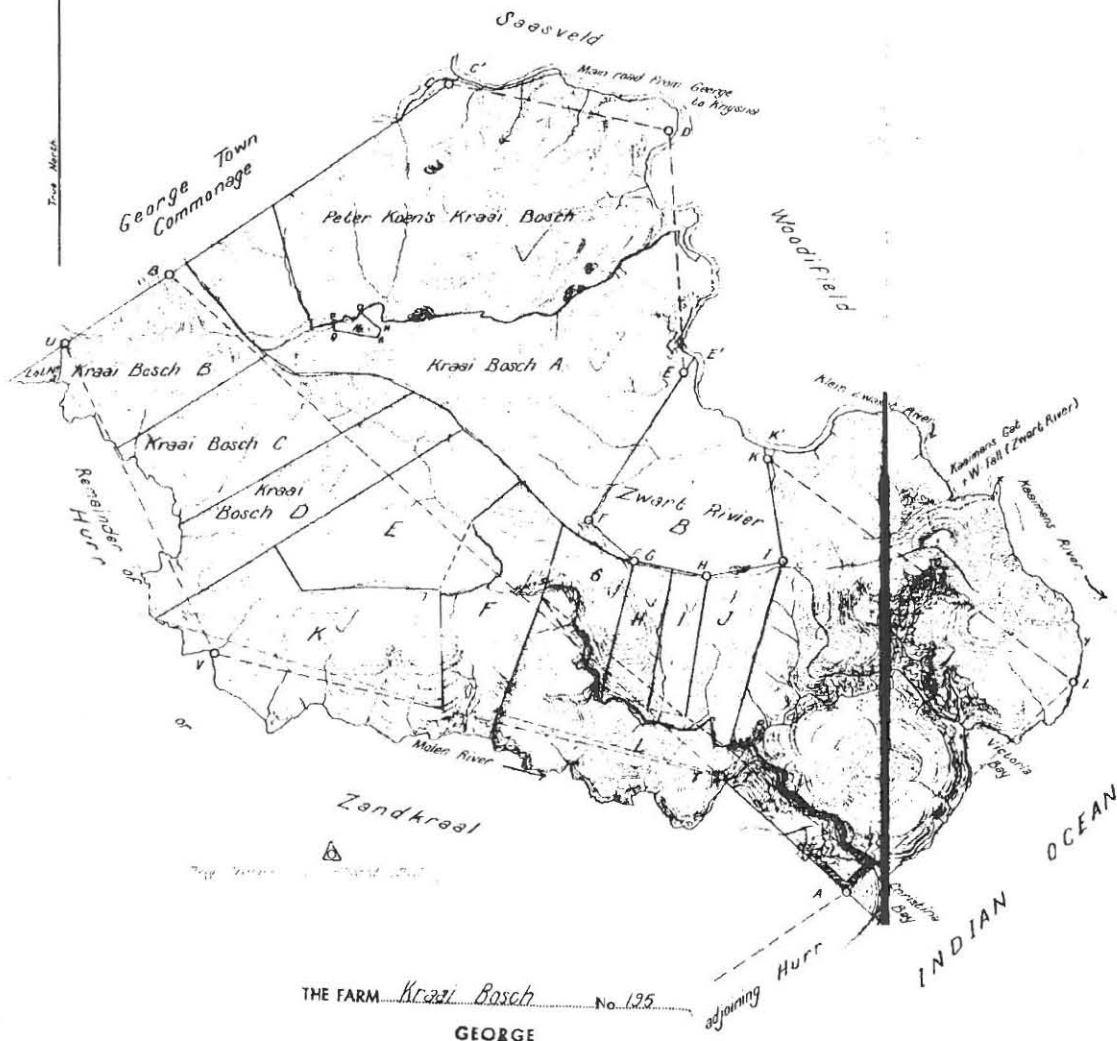
B
S
C

The numerical data of this diagram are sufficiently consistent.
(Sgd.) A.H. Cornish-Bowden,
Examiner.

Note:-

The figure B.T.T' middle of Molen River U.B. represents 655 Morgen 184 Square Roods of Freehold land, the remainder in extent 1415 Morgen 255 Square Roods being held under Quitrent tenure.

CONNECTING DATA			
SIDES		ANGLES	
Cape Roods		o	' "
NM	6.64	N	100.54.40
MF	473.39	M	112.57.10
FE	297.41	F	80.46.50
EN	515.84	E	65.21.20



SIDES		ANGLES		CO-ORDINATES	
Cape Roods		o	' "	X	Y
AT	289.05	A	93.40.40	+ 6446.90	+ 5092.08
TV	882.93	T	208.57.50	+ 6359.84	+ 4896.61
VU	585.82	V	128.52.50	+ 7418.06	+ 4689.21
UB	212.71	U	98.26.10	+ 7668.35	+ 4159.56
BC	568.27	B	181.8.40	+ 7491.45	+ 4041.44
CD	372.63	C	132.57.40	+ 7425.24	+ 3716.51
DE	413.46	D	106.51.30	+ 6460.98	+ 3795.02
EF	297.41	E	143.3.20	+ 6627.15	+ 4207.09
FG	100.61	F	259.47.0	+ 6785.85	+ 4453.62
GH	126.15	G	210.50.10	+ 6711.63	+ 4526.55
HI	131.28	H	202.43.40	+ 6888.07	+ 4551.98
IK	177.25	I	267.42.50	+ 6459.24	+ 4526.71
KL	640.43	K	44.41.0	+ 6486.39	+ 4351.55
LA	519.72	L	80.16.40	+ 5971.61	+ 4732.55
Rect ^l Area = 1802 Morgen				239 Square Roods	
Total " = 2073 "				439 " "	

SIDES		ANGLES		CO-ORDINATES	
Cape Roods		o	' "	X	Y
MN	6.64	M	103.33.30	+ 7140.57	+ 4145.12
NO	43.21	N	113.56.20	+ 7138.46	+ 4138.82
OP	48.91	O	123.10.20	+ 7170.34	+ 4109.66
PQ	16.56	P	109.23.40	+ 7217.72	+ 4121.80
QM	78.90	Q	89.56.10	+ 7219.17	+ 4138.30
Rect ^l Area = 3 Morgen				5 Square Roods.	
Total " = 3 "				" "	

The annexed diagram "A'T' middle of Molen River U B C' inner bank of Klein-Zwart River E'F G H I K' inner bank of Klein-Zwart River x inner bank of Kaaimans River y black curved line along High-water mark A" exclusive of Fig. "M N O middle of stream P Q" represents 2070 Morgen 439 Square Roods of land called "KRAAI-BOSCH" situated in the Field-Cornetcy and Division of GEORGE.

Surveyed under the provisions of Act No. 9 of 1879.

Bounded:- N.W. by the George Town Commonage.
N. & E. by the inner bank of Klein-Zwart River from C' to E' & from K' to x.
E. by the inner bank of Kaaimans River & by High-water mark along Sea Coast.
S.E. by High-water mark along Sea Coast.
S.W. by the Remainder of Hurr or Zandkraal & Lot No.2 (middle of Molen River forming boundary T' to U) and Adjoining Hurr.
also S.E., N.E., N. & W. by "Zwart Rivier B"

Surveyed and beaponed by me according to regulations.

(Sgd.) R.E. Dumbleton.
Govt. Land Surveyor.
Aug. 1911.

Copied from diagram relating
Title Geo. Q. 15-11
Date 23.4.1913

Sheet BL-7Dd

