

*DRAFT FOR COMMENT*

HWC CASE: HWC22112306AM1122

## Heritage Impact Assessment

Remainder Portion 21 of Farm 195, George  
PIETERKOEN



Submitted in terms of section 38(8) of the National Heritage Resources Act, 1999  
(Act 25 of 1999)

**July 2023**

Submitted by  
Lize Malan & David Gibbs  
PO Box 3421, Matieland, 7602, C: 083 440 0953

## Table of Contents

<b>1</b>	<b>INTRODUCTION</b>	8
<b>2</b>	<b>THE SITE AND ITS CONTEXT</b>	8
<b>3</b>	<b>ASSUMPTIONS AND LIMITATIONS</b>	19
3.1	Availability of Information	19
3.2	Statement of Significance	19
3.3	Impacts beyond the Site Boundaries	19
3.4	Visual Impact Assessment Assumptions:	19
3.5	Visual Impact Assessment Limitations	19
<b>4</b>	<b>METHODOLOGY</b>	21
<b>5</b>	<b>LEGAL CONTEXT</b>	22
5.1	National Heritage Resources Act (Act 25 of 1999) (NHRA)	22
5.2	George Municipal Land Use Planning By-Law (2015)	22
5.3	National Environmental Management Act (Act 107 of 1998) (NEMA)	22
<b>6</b>	<b>POLICY CONTEXT</b>	24
<b>7</b>	<b>HISTORY OF THE SITE</b>	26
<b>8</b>	<b>HERITAGE RESOURCES AND SIGNIFICANCE</b>	32
8.1	Introduction	32
8.2	Establishing the significance of the site	32
8.2.1	Architectural value	32
8.2.2	Historical value	36
8.2.3	Spiritual, linguistic & scientific value	36
8.2.4	Archaeological value	36
8.3	Contextual significance: Visual context and cultural landscape analysis	36
8.3.1	Visual context	36
8.3.2	Cultural Landscape Context	42
8.3.3	Topography and Landform	43
8.3.4	Aspect and Orientation	44
8.3.5	Hydrology and drainage	45
8.3.6	Slope curvature	46
8.3.7	Settlement Patterns & Built Form	47
8.3.8	Landscape patterns and vegetation cover	49
8.3.9	Landscape Character	50
8.4	Summarised statement of significance	50
<b>9</b>	<b>HERITAGE INDICATORS</b>	51
9.1	Introduction	51
9.2	Visual analysis	51
9.2.1	Landscape Sensitivity	53
9.2.2	Visibility	53
9.2.3	Visual Sensitivity	54
9.3	Visual Indicator Diagrams	55
9.3.1	Site scale visual indicators	55
9.3.2	Werf scale visual indicators	56

9.4	Design indicators .....	57
9.4.1	Retain the sense of place and informality of the werf .....	57
9.4.2	Adaptive reuse of the homestead and the barn .....	57
9.4.3	Development around werf and front garden area .....	57
<b>10</b>	<b>DEVELOPMENT PROPOSAL .....</b>	<b>58</b>
10.1	Alternatives .....	58
10.2	Landscaping concept .....	63
<b>11</b>	<b>SOCIO-ECONOMIC IMPACTS .....</b>	<b>64</b>
<b>12</b>	<b>ASSESSMENT OF THE PROPOSED DEVELOPMENT.....</b>	<b>65</b>
12.1	Assessment of overall visual impact on the cultural landscape .....	65
12.1.1	Significance of Sensitivity to Visual Change .....	65
12.1.2	Visual Intrusion of Development (Magnitude of visual change) .....	65
12.1.3	Visual Absorption Capacity of Site .....	65
12.1.4	Significance of Anticipated Visual Impacts .....	65
12.2	Assessment of impact of proposed development on sense of place of the werf and its garden setting .....	67
12.2.1	3D modelling of proposed development .....	67
12.2.2	Assessment of proposed development on sense of place of the werf and its garden setting against design indicators .....	70
12.2.3	Summary table of assessment of impact on werf and sense of place .....	72
12.3	Assessment of impact of proposed development on the significance of the historic homestead and barn .....	73
12.4	Assessment of alternatives .....	75
<b>13</b>	<b>FINDINGS AND RECOMMENDATIONS .....</b>	<b>76</b>
<b>14</b>	<b>REFERENCES.....</b>	<b>77</b>

## List of Figures

<b>Figure 1:</b> Extract from 1:50 000 topographical maps 3322CD & 3422AB George and 3322DC & 3422BA Wilderness with location of site indicated in red (Source: Chief Directorate Surveys and Mapping, Mowbray, 2016) .....	8
<b>Figure 2:</b> 2023 Google Earth image, illustrating the urban expansion of George since 2000. The subject property is marked in red (Source: Google Earth Pro) .....	9
<b>Figure 3:</b> Aerial photograph of site within its local context (Source: Google Earth, 2022) .....	10
<b>Figure 4:</b> Aerial photograph of site within its immediate context (Source: Google Earth, 2022) .....	10
<b>Figure 5:</b> Close-up aerial photograph of site (Source: Google Earth, 2022) .....	11
<b>Figure 6:</b> Elements that constitute the werf (Source: Google Earth, 2022) .....	12
<b>Figure 7:</b> Extract from Composite SDF for George City Area (Map 36, George Municipal SDF, 2019) .....	24
<b>Figure 8:</b> SDP for land use application on Portion 3 of Farm 195 to the east of the property (Source: Formaplan) (It is understood that this application is currently being considered by the Municipality, but will likely be approved) .....	24
<b>Figure 9:</b> Approved SDP for the property to the west of Remainder 21 of Farm 195 (Pieterkoen) - originally Portion 88 of Farm 195 George, but now Erf 29141, George (Source: Approval letter from George Municipality 01/12/2020) .....	25
<b>Figure 10:</b> Plan of the Government Post, Forests and Land in Outeniekwa Land prepared by surveyor, Wernich in 1804. (Source: Brommer, et al, 2006) .....	26
<b>Figure 11:</b> Extract from Diagram 454/1818 of the quitrent grant to Kok and Gerber .....	27
<b>Figure 12:</b> Extract from Diagram 130/1913 of the quitrent grant to Edmeades in 1913 – with Portion 5 outlined in red.....	28
<b>Figure 13:</b> Extract from Diagram 2317/1919 – Pieter Koen's Kraaibosch, with Portion 6 indicated. ....	28
<b>Figure 14:</b> Extract from Diagram 1764/1938 of Portion 12 of Farm 195, known as Pieter Koen .	29
<b>Figure 15:</b> Extract from 1939 aerial photograph of the werf, that indicates a somewhat formal arrangement, with a well-defined forecourt and limited cultivation of the farm (Source: NGI, Job 140, Strip 36 Photograph 34058) .....	30
<b>Figure 16:</b> Extract from 1974 aerial photograph of the werf, show the haphazard proliferation of trees around the werf and Glenwood Avenue to the south (Source: NGI, Job 498, Strip 61_01 Photograph 09356) .....	31
<b>Figure 17:</b> Floorplan of the homestead, prepared by Henry Paine Architects in 2021 to illustrate the possible sequence of the development of the house. Note that only rectangular core of the homestead outlined in a dashed line, has yellow wood floorboards.....	33
<b>Figure 18:</b> 1910 pencil sketch of Michael O'Connell's shop premises, York Street, George - Artist: L.A. Brimble, 1874-1949 (Source: Cape Town Parliament Art Collection Acc. No. 20578ii67, in Schulz, 2021) .....	34
<b>Figure 19:</b> Undated photograph of Michael O'Connell's shop in York Street, George (in Schulz, 2021). ....	34
<b>Figure 20:</b> Regional setting: subject site (red) with dramatic mountain backdrop. Source: GEP .....	37



<b>Figure 21:</b> Local context: subject site (red) at the urban/wilderness interface. Source: GEP ..	37
<b>Figure 22:</b> Site Context: subject site (red) within urban edge (dashed yellow line). Source: GEP .....	38
<b>Figure 23:</b> Aerial perspective indicating views towards Outeniqua mountains. (Source: GEP)	38
<b>Figure 24:</b> Panoramic view with the Garden Route Dam and Outeniqua Mountains. Justin Branford.....	39
<b>Figure 25:</b> Urban development to the south of Pieterkoen (note homestead and barn). Justin Branford.....	39
<b>Figure 26:</b> Homestead and Barn viewed from the north. Source: Justin Branford.....	39
<b>Figure 27:</b> View looking southwards. Note proximity of urban development. Source: Justin Branford.....	40
<b>Figure 28:</b> Aerial View looking towards the Outeniqua mountains. Source: Justin Branford ....	40
<b>Figure 29:</b> View from across Glenwood Drive. Note existing urban development. Source: Justin Branford.....	40
<b>Figure 30:</b> Pieterkoen homestead and barn located on a minor ridgeline. Source: Justin Branford.....	41
<b>Figure 31:</b> View looking southwards, with urban development visible in background. Source: Justin Branford .....	41
<b>Figure 32:</b> View looking southwards. Note fire-damaged areas on either side of the 'werf' lawn. ....	41
<b>Figure 33:</b> Orthophoto: Source: Cape Farm Mapper .....	42
<b>Figure 34:</b> Contours at 5m intervals. Source: Cape Farm Mapper .....	43
<b>Figure 35:</b> Solar orientation: Source: Cape Farm Mapper .....	44
<b>Figure 36:</b> Hydrology and drainage. Source: Cape Farm Mapper .....	45
<b>Figure 37:</b> Slope curvature. Source: Cape Farm Mapper .....	46
<b>Figure 38:</b> Cadastral Patterns: Farm portions, Erven, street parcels. Source: Cape Farm Mapper .....	47
<b>Figure 39:</b> Cultural Landscape patterns and vegetation. Source: Cape Farm Mapper .....	49
<b>Figure 40:</b> Heritage resources associated with the property (Source: Google Earth) .....	52
<b>Figure 41:</b> View catchment diagrams: areas shaded green have direct views onto the site. (Source: GEP) .....	54
<b>Figure 42:</b> Zones of visual influence: Areas shaded red/ orange are most directly affected. (Source: GEP) .....	54
<b>Figure 43:</b> Visual indicator diagram: site scale. ....	55
<b>Figure 44:</b> Visual indicator diagram: werf scale.....	56
<b>Figure 45:</b> Site development plan for proposed development .....	59
<b>Figure 46:</b> Site development plan for proposed development – historic precinct 'Option A' (Preferred) .....	60
<b>Figure 47:</b> Site development plan for proposed development – historic precinct 'Option B' .	61
<b>Figure 48:</b> Site development plan for proposed development – historic precinct 'Option C'.	62
<b>Figure 49:</b> Simulated view from the stoep of the homestead towards the Outeniqua Mountains .....	67
<b>Figure 50:</b> Simulated view from beyond the stoep of the homestead towards the Outeniqua Mountains – some buildings visible behind the vegetation on either side of the lawn .....	67

<b>Figure 51:</b> Simulated view from the stoep of the homestead towards the west - note some buildings are visible.....	68
<b>Figure 52:</b> Simulated view from the stoep of the homestead towards the east – note some buildings are visible.....	68
<b>Figure 53:</b> Simulated view from water feature/dam at the end of the garden towards the homestead.....	68
<b>Figure 54:</b> Simulated view from central watercourse between the free-standing houses to the north looking back towards the homestead.....	69
<b>Figure 55:</b> Simulated bird's eye view of the werf and front garden, flanked by new development.....	69
<b>Figure 56:</b> Simulated bird's eye view of proposed garden and development behind the homestead.....	69
<b>Figure 57:</b> Simulated bird's eye view of proposed garden and development behind the homestead from the south-western corner.....	70

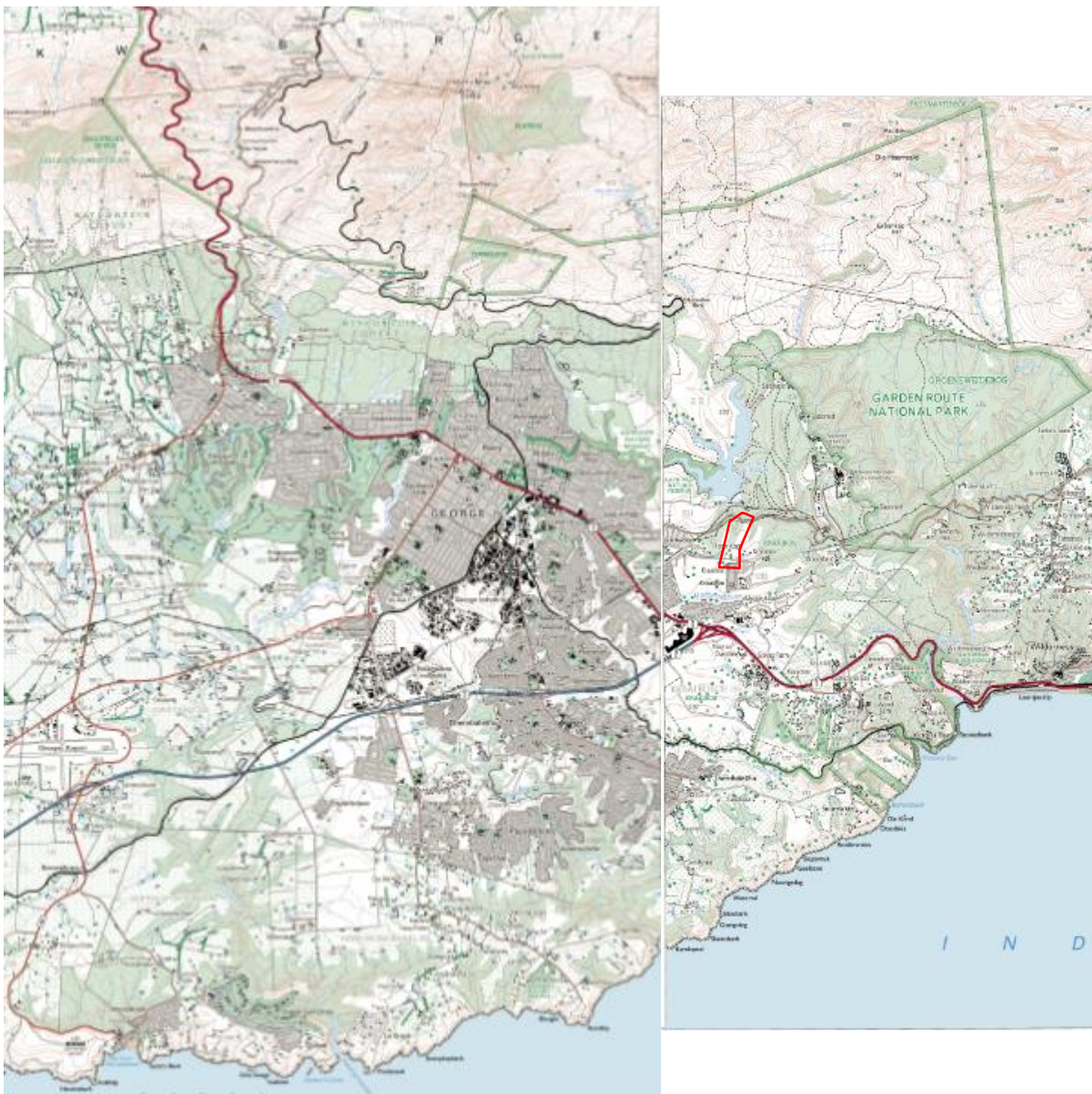
## **List of Annexures**

Annexure A	HWC Response to the NID
Annexure B	Criteria for Establishing Heritage Significance
Annexure C	Archaeological Impact Assessment by Peter Nilssen (separate file)
Annexure D	Alternative A for the werf: Plans (separate file)
Annexure E	Proposed landscaping concept (separate file)

## 1 INTRODUCTION

This report presents a heritage impact assessment (HIA) for the proposed development of a residential estate with auxiliary commercial and community uses on the Remainder of Portion 21 of Farm 195, George. The property is known as Pieterkoen, situated in the rapidly developing Kraaibosch area to the east of George. The HIA is submitted in terms of Section 38(8) of the National Heritage Resources Act, as the proposed development is subject to the requirements of the National Environmental Management Act.

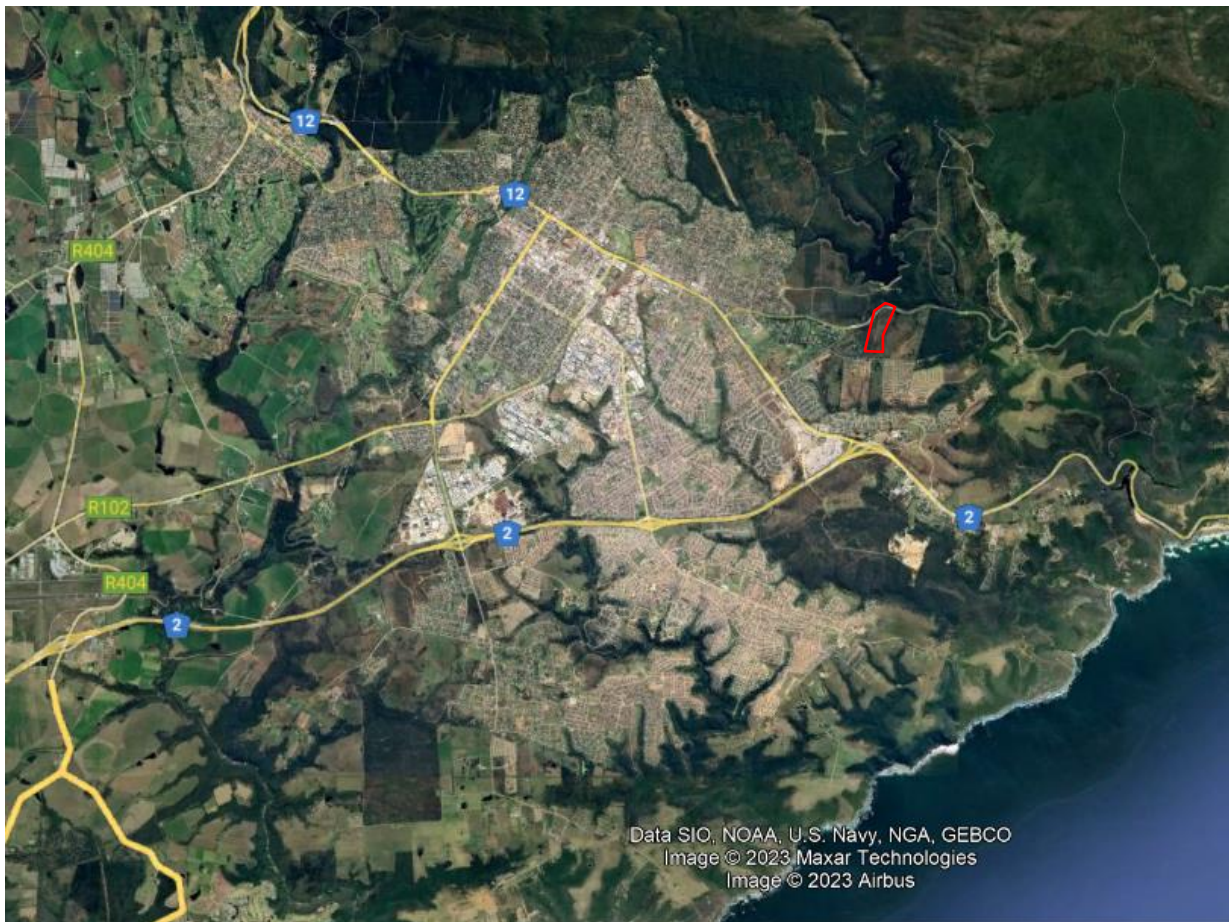
## 2 THE SITE AND ITS CONTEXT



**Figure 1:** Extract from 1:50 000 topographical maps 3322CD & 3422AB George and 3322DC & 3422BA Wilderness with location of site indicated in red (Source: Chief Directorate Surveys and Mapping, Mowbray, 2016)



The extract from the 1:50 000 topographical maps above, does not reflect the full extent of the rapid urban expansion that George has experienced in the past two decades, particularly to the east in the area between the N12 and the N2.



**Figure 2:** 2023 Google Earth image, illustrating the urban expansion of George since 2000. The subject property is marked in red (Source: Google Earth Pro)

The property is located adjacent to Glenwood Avenue which passes to its south and it straddles the Saasveld Road (also referred to as Seven Passes Road) which runs in a deep valley to the north. A portion of this road, built by Thomas Bain, is a provincial heritage site. The area to the south of Glenwood Avenue, is characterised by recent urban, predominantly residential development. The Garden Route dam is located to the north of the property on the other side of the Saasveld road in a heavily forested area with a wilderness character. The properties to the east and west of Pieterkoen, are farms currently lying fallow in anticipation of development that has already been approved or about to be approved. As will be discussed in more detail later the larger terrain is undulating with drainage lines creating small spurs in the landscape with Pieterkoen located on one such spur. As a result, the property slopes steeply downwards to its north-western, northern, and northern-eastern boundaries. The northern portion that slopes down to the Seven Passes Road is so steep that it is virtually inaccessible.





**Figure 3:** Aerial photograph of site within its local context (Source: Google Earth, 2022)



**Figure 4:** Aerial photograph of site within its immediate context (Source: Google Earth, 2022)





**Figure 5:** Close-up aerial photograph of site (Source: Google Earth, 2022)



A modest werf with a historic homestead and barn and some smaller outbuildings, are situated on the higher lying flatter southern portion of the site. The homestead has a large front garden, with swimming pool, enclosed by an informally planted treed boundary of mostly exotic trees. A recent fire has decimated a number of trees along the eastern boundary of the site.

A portion of barn has been converted into a dwelling unit and the remainder used for storage of implements. There is a small square reservoir and dam located adjacent to the barn to store rainwater collected from the roof.

There are remnants of the footings of what must have been farm workers houses and the semi-ruins of farmworker houses in the area to the southeast of the werf. There is small dam situated behind the homestead, one to the west of the werf and two small dams on the northern half of the property. At present the werf is reached through a gravel access road from the west which runs roughly parallel to Glenwood Avenue, but this portion of land has recently been transferred to the Municipality and in future access will be taken from Glenwood Avenue, at a point immediately behind the werf.



**Figure 6:** Elements that constitute the werf (Source: Google Earth, 2022)





**Photograph 1:** The homestead and barn building (to the left) as viewed from the front garden



**Photograph 2:** The façade of the homestead viewed from the east



**Photograph 3:** The façade of the homestead viewed from the west





**Photograph 4:** The rear of homestead view from the south



**Photograph 5:** The façade of the barn (facing north)



**Photograph 6:** The rear of the barn viewed from the south





**Photograph 7:** Square reservoir at barn with dam wall visible to the left.



**Photograph 8:** Swimming pool at bottom of garden



**Photograph 9:** Sundial in vicinity of swimming pool





**Photograph 10:** View of the front garden looking north from in front of the homestead oriented towards the Outeniqua Mountains backdrop



**Photograph 11:** Garden Route Dam visible from the northern portions of the site.



**Photograph 12:** Kitchen garden and small animal pen between the homestead and the barn





**Photograph 13:** Small outbuilding behind homestead, used as wood store



**Photograph 14:** Ruins of cottage situated on eastern boundary of the site



**Photograph 15:** Ruins of cottage situated on southern boundary of the site





**Photograph 16:** Approach road to the werf from the west with the burnt trees visible



**Photograph 17:** Current access to the property from the west (this sliver of land has since been transferred to the municipality for road widening purposes)



### **3 ASSUMPTIONS AND LIMITATIONS**

#### **3.1 Availability of Information**

This report is based on the information that was available at the time of writing. All material by others informing this assessment, is assumed to be accurate and a true reflection of the issues governing the property and its proposed redevelopment.

#### **3.2 Statement of Significance**

The significance of cultural resources is dynamic and multi-faceted, in particular as interest groups and societal values change over time. It is thus neither possible, nor appropriate to provide a definitive statement of heritage significance. Nonetheless, every effort has been made to ensure that the heritage statement is as accurate a reflection of significance as is currently possible to ascertain.

#### **3.3 Impacts beyond the Site Boundaries**

This report does not address heritage impacts resulting from the potential laying of pipelines, electrical and other related infrastructure between the site and elsewhere beyond its boundaries.

#### **3.4 Visual Impact Assessment Assumptions**

- Awareness that 'visual' implies the full range of visual, aesthetic, spatial, cultural, and spiritual aspects of the environment, which together contribute to the local character and 'sense of place' of the area, and that 'visual' considerations are part of the cultural landscape.
- Understanding that 'impact' means a 'noticeable change' to the status quo when perceived under normal conditions; and that change is not necessarily negative, but may contain positive, neutral, and/or negative aspects in varying degrees.
- Identification of all significant visual heritage resources, including protected areas, scenic drives, sites of special interest and tourist destinations, together with their relative importance within the broader context of the region.
- Acknowledging the dynamic nature of landscape processes; including geological, biological, horticultural, and human settlement patterns, which contribute to landscape character, visual heritage attributes and scenic amenity value.
- The need to include quantitative criteria, such as 'visibility'; and qualitative criteria, such as 'aesthetic value' or 'sense of place' to achieve a balanced perception of visual impact (i.e., the rational and the intuitive; the measurable and the immeasurable)
- The need to include visual input as an integral part of the project planning and design process, so that the visual findings and recommended measures for mitigation can influence final designs pro-actively.
- The need to determine the heritage value and significance of visual and aesthetic resources responsibly through a rigorous process, of which public engagement forms an essential component.

#### **3.5 Visual Impact Assessment Limitations**

- The significance of cultural resources is dynamic and multifaceted, and the perception of visual impact may be interpreted subjectively, particularly as interest groups and societal

values change over time. Thus, it is not always possible to provide a definitive visual statement of significance.

- Timing and Availability of Information: This report is based on information available at the time of writing and may be subject to review and revision, should additional or more detailed information become available at a later stage.
- Accuracy of Material: This report assumes that all material supplied by others (including specialist assessments, historical, planning and land-use background research) is an accurate and true reflection of the issues governing the property and its proposed development.
- The geographic aspects of this report rely on a combination of topocadastral maps at scales 1:500 000, 1:250 000 and 1:50 000, together with Google-Earth LIDAR data and GIS information at various scales as recent and as contemporary as possible. However, newer buildings and buildings still under construction may not be reflected
- Detailed LiDAR information of the site context is not always available digitally; therefore, the visual simulations rely on landform as an indication of visibility. At grade, the screening effect of existing trees and buildings may reduce visibility significantly
- With respect to the quality and age of the base data used, Google Earth Pro high-resolution 2021 aerial photography has served as reliable and accurate source data for three-dimensional mapping; in addition to the ESRI base plan information provided by the Department of Agriculture Enterprise, through [gis.elsenburg.com](http://gis.elsenburg.com) Cape Farm Mapper tool

## 4 METHODOLOGY

The methodology followed to prepare this report entailed the following:

- Site visits to identify possible heritage resources on the property and related to the site, including its context and visual sensitivity.
- A review of relevant studies, available, such as the planning application, the George SDF, that contributes to an understanding of the site and its context.
- A review of the relevant legislation that informs this study.
- Research at the Surveyor General, the Deeds Office and other reference material, particularly the report prepared by Kathleen Schulz, to gain an understanding of the history of the site and its significance.

The Visual Impact Assessment methodology is determined by the type and intensity of the category of development measured against the type, and significance of the receiving environment into which it locates, the degree of visual impact expected indicates level of visual impact assessment required. The introduction of new development associated with urban intensification is likely to be visible clearly within the view frame and visual experience of the receptors, given its proximity to public roads and residential neighbourhoods, and the relative visibility of the site. High visual impact will result from the development proposal in relation to construction, and operational activities.

This requires a Level 4 Visual Impact Assessment, which typically involves the following:

- Site visit and recoding of visual indicators
- Identification of issues raised in scoping phase
- Description of the receiving environment and the proposed project
- Establishment of view catchment area, view corridors, viewpoints, and receptors
- Indication of potential visual impacts (including lighting) using established criteria
- Description of alternatives, mitigation measures/monitoring programmes (if applicable)
- Review of 3D modelling and simulations, with and without mitigation
- Review by independent, experienced visual specialist (if required)

The actual significance of the expected visual impacts must be ascertained holistically, considering the proposal in context, and interpreting the visual suitability of the potential changes.

In addition to the proposed site development plan produced by the planning and design consultants, and detailed descriptions of the project components, the architects have provided an indication of the form, texture, and scale of the proposed development, with accurate modelling based on an accurately surveyed terrain model. The visual specialist has interpreted this within the context of landform information provided by Google Earth Professional, using shapefile modelling integral to software and processed on the author's desktop and laptop computers. Using a hand-held camera, the author of this report has imaged digital photographs of the site.

The visual specialist has considered the impact of the proposed development from strategic viewpoints at various distances from the site, using a series of photographs recorded by the author using a hand-held digital camera, towards the articulation of a professional opinion with recommendations for decision-making.

## **5 LEGAL CONTEXT**

### **5.1 National Heritage Resources Act (Act 25 of 1999) (NHRA)**

A Notification of Intent to Development was submitted, as Section of 38(1)(d) of the NHRA requires the submission of a notification of intent to develop (NID) when the proposed development entails rezoning of site larger than 10 000m<sup>2</sup> and section 38(1)(c)(i) requires a NID for a development that will change the character of a site exceeding 5 000m<sup>2</sup> in extent. This report follows the record of decision of HWC in response to the NID, which required a Heritage Impact Assessment (HIA) which should fulfil the requirements of Section 38(3) of the NHRA. In particular, HWC required that the HIA include a visual impact assessment and an archaeological impact assessment. A copy of the response from HWC is attached in Annexure A. Note that it is not the intention to prepare a stand-alone VIA – instead the HIA was prepared in consultation with, Mr David Gibbs is a visual specialist, and thus visual issues are integrated into the HIA from the outset. A complete Archaeological Impact Assessment has been prepared by Peter Nilssen and the findings are discussed in Section 8 of this report.

No other sections of the NHRA are applicable as the site does not fall within a declared conservation area or a current heritage protection area. Although the Saasveld/Seven Passes Road, is a declared provincial heritage site, the proposal will not impact on this road.

### **5.2 George Municipal Land Use Planning By-Law (2015)**

The property is currently zoned for agricultural purposes (Agriculture Zone 1) in terms of the George Municipality's Land Use Planning By-law (2015). Any urban development will thus require a rezoning and it is anticipated that an application will be made for rezoning to Subdivisional Area and then to Residential II and Business III, with consent for a restaurant, and any other zoning that would be required to accommodate the proposed development.

### **5.3 National Environmental Management Act (Act 107 of 1998) (NEMA)**

The National Environmental Management Act (Act No. 107 of 1998), as amended, (NEMA) makes provision for the identification and assessment of activities that are potentially detrimental to the environment, and which require authorization from the relevant authorities based on the findings of an environmental impact assessment. NEMA is a national act, which is enforced by the Department of Environmental Affairs (DEA). However, these powers are delegated in the Western Cape to the Department of Environmental Affairs and Development Planning (DEA&DP). DEA&DP will consider the comments of HWC in response to the HIA prior to issuing environmental authorisation in response to the proposed activities.

In terms of the 2014 Environmental Impact Assessment Regulations (GN R. No. 982, GN R No. 983, GN R. No. 984 and GN R. No. 985 published in terms of section 24 of NEMA, the following proposed activities trigger the need for authorization i.t.o. NEMA:

- Listing Notice 1:
  - Activity 12: The development of— (ii) infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs— (c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse.

- Activity 19: The infilling or depositing of any material of more than 10 cubic meters into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles, or rock of more than 10 cubic meters from a watercourse.
- Activity 24: The development of a road—(ii) with a reserve wider than 13,5 meters, or where no reserve exists where the road is wider than 8 metres.
- Activity 27: The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation.
- Activity 28: Residential, mixed, retail, commercial, industrial, or institutional developments where such land was used for agriculture, game farming, equestrian purposes, or afforestation on or after 01 April 1998 and where such development: (ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare.
- Listing Notice 3:
  - Activity 4: The development of a road wider than 4 meters with a reserve less than 13,5 meters. i. Western Cape: ii. Areas outside urban areas; (aa) Areas containing indigenous vegetation.
  - Activity 12: The clearance of an area of 300 square metres or more of indigenous vegetation. i. Western Cape i. Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004; ii. Within critical biodiversity areas identified in bioregional plans.
  - Activity 14: The development of— (ii) infrastructure or structures with a physical footprint of 10 square metres or more; where such development occurs—(c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse. i. Western Cape i. Outside urban areas: (bb) National Protected Area Expansion Strategy Focus areas; (ff) Critical biodiversity areas or ecosystem service areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans (NOTE: It is uncertain whether this activity is triggered by the proposal).
  - Activity 15: The transformation of land bigger than 1000 square metres in size, to residential, retail, commercial, where, such land was zoned open space, conservation or had an equivalent zoning, on or after 02 August 2010. f. Western Cape i. Outside urban areas.

## 6 POLICY CONTEXT

In some instances, the policy context is a critical informant to a heritage impact assessment, as is indeed the case for this proposed project. The site falls within the approved urban edge of the George SDF, although not a priority for development, but as noted above development has already been approved on the properties immediately to the west, whilst the application for development to the east is in process.

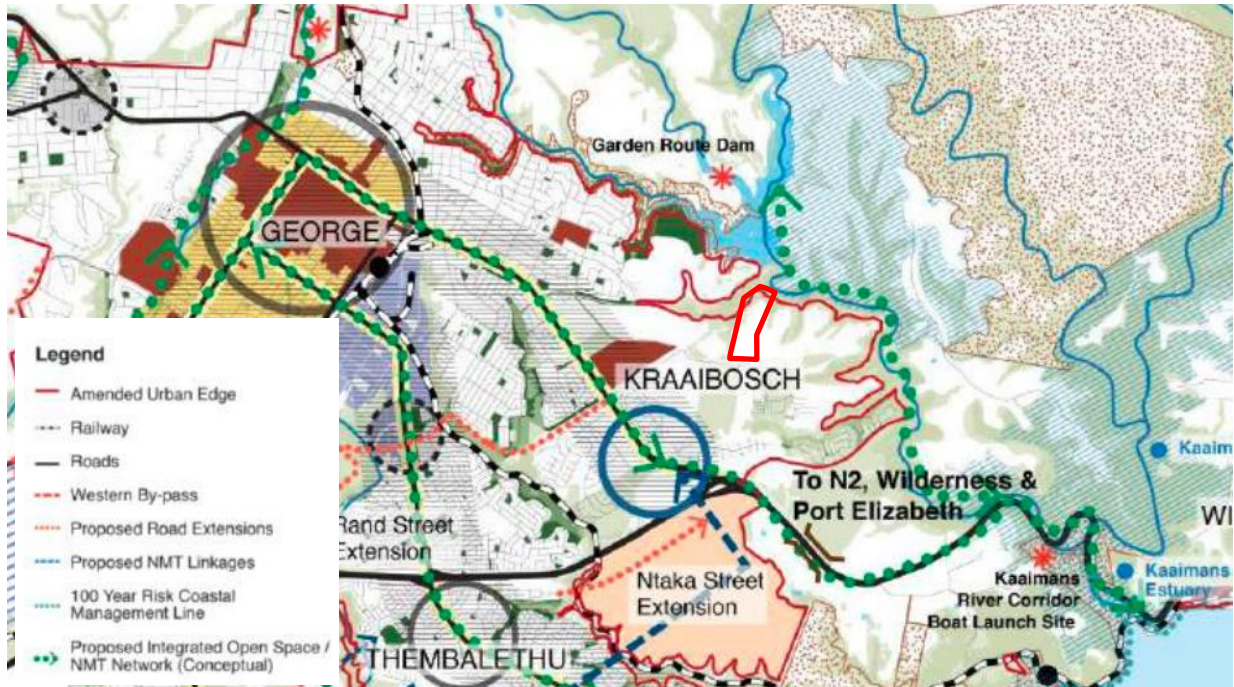


Figure 7: Extract from Composite SDF for George City Area (Map 36, George Municipal SDF, 2019)

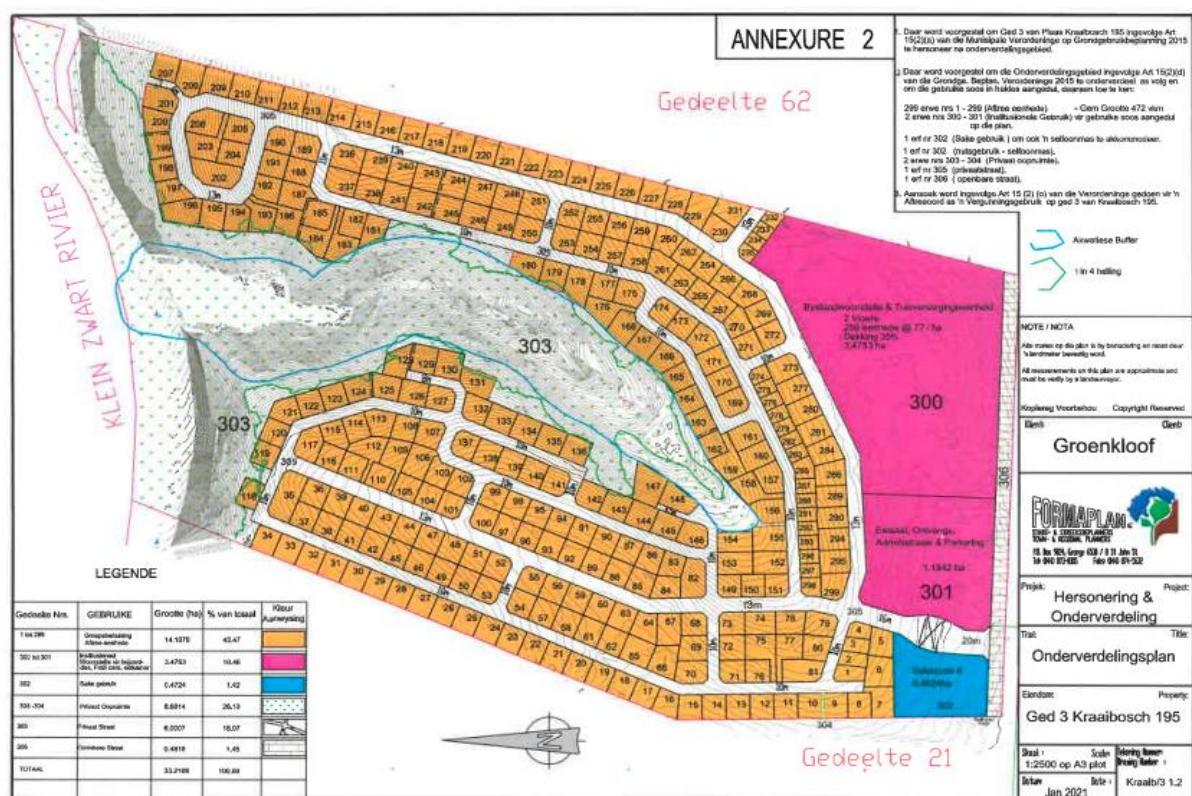


Figure 8: SDP for land use application on Portion 3 of Farm 195 to the east of the property (Source: Formaplan) (It is understood that this application is currently being considered by the Municipality, but will likely be approved)







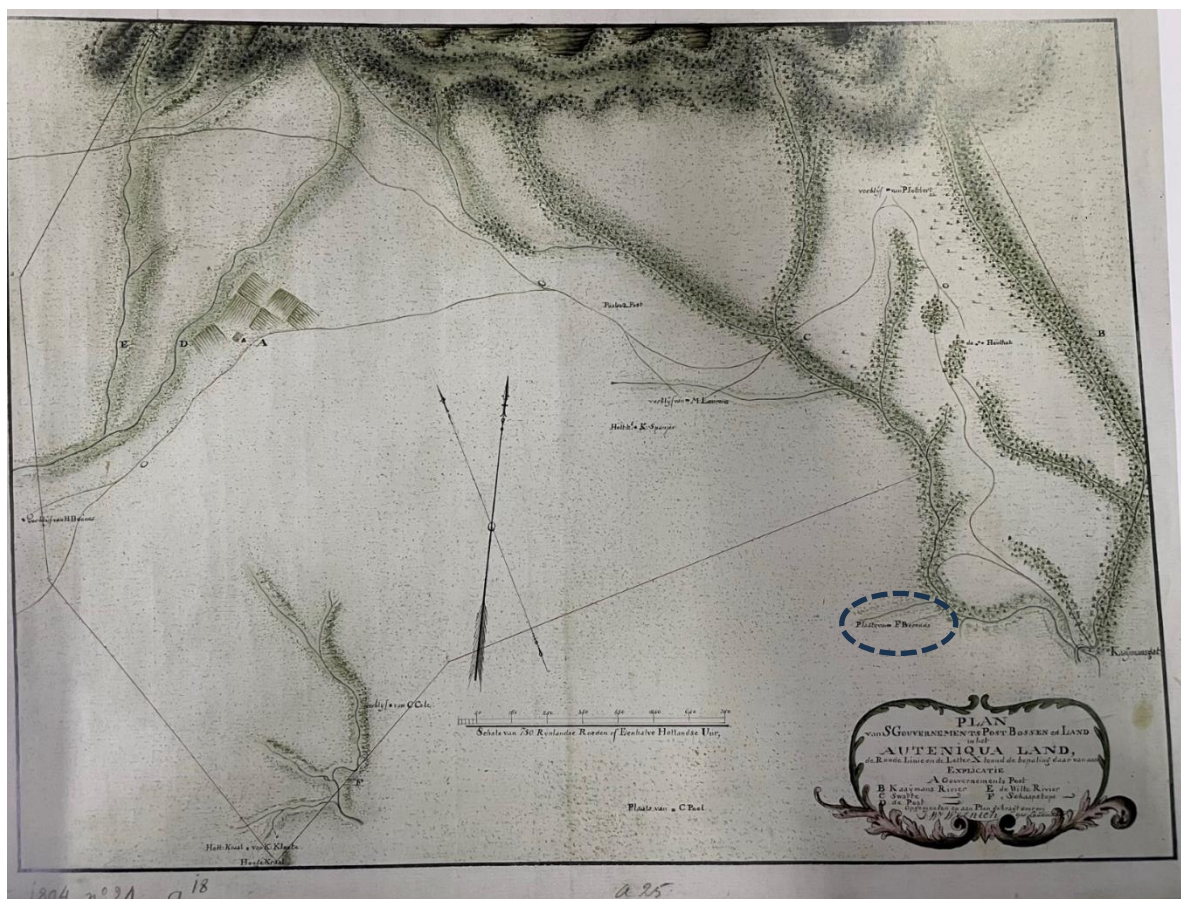
## 7 HISTORY OF THE SITE

In 2021 Kathleen Schulz compiled a comprehensive history of the property and its origins. This section is largely based on her report.

The earliest representatives of humankind inhabited southern Africa during the Stone Age. Later Stone Age sites are particularly prevalent along the coast, also South Africa's south coast. From the Later Stone Age onwards the whole of southern Africa was occupied by the San and about 2000 years ago Khoekhoe pastoralists migrated to the south-western Cape. It is thus highly likely that the larger landscape in which the site is located formed part of the areas sporadically occupied by Khoekhoen groups such as the Gonaquas, Attequas and Outeniqua as part of their nomadic lifestyle (Mountain, 2003: 46; Sleigh, 2007: 585). In the southern Cape several Khoekhoen words such as Outeniqua have become part of the nomenclature.

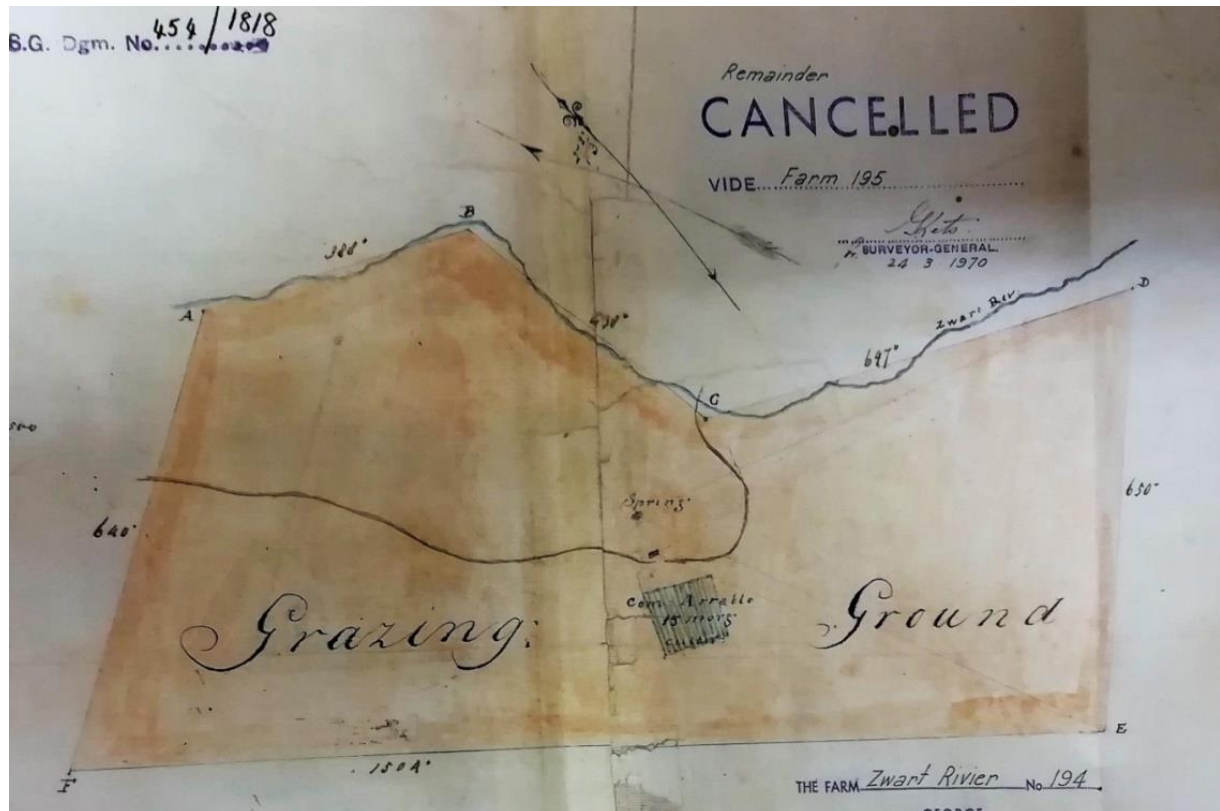
By 1777, the Dutch East India Company extended its reach to the area, by establishing an outpost to harvest wood for the needs of the growing colony (Sleigh, 2007:591). The town, named after King George III, was proclaimed in 1811. According to Mountain, by the time that the British occupied the Cape in 1795 only a handful of independent Khoenkhoen families were left in the southern Cape and by 1812 the remaining families settled at Hoogekraal, where a mission station was subsequently established and later named after the first missionary, Reverend Charles Pacalt (2003:61).

According to Schulz (2021), the property in question has its origins in a loan farm, Zwart River, first granted to woodcutter, Johannes Fredrik Behrens in 1778.



**Figure 10:** Plan of the Government Post, Forests and Land in Outeniekwa Land prepared by surveyor, Wernich in 1804. (Source: Brommer, et al, 2006)

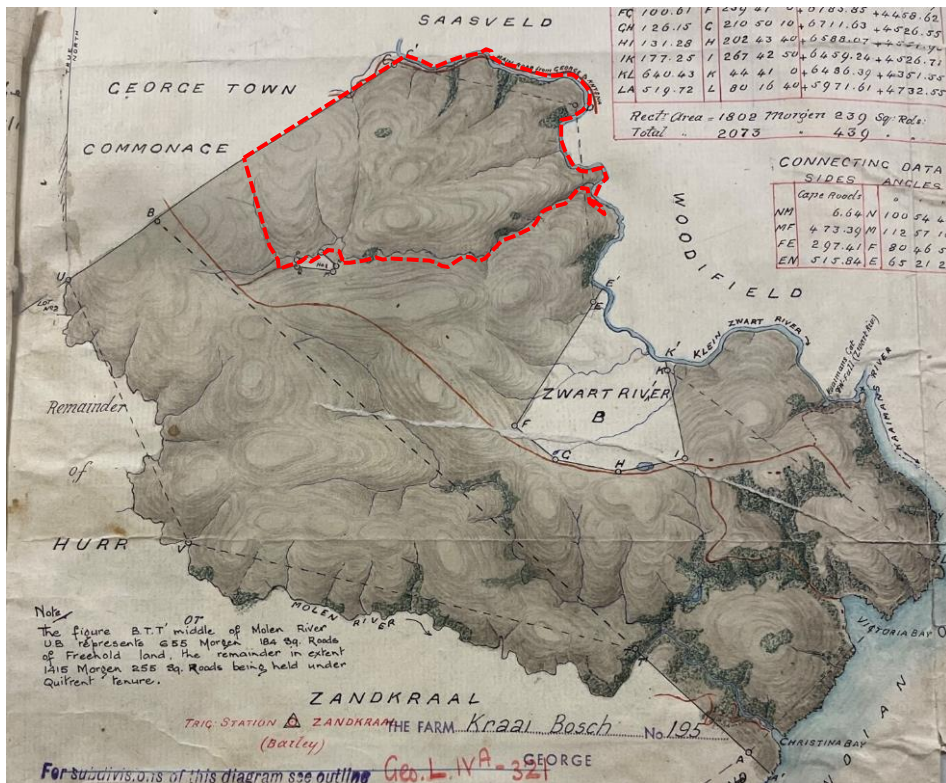
The dotted oval on the diagram above indicates the location of the homestead of Behrens along the Swart River and close to the confluence with the Kaaimans River. The loan place was converted to a quitrent grant registered in the name of his widow, Johanna Jacoba Kok and her new husband, Paul Gerber in 1818. Note that the homestead depicted on the diagram is situated well south of the sub-divided Pieterkoen portion.



**Figure 11:** Extract from Diagram 454/1818 of the quitrent grant to Kok and Gerber

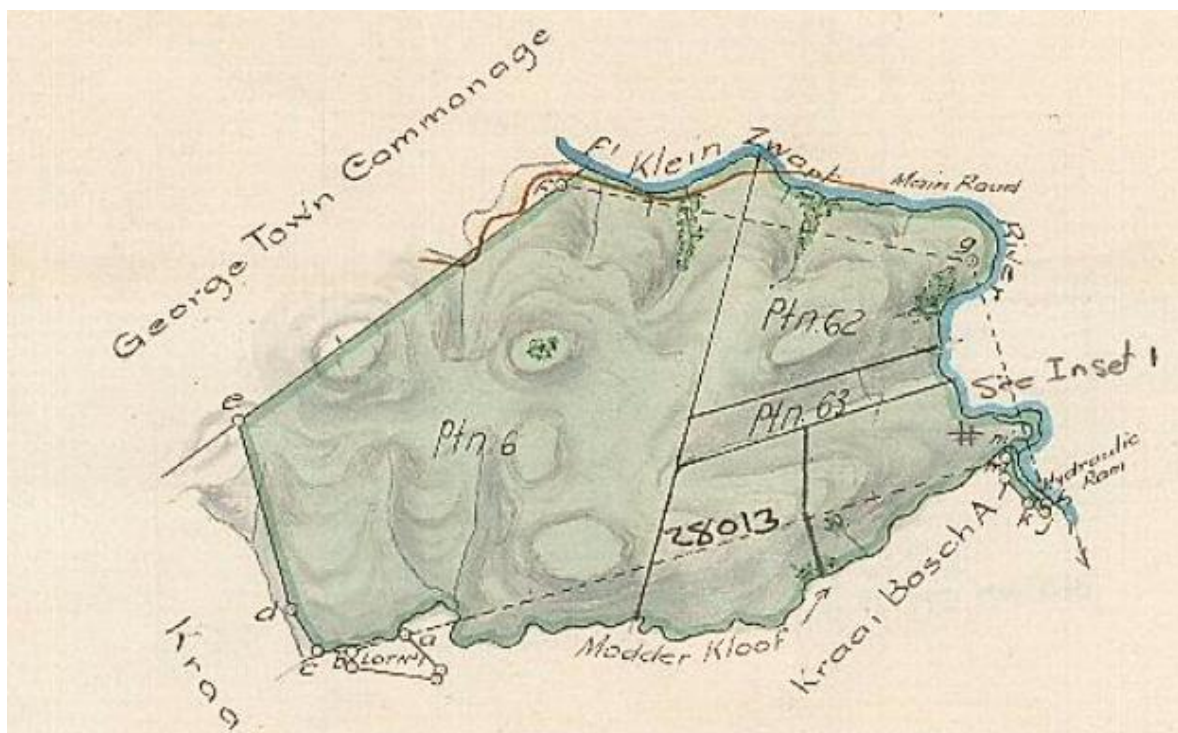
In 1844, Paul Gerber inherited Widow Behrens' half share and in same year Michael O'Connell and Richard Hamilton Allen bought Zwart River. After R.H. Allen went insolvent in 1856, Michael O'Connell bought the remaining half share of Zwart River and was the sole owner until his own insolvency in 1870/1871. During Michael O'Connell's occupation of Zwart River, he established a brick yard, providing bricks to George builders. Zwart River was then purchased from O'Connell's insolvent estate by Gert Johannes Lampbrecht, and his sons-in-law Adam Johannes Martin Stander, Adam Johannes Barnard, Johannes Hendrik Jacobus Stander in 1874. Members of this family held shares in the property in various proportions until 1910 when the remainder passed to Jacobus Johannes Stander, who sold it on to Edwin Thomas Leach Edmeades in 1911.





**Figure 12:** Extract from Diagram 130/1913 of the quitrent grant to Edmeades in 1913 – with Portion 5 outlined in red

In 1913 the farm was extended to include the neighbouring farm Molen River, and neighbouring portions of the original Zwart River, renamed Kraaibosch (Farm 195) and awarded as a quitrent grant to Edmeades (Schulz, 2021). From 1916 onwards Edmeades sold off portions of the farm and in 1918, the portion named Pieter Koen's Kraaibosch, indicated with a red dashed outline on the figure above, (Portion 5) measuring 290 ha was sold to Maximilium Krausz, who owned the adjoining farm Woodifield a.k.a. Pampoenkraal. In 1919 Krausz further sub-divided Pieter Koen's Kraaibosch and sold Lot A (Portion 6) to merchant, Charles Henry Vintcent, then Mayor of George (1920-1925) in 1920 (Schulz, 2021).

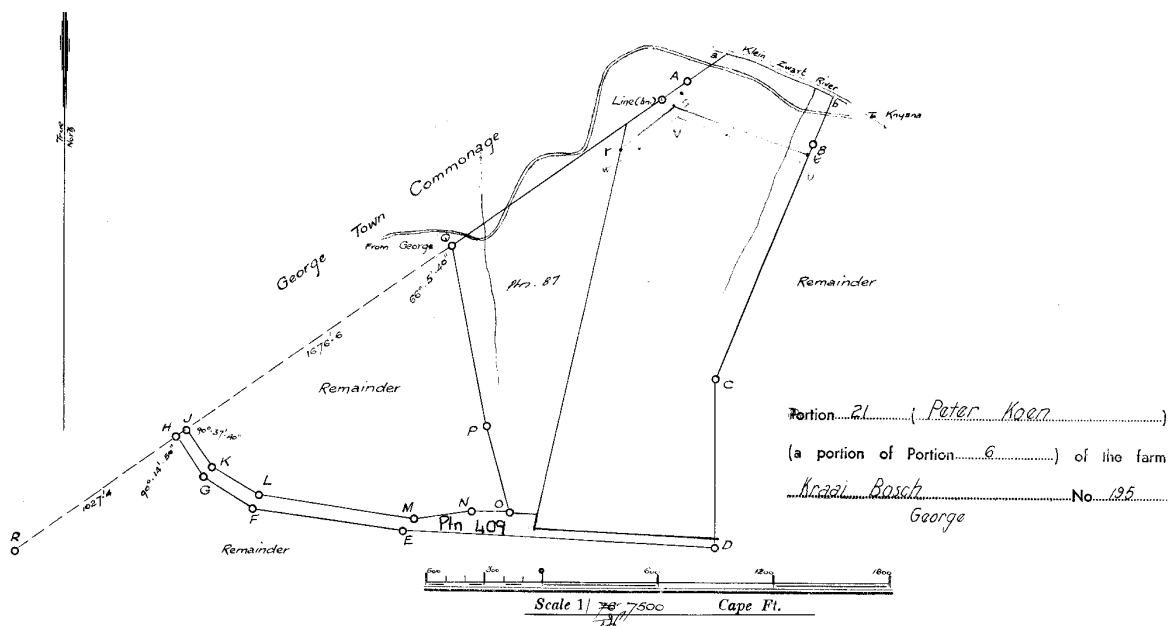


**Figure 13:** Extract from Diagram 2317/1919 – Pieter Koen's Kraaibosch, with Portion 6 indicated.

Schulz reports, that during C.H. Vincent's term as Mayor, Crown Prince Edward, Prince of Wales visited George. On the afternoon of the 7<sup>th</sup> of May 1925, the Crown Prince visited the mayoral homestead at, named in the press, "Pieterkoen". It would suggest that the buildings present on the Pieterkoen property in 1925 were 'fit to receive a Prince' (Schulz, 2021).

The origin of the name Pieterkoen remains a mystery. According to Schulz (2021), it is most likely attributed to a tenant on the farm Zwart River, although no records of someone named Koen related to the property could be found in any official documentation. Martin (2011), in another heritage statement concerning the access road to the property, states that someone named Pieter Koen was once a neighbour of the owner of Swartriver in the late 1700s and that this Pieter Koen was a descendant of Jan Pieterzoon Koen, a director of the VOC and conqueror of Java. However, no sources are cited to reference these statements.

From 1931 onwards, Vincent started selling-off portions of Portion 6 of Farm 195, including Portion 21 to Francis William Branford in 1938. The property has remained in the Branford family since then and is now in the hands of the third generation of Branfords. In 1969 a portion of just more than 10ha was sold off. In 2009 the property was transferred to a trust, the Pieterkoen Trust, that is controlled by the Branford descendants. Note that the access road to the property, Portion 409, has recently been transferred to the George Municipality.



The figure a inner bank of Klein Zwart River b C D E F G H J K L M N O P Q a represents 36.9288 Morgen ——— Square Feet of land, called  
Pieter Koen  
 portion of Lot A ——— being that portion of Peter Koen's Kraai Bosch ——— which is referred to hereunder,  
 situate in the Field Cornetcy of George ——— DIVISION of George  
 PROVINCE of CAPE of GOOD HOPE.

Surveyed in February 1938

by me

*Blasual*

Land Surveyor.

This diagram is annexed to the Transfer Deed No. 3355 dated 7-4-1938 in favour of

*F.W. Branford*

The original diagram is No. 2797, 1920 : annexed to Transfer Deed No. 10841 dated 3<sup>rd</sup> August 1920 in favour of Charles Henry Vincent

S.G. File No. Survey Records No. E 359/1938

*R*

**Figure 14:** Extract from Diagram 1764/1938 of Portion 12 of Farm 195, known as Pieter Koen



**Figure 15:** Extract from 1939 aerial photograph of the werf, that indicates a somewhat formal arrangement, with a well-defined forecourt and limited cultivation of the farm (Source: NGI, Job 140, Strip 36 Photograph 34058)





**Figure 16:** Extract from 1974 aerial photograph of the werf, show the haphazard proliferation of trees around the werf and Glenwood Avenue to the south (Source: NGI, Job 498, Strip 61\_01 Photograph 09356)

## 8 HERITAGE RESOURCES AND SIGNIFICANCE

### 8.1 Introduction

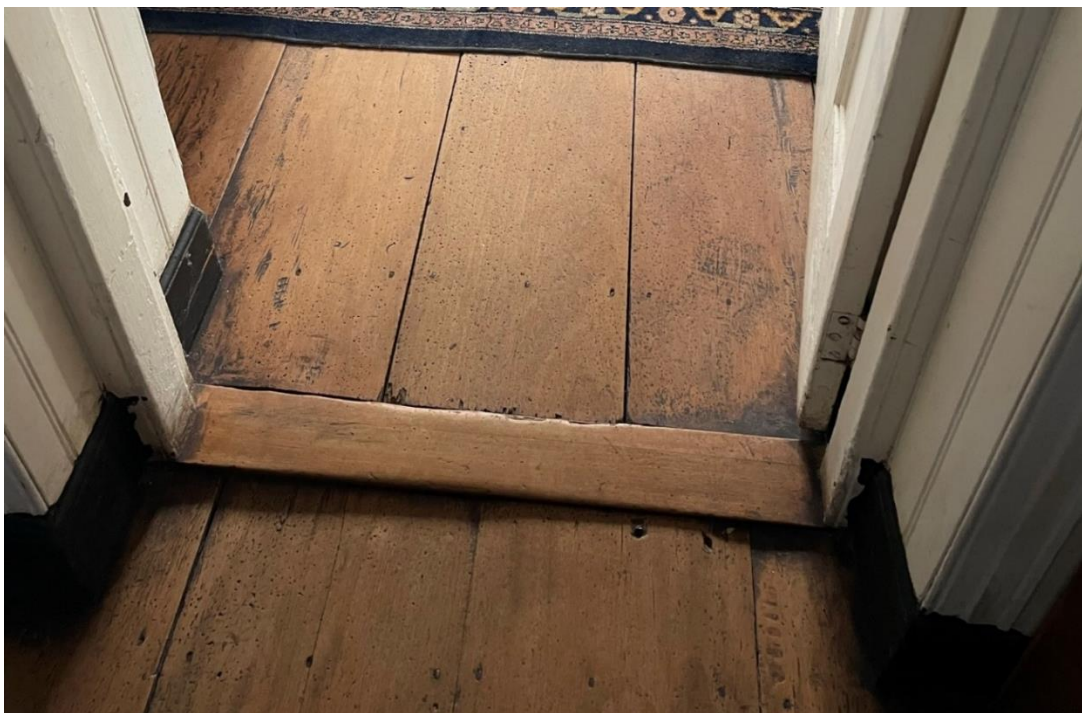
The definition of a *heritage resource* is described in Section 2 (xvi) of the NHRA as: “any place or object of cultural significance”. This section of the report fulfills the requirement of Section 38(3) (a) and (b) of the National Heritage Resources Act (NHRA) to establish the significance of the resources, and the mapping of the resources (NHRA 1999:64). Refer to Annexure B for more details regarding the criteria for establishing heritage significance.

### 8.2 Establishing the significance of the site

The heritage significance of a site is established by considering several aspects of potential heritage value. These are as follows, in no particular order:

#### 8.2.1 Architectural value

Both the homestead and the barn<sup>1</sup> are regarded as having significant heritage value. The buildings are similar in scale and style – both rectangular barn shaped buildings with holbol end gables and no front gables. Determining the age of the homestead and the barn, has proven difficult. Diagrams of the property and other archival sources have not rendered any concrete evidence. Although the homestead has seen many alterations and accretions over the years, elements such as the wide yellow wood floorboards and thickness of the walls in certain areas would suggest that it has a historic core that could date to at least the mid-19<sup>th</sup> Century.

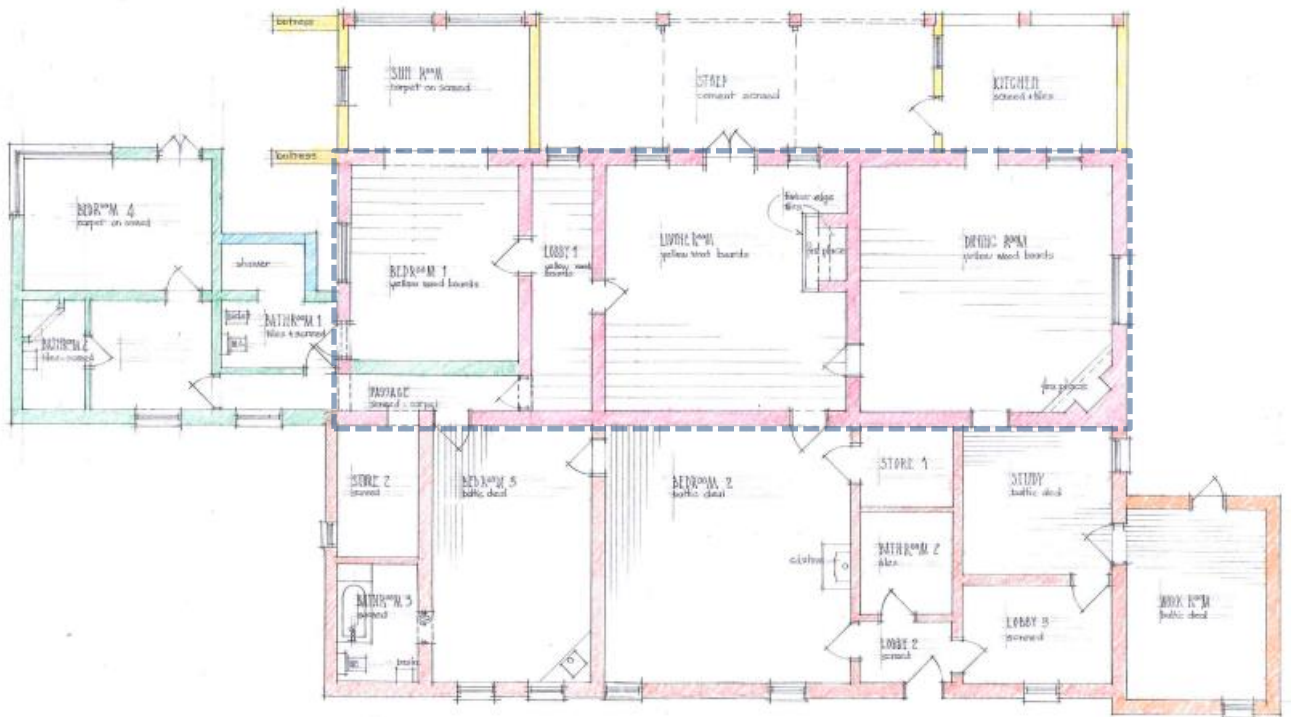


**Photograph 18:** Wide yellow wood floorboards in the core of the house

---

<sup>1</sup> Schulz refers in her report to two houses on the property, and it is noted that a portion of the barn building has been converted into a dwelling unit, but does seem to have been a barn originally



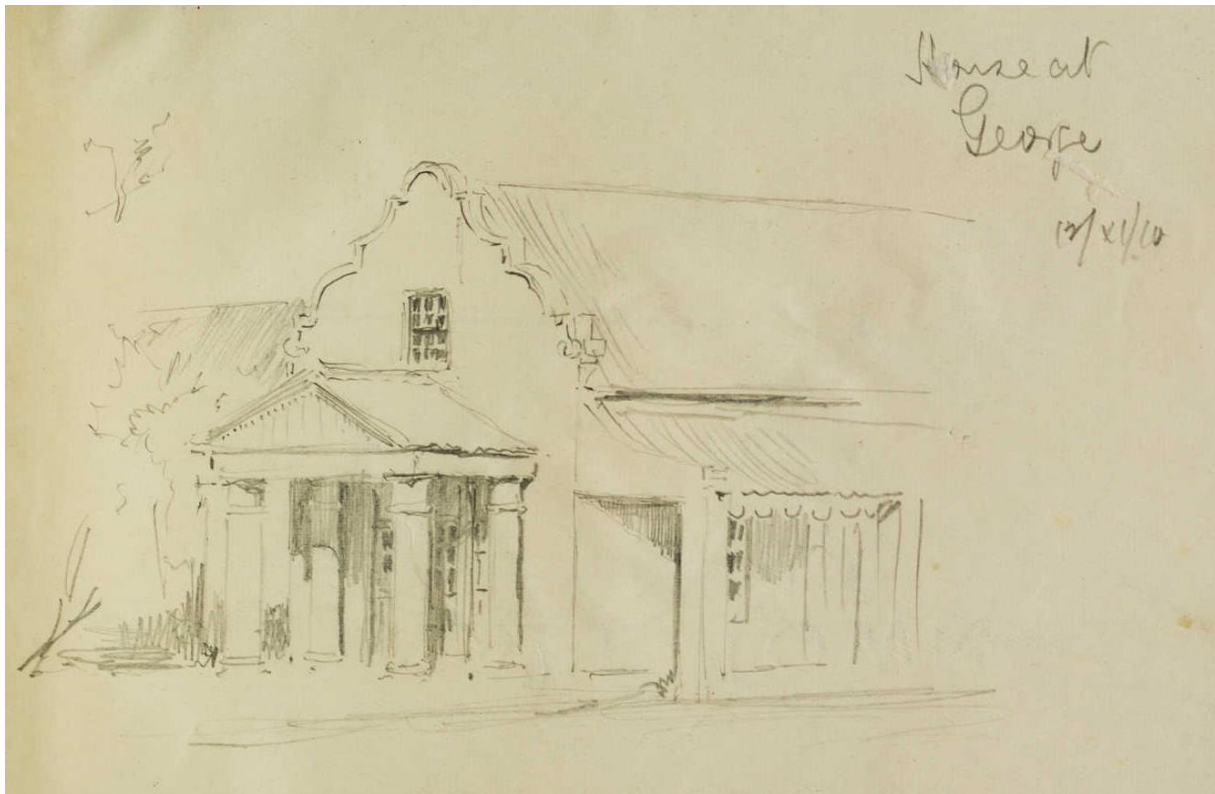


**Figure 17:** Floorplan of the homestead, prepared by Henry Paine Architects in 2021 to illustrate the possible sequence of the development of the house. Note that only rectangular core of the homestead outlined in a dashed line, has yellow wood floorboards.

The possible mid-19<sup>th</sup> C date coincides with the acquisition of the property by merchant and property speculator, Michael O'Connell. Research undertaken by Schulz suggest that the buildings are very similar to the house and retail outlet of O'Connell in York Street which predates 1847.



**Photograph 19:** The holbol side gable of the homestead



**Figure 18:** 1910 pencil sketch of Michael O'Connell's shop premises, York Street, George - Artist: L.A. Brimble, 1874-1949 (Source: Cape Town Parliament Art Collection Acc. No. 20578ii67, in Schulz, 2021)



**Figure 19:** Undated photograph of Michael O'Connell's shop in York Street, George (in Schulz, 2021).





**Photograph 20:** Barn structure with gables and buttresses

According to Schulz, the curled plaster work at the gable ends is the identifying feature that links the gable style to that of the Peter Koen homesteads. The only conundrum with this theory is that the pitch of the roof and width of the gables accommodates a corrugated iron roof that would likely suggest a later date.

Schulz also speculates that the homestead and barn, or at least the gables, may date to circa 1920. Charles Henry Vintcent, then mayor of George, bought Peter Koen's Kraaibosch in 1920 and may have built the two homesteads on Peter Koen, fashioned in the style of the Michael O'Connell buildings in York Street, George. His business premises, Prince Vintcent & Co., was situated directly opposite the two O'Connell buildings during the early part of the twentieth century. During C.H. Vintcent's term as Mayor, Crown Prince Edward, Prince of Wales visited George while touring South Africa in 1925 and spent an afternoon at Pieterkoen, probably to recuperate from his tiring schedule before attending ball at the Town Hall in the evening. According to Schulz this demonstrates that the buildings present on the Peter Koen property in 1925 were 'fit to receive a Prince'.

It seems likely that at least the core of the homestead would date to the mid-19th century or earlier. And further in-situ work such as removal of plaster may help to establish the age of the buildings. Despite this uncertainty it is evident that the buildings have architectural significance, attributed to its well-proportioned gables with plaster details, remaining interior elements, such as the yellow wood floorboards in the homestead in particular and the setting and placement of the buildings. Although both the homestead and barn have seen alterations and accretions over the years, the essential architectural elements have been retained and the buildings could be restored and possibly repurposed whilst retaining its key historic features.

A comprehensive survey of heritage resources for the George Municipal area has not been completed to date, but various knowledgeable experts in the field have confirmed that the Pieterkoen werf buildings are rare surviving historic buildings in the George rural area.

The small wood store behind the homestead is historic but does not seem to be particularly significant and is also not integral to the loose werf arrangement as it is set at quite a distance from the homestead and the barn. As noted in the AIA, none of the other building remnants on the property are regarded as of heritage significance.

### 8.2.2 Historical value

The historical value of the property and the werf is related to:

- The property forming part of one the very early land grants in the George area dating to the late 1700s (although not the site of the original homestead).
- Its association with important figures in the history of George, such as Michael O'Connell and Charles Henry Vincent.
- The visit of Crown Prince Edward, the Prince of Wales to the property in April 1925.

### 8.2.3 Spiritual, linguistic & scientific value

There is no evidence to suggest that the property has spiritual or scientific value. However very interestingly, linguistic significance can be attributed to the property. The property was sold to Francis William Branford in 1938. His son William, who inherited the property, was an academic in linguistics and English and married, Jean Gordon-Brown, who was a lexicographer and linguist. Jean published the first *Dictionary of South African English* in 1978, which is recognised as seminal work. The fourth and last edition of the dictionary was published in 1991.

### 8.2.4 Archaeological value

The ROD in response to the NID submitted to HWC, required an archaeological impact assessment. A comprehensive foot survey of RE/21/195 yielded no pre-colonial archaeological resources. There are no caves or rock shelters on the property and no evidence for colonial period middens or graves were seen. The only identified archaeological resources reported were ruins and foundations of colonial period structures that are of low significance and not conservation worthy. Nilssen noted that as these are part of the built environment, these will be dealt with in the HIA and that the structures on the property that are of heritage value will be conserved as part of the proposed development. The complete AIA, prepared by Peter Nilssen, is attached as Annexure C to this submission.

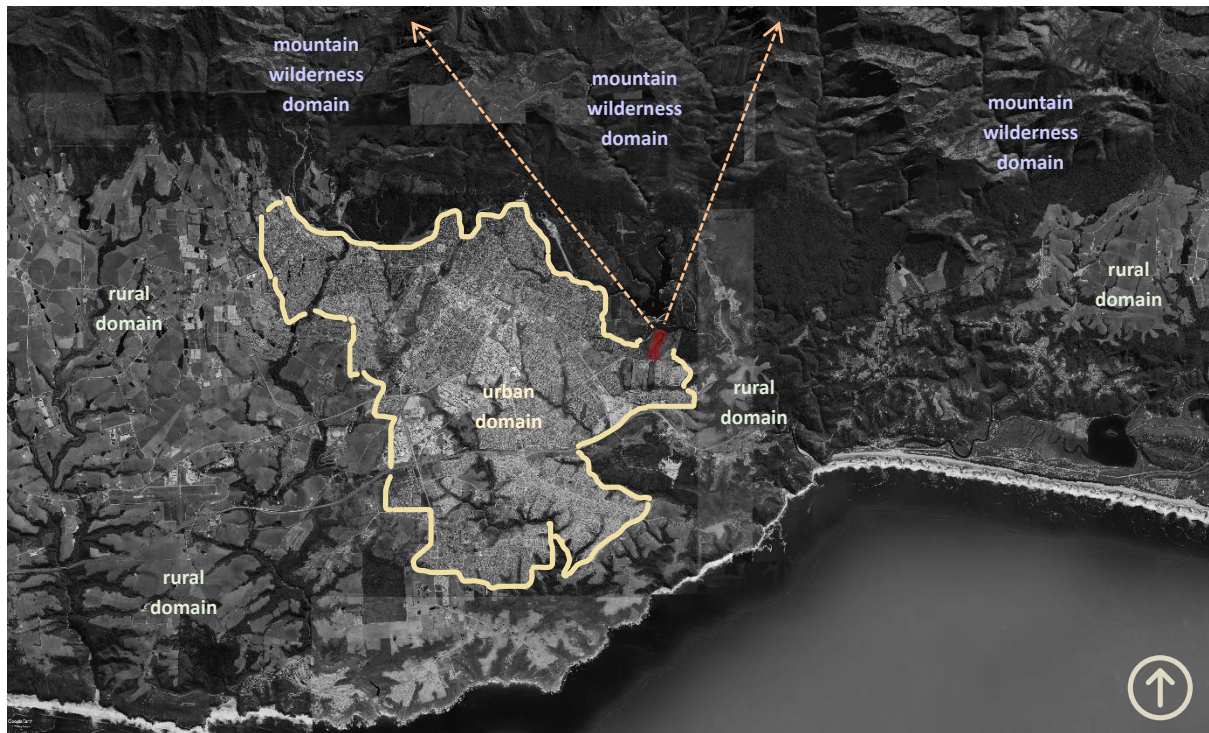
## 8.3 Contextual significance: Visual context and cultural landscape analysis

The visual specialist has approached the visual impact assessment from a cultural landscape perspective. This approach offers a holistic vision for understanding and interpreting whole environments, considering human settlement needs within ecological carrying capacities and spatial qualities to ensure that interventions are located firmly within their contexts. Cultural landscapes provide a sense of place and identity, mapping human relationships with land over time. They are narratives of cultures, and expressions of regional identity, constituting visual amenity heritage resources. Recognizing dynamic quality of cultural landscapes in that places do change over time and that development is at times necessary (and even desirable) for the continued vitality of place; it is important to identify, protect, enhance, and integrate visual qualities which contribute significant value to the character of landscape and lend meaning to the interpretation of place, as visual indicators for appropriate design response.

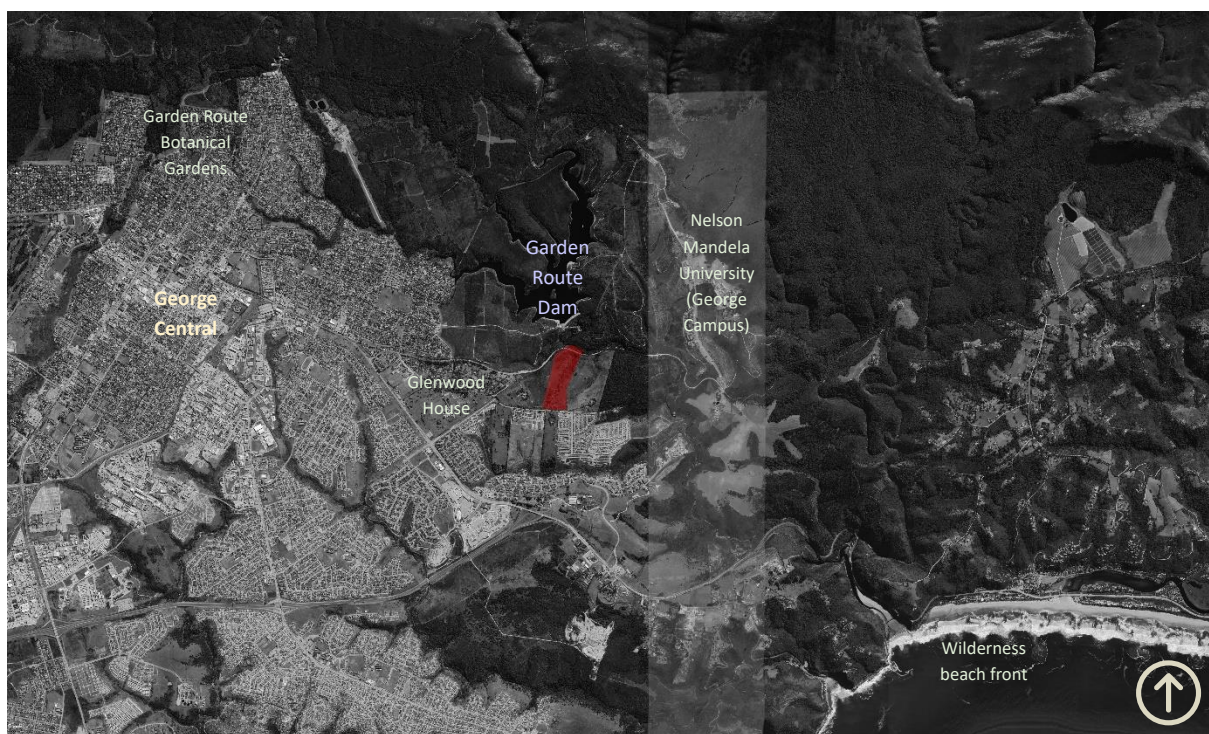
### 8.3.1 Visual context

The series of diagrams below illustrate the visual context of the site.





**Figure 20:** Regional setting: subject site (red) with dramatic mountain backdrop. Source: GEP

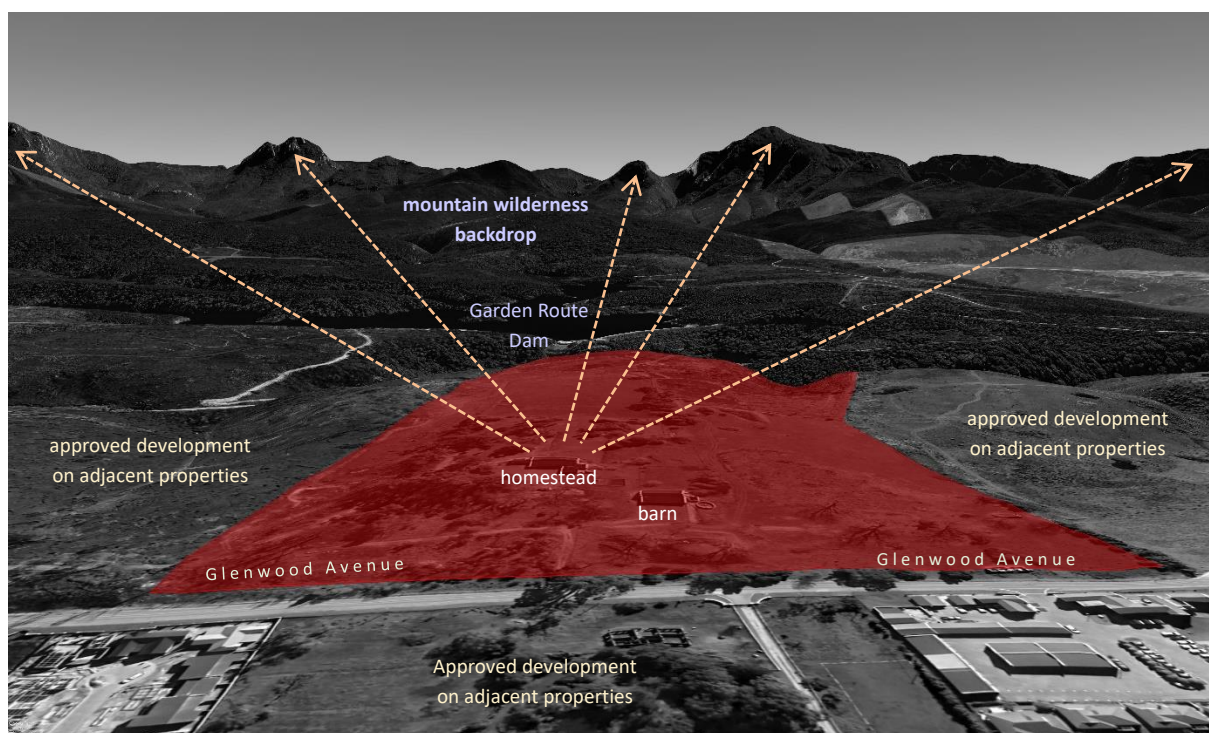


**Figure 21:** Local context: subject site (red) at the urban/wilderness interface. Source: GEP





**Figure 22:** Site Context: subject site (red) within urban edge (dashed yellow line). Source: GEP



**Figure 23:** Aerial perspective indicating views towards Outeniqua mountains. (Source: GEP)

The following drone images (by Justin Branford) provide insight into the cultural landscape context at the urban periphery of George, where rural small-holding properties are giving way to urban development. Within this transitional landscape, the Pieterkoen 'werf' is a remnant cultural landscape of particular character, with a distinct sense of place, worthy of conservation.





**Figure 24:** Panoramic view with the Garden Route Dam and Outeniqua Mountains. (Source: Kelvin Saunders)



**Figure 25:** Urban development to the south of Pieterkoen (note homestead and barn). (Source: Kelvin Saunders)

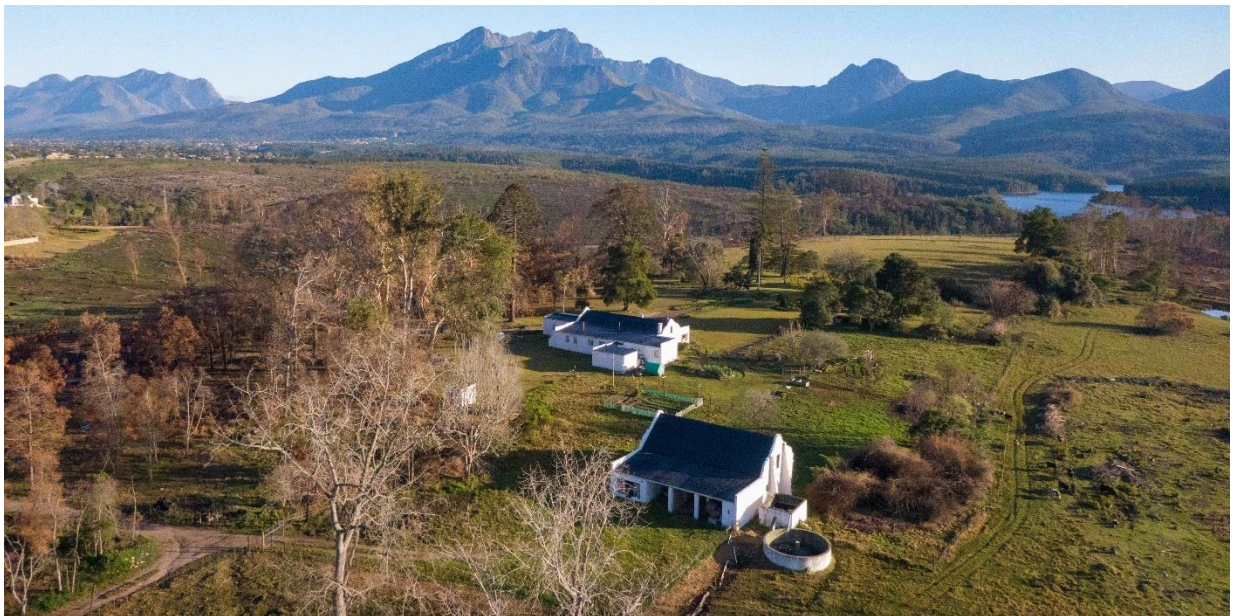


**Figure 26:** Homestead and Barn viewed from the north. (Source: Kelvin Saunders)





**Figure 27:** View looking southwards. Note proximity of urban development. (Source: Kelvin Saunders)



**Figure 28:** Aerial View looking towards the Outeniqua mountains. (Source: Kelvin Saunders)

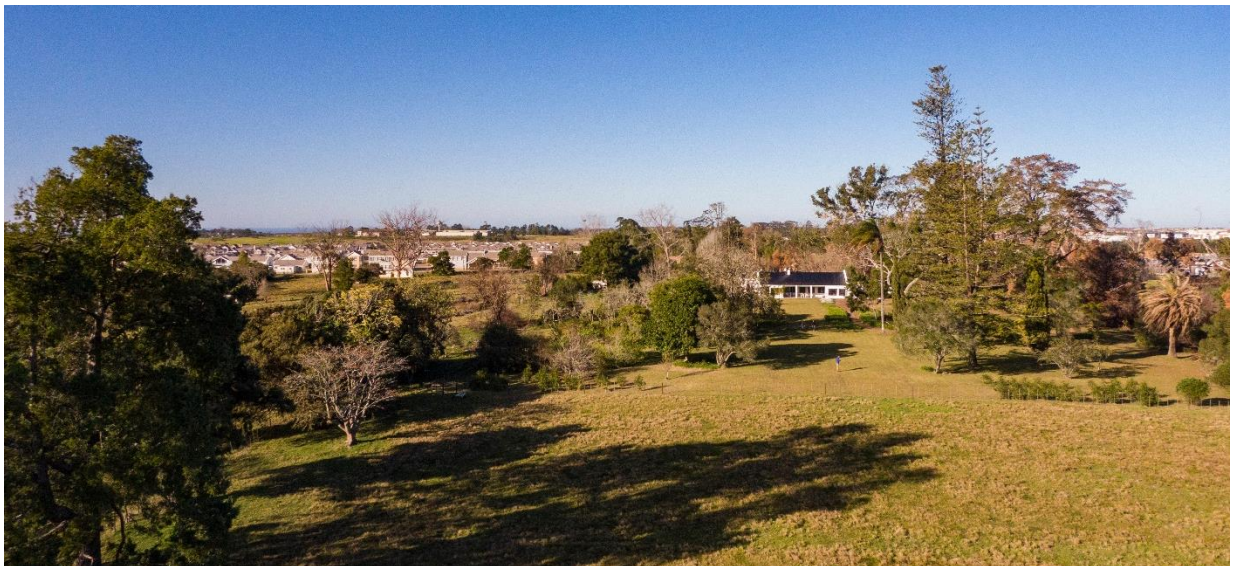


**Figure 29:** View from across Glenwood Drive. Note existing urban development. (Source: Kelvin Saunders)

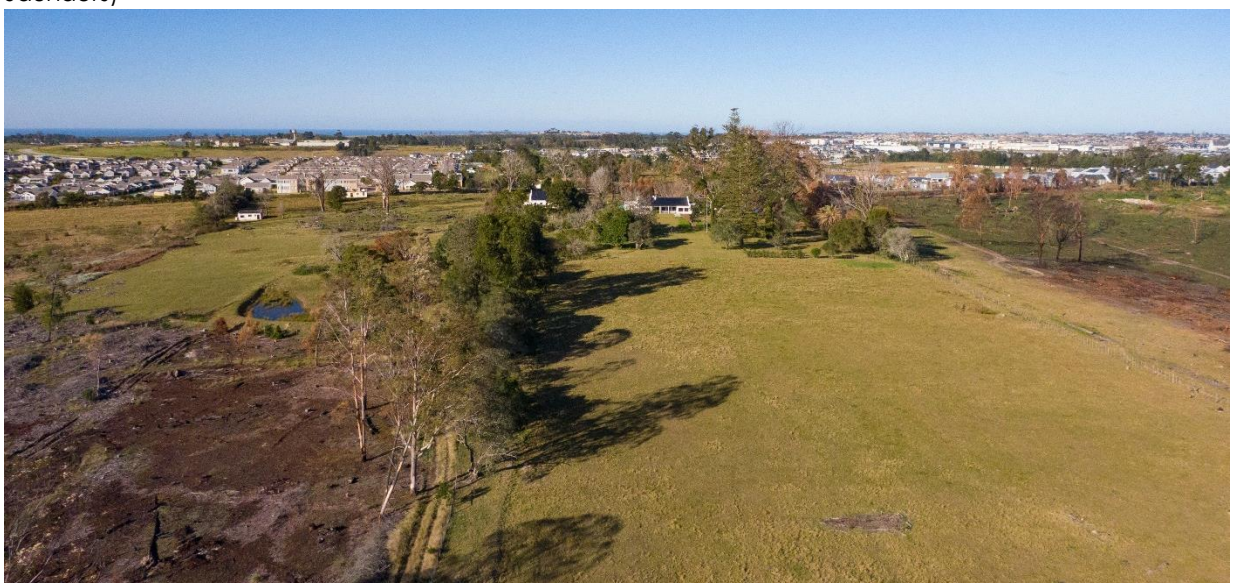




**Figure 30:** Pieterkoen homestead and barn located on a minor ridgeline. (Source: Kelvin Saunders)



**Figure 31:** View looking southwards, with urban development visible in background. (Source: Kelvin Saunders)



**Figure 32:** View looking southwards. Note fire-damaged areas on either side of the 'werf' lawn. (Source: Kelvin Saunders)

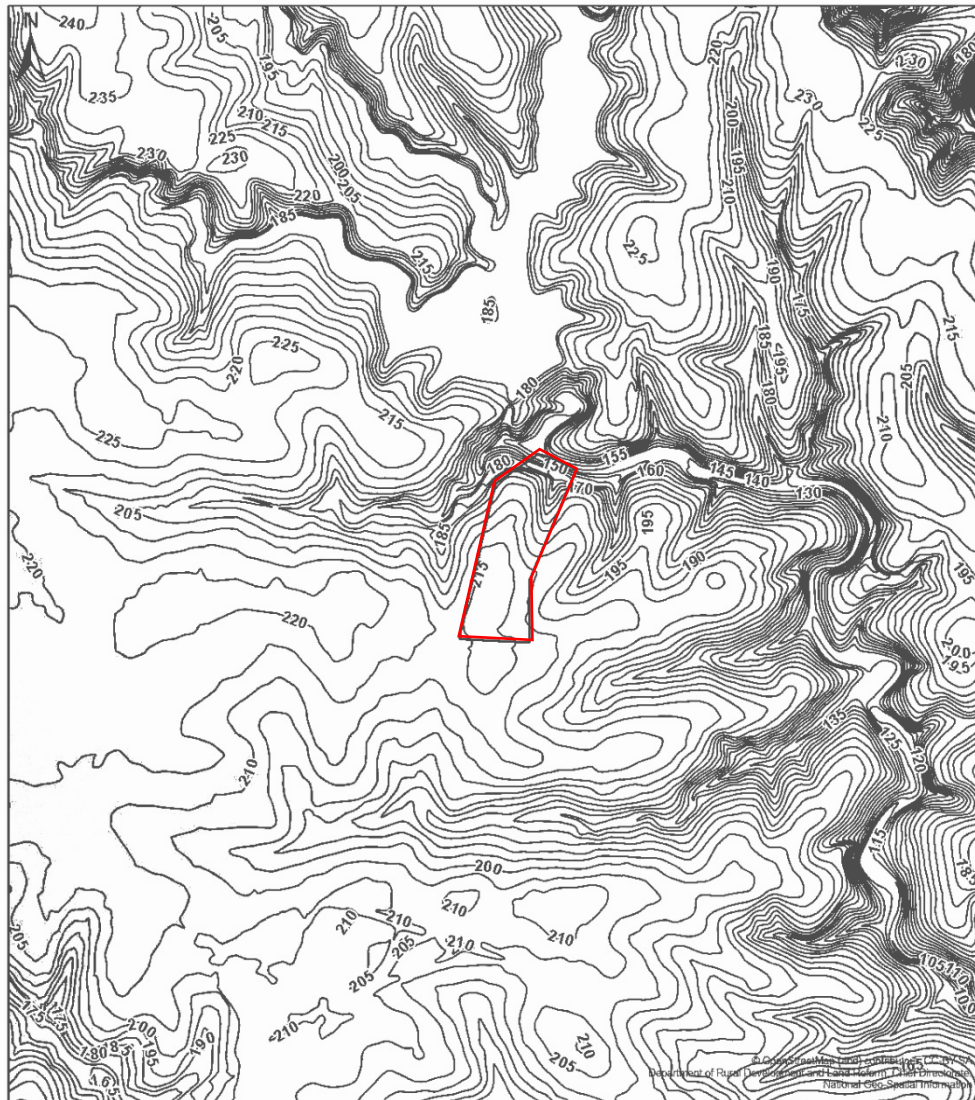




**Figure 33:** Orthophoto: Source: Cape Farm Mapper

Pieterkoen lies within the urban edge at the urban periphery: a landscape in transition, and anthropogenic environment in which smallholding properties are undergoing transformation through urban development. Much of the indigenous vegetation has already given way to forestry and farming. Due to its location, Pieterkoen enjoys direct views northwards to the Outeniqua mountains, which rise dramatically and lend a sense of place and orientation to the site, which site feels more connected to the surrounding forestry and mountain wilderness beyond, than to the city. Though formerly bounded by dense tree growth, recent fires have left the boundary edges of Pieterkoen somewhat denuded of vegetation, and more visually exposed to adjacent properties east and west (these adjacent properties have approved development rights already in place).

### 8.3.3 Topography and Landform



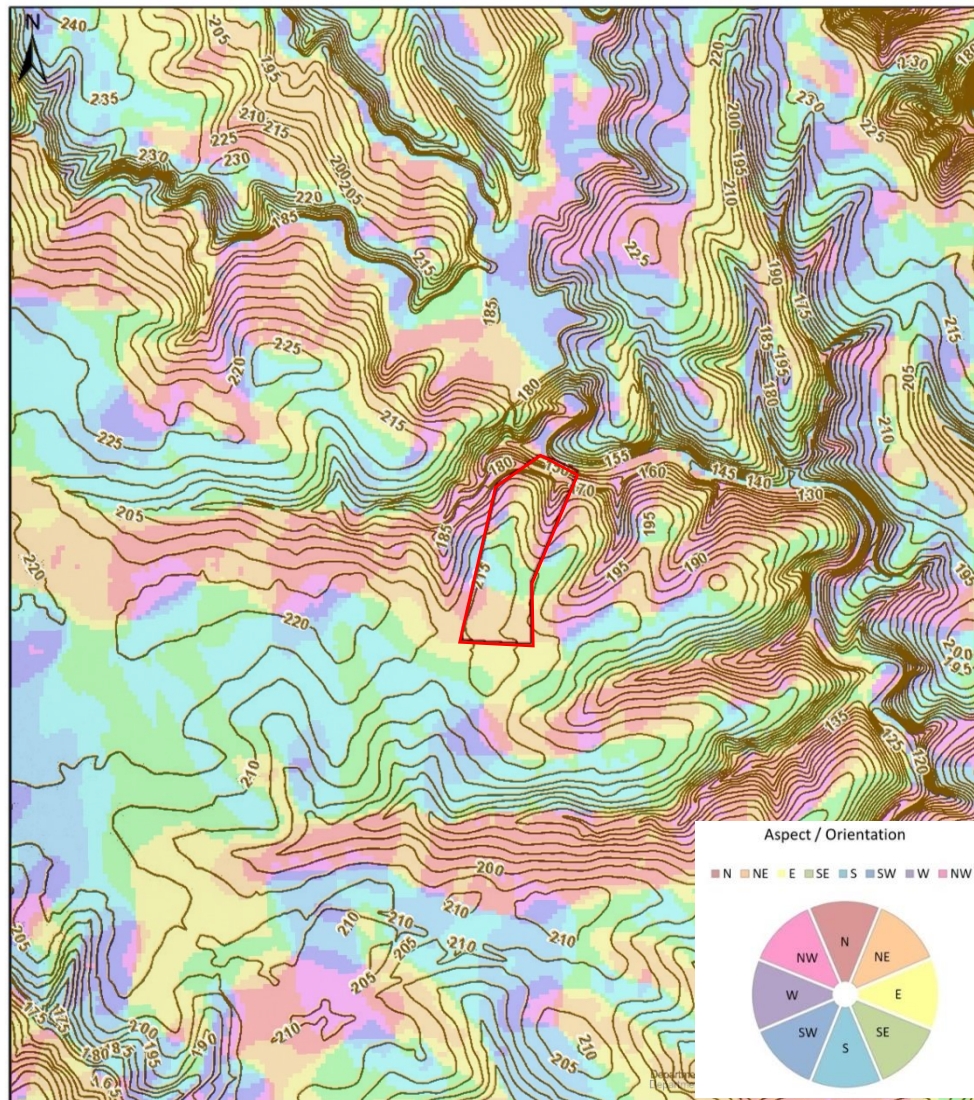
**Figure 34:** Contours at 5m intervals. Source: Cape Farm Mapper

The 5m contour diagram reveals the topography and landform of an undulated and folded landscape within the foothills of the Outeniqua mountains. Pieterkoen lies along a minor ridgeline, with a linear alignment roughly north-northeast to south-southwest. The site has a convex slope, falling gently northwards at first, and then sharply towards its northern and north-eastern boundaries, and slightly less sharply towards its north-western boundary. A deep ravine defines the eastern edge of the site.

Using the language of Christian Norberg-Schultz (towards a Phenomenology of Place), this is a 'romantic' or 'land-dominated' landscape, in which buildings (e.g., the existing farmhouse/homestead and barn/stable buildings) tend to be subordinate to and absorbed by landform and vegetation.



### 8.3.4 Aspect and Orientation

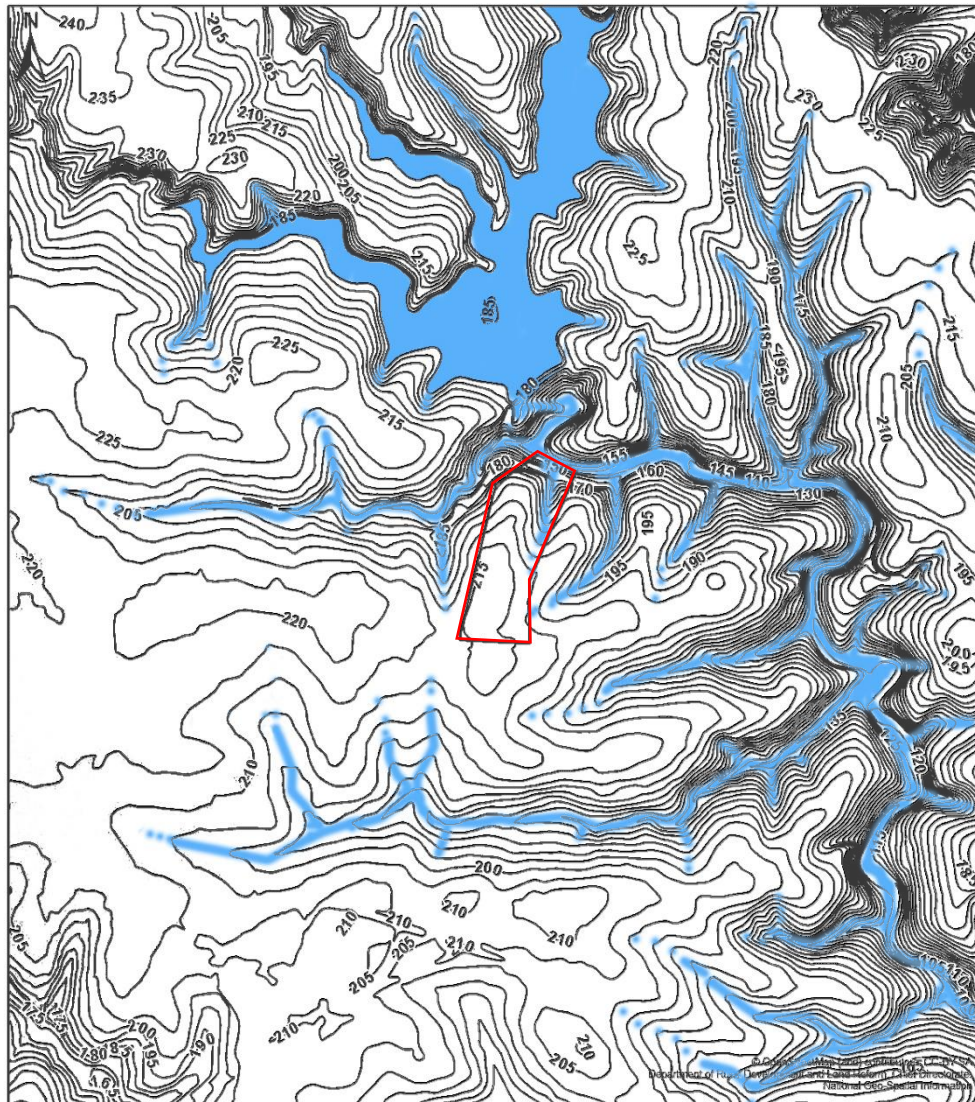


**Figure 35:** Solar orientation: Source: Cape Farm Mapper

The southern portions of the site are orientated favourably from north to north-east, though as the site slopes and curves, the aspect and orientation changes towards the north-west and west along the western edge, and eastwards into the ravine towards the eastern edge. The far side of the ravine is within the site boundary and faces generally northwest. Given the nuances of the topography, a small portion of the centre of the site is orientated from south to southeast.



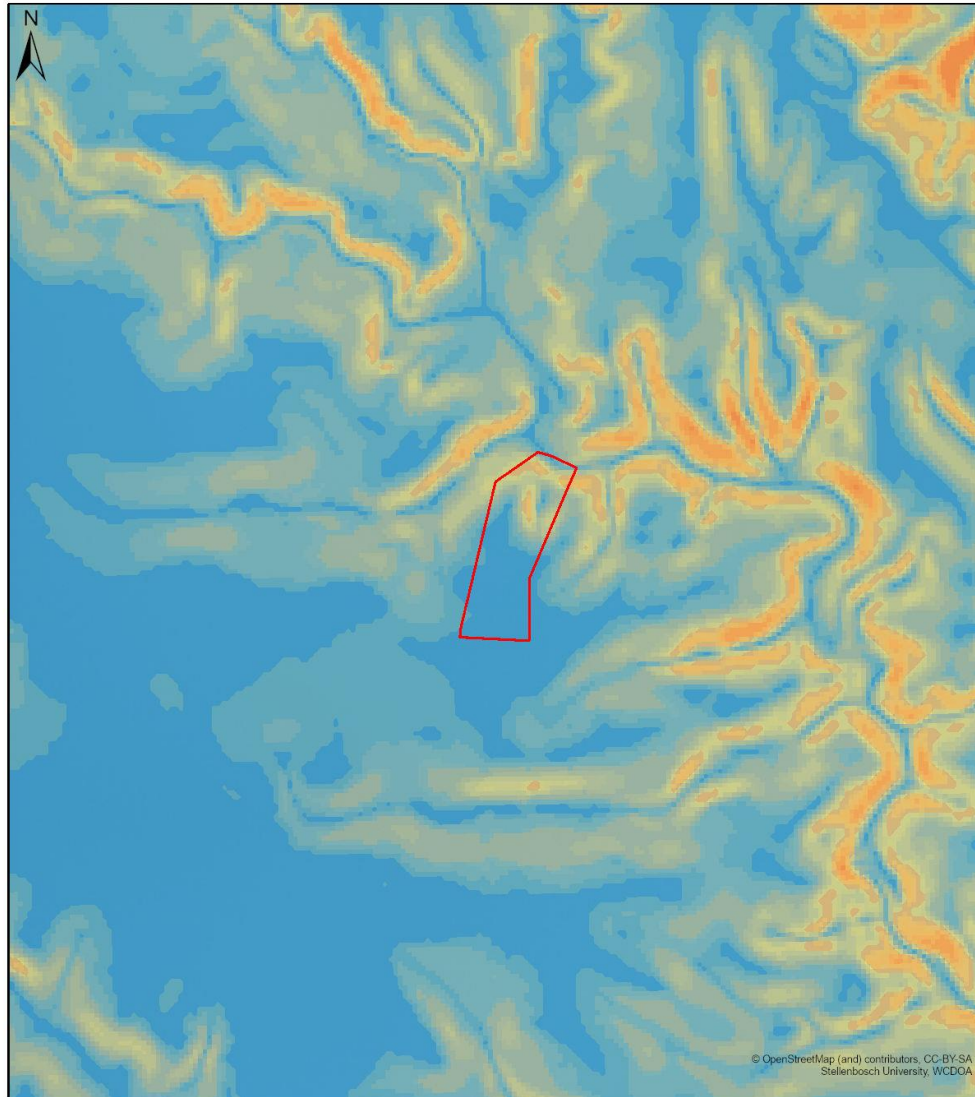
### 8.3.5 Hydrology and drainage



**Figure 36:** Hydrology and drainage. Source: Cape Farm Mapper

The Swart River forms the primary drainage system within this environment and flows generally southwards from the Outeniqua mountains towards the coast, east of the site. Pieterkoen is bounded by minor valleys on either side (to the east and west) which drain into and form tributaries of the Swart River system. The Garden Route Dam is situated along the course of the Swart River, upstream from the site immediately to the north, and is visible from the northern section of the site. It is largely obscured from view by the curvature of the landform when viewed from the southern portion of the site, in the vicinity of the homestead and barn buildings.

### 8.3.6 Slope curvature

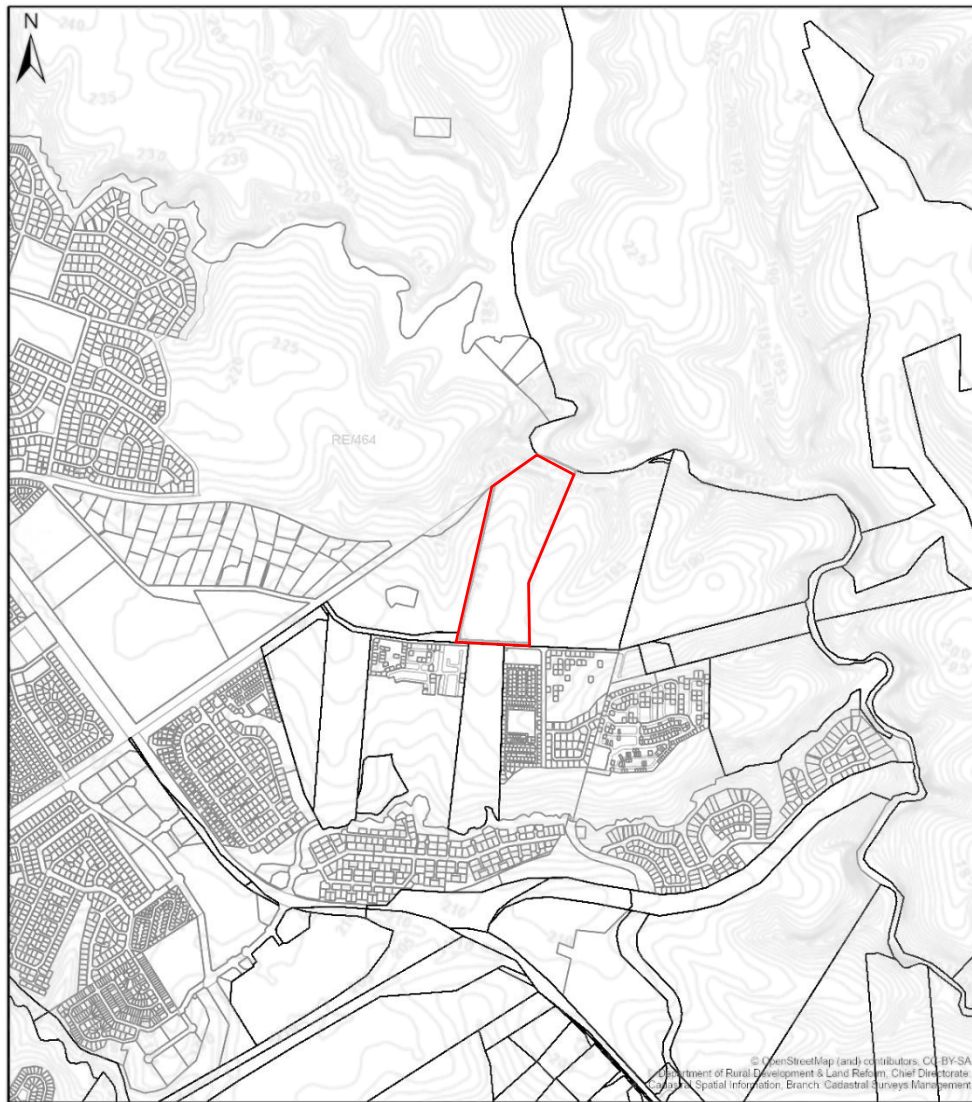


**Figure 37:** Slope curvature. Source: Cape Farm Mapper

The site slopes gently with a slightly convex form at first, from the south towards the north, before falling sharply at its northern edge, as well as its north-eastern edge. The eye is lead towards the mountain backdrop of the Outeniqua mountains beyond. Apart from the north and north-eastern edges, the site has a gentle slope, which is barely discernible at grade. The Garden Route Dam lies just beyond the site to the north, forming a prominent visual feature, as the site slopes towards this edge.



### 8.3.7 Settlement Patterns & Built Form



**Figure 38:** Cadastral Patterns: Farm portions, Erven, street parcels. Source: Cape Farm Mapper

Pieterkoen is located within the urban edge, at the urban periphery, amongst smallholding properties which are giving way to urban development. The site is bounded by Seven Passes Road to the north and Glenwood Avenue to the south, though access to Pieterkoen from Glenwood Avenue is currently indirect – and approaches from the west. Development of the site will unlock interesting views of the werf, as more direct access will be provided from the south.





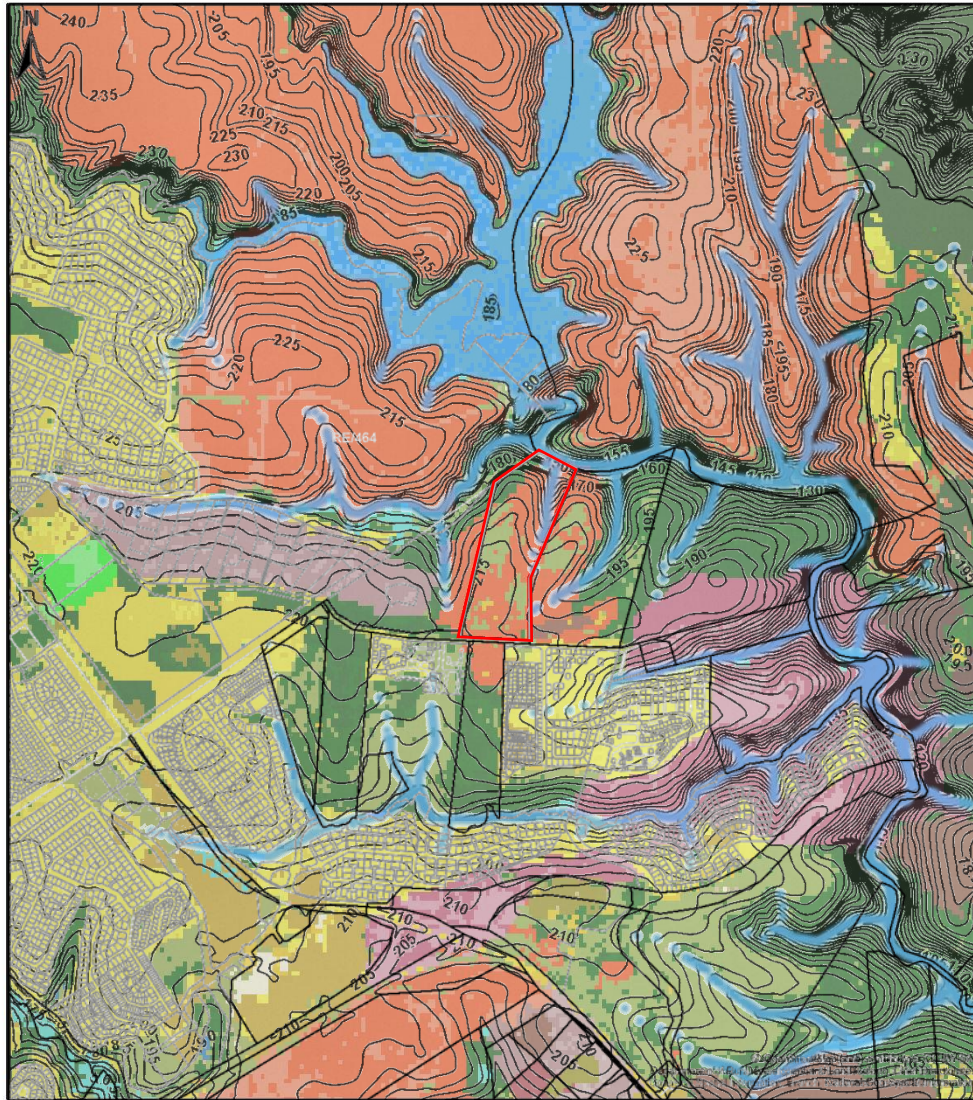
**Photograph 21:** Panoramic view from the south-eastern corner of the property that illustrates the proximity to new urban development to the south of Glenwood Avenue to the werf buildings



**Photograph 22:** Panoramic view from the south-eastern corner of the property that illustrates the proximity to new urban development to the south of Glenwood Avenue to the werf buildings



### 8.3.8 Landscape patterns and vegetation cover



**Figure 39:** Cultural Landscape patterns and vegetation. Source: Cape Farm Mapper

The cultural landscape is composed of overlaid patterns – of vegetation as well as settlement in a continuum of domains from the 'urban' through the 'rural,' to the 'wilderness,' depending on the degree of human modification of the landscape through habitation and use, with the urban being most modified and the wilderness being least modified. Seasonal variation in response to alternate dry and wet seasons produces a dynamic quality to landscape, in which the intensity of green either fades or becomes more vivid; in which certain plant species (for example bulb and geophytes) either flower or remain invisible. Similarly (within agricultural environments), fields newly sown or lying fallow contrast with those steadily growing or approaching harvest.

As evidenced, Pieterkoen lies within a context that is highly transformed through historic and recent agricultural activity, as well as urban development. As a result, the visual environment is not sensitive to development, and views from the site towards the mountains are more important than view onto the site from adjacent properties.

#### 8.3.9 *Landscape Character*

Within a broader cultural landscape continuum, the site is an anthropic rural environment in transition, with barn, homestead, and garden landscape integral to the farm. Although no longer heavily vegetated on its edges, the entire farm landscape gestures northwards to the Outeniqua mountain vista as wilderness backdrop. Currently the site retains a rural (almost remote) character, despite its location within the urban edge, but virtue of the perceived association with the mountain landscape beyond.

### **8.4 Summarised statement of significance**

It is evident that the property and the werf has significant heritage value, related to the architectural significance of the historic werf buildings, the history of the site and the rarity of surviving farm werfs in the George area. With regard to contextual significance, the werf in its rural setting with front garden, would have been of significance as a rare remaining farm complex, but this context has already been compromised by the very intensive urban development to the south of the property, across from Glenwood Avenue (refer to Section 8.3.2) and will in future be further be further impacted by development of the properties to the east and west of the property (refer to Section 6). Figure 40 overleaf maps the heritage resources associated with the property.

Accordingly, the werf itself, including the homestead, barn buildings and front garden are graded as IIIA, whilst the remaining land is regarded as ungradable, given that it has already been earmarked for urban development.



## **9 HERITAGE INDICATORS**

### **9.1 Introduction**

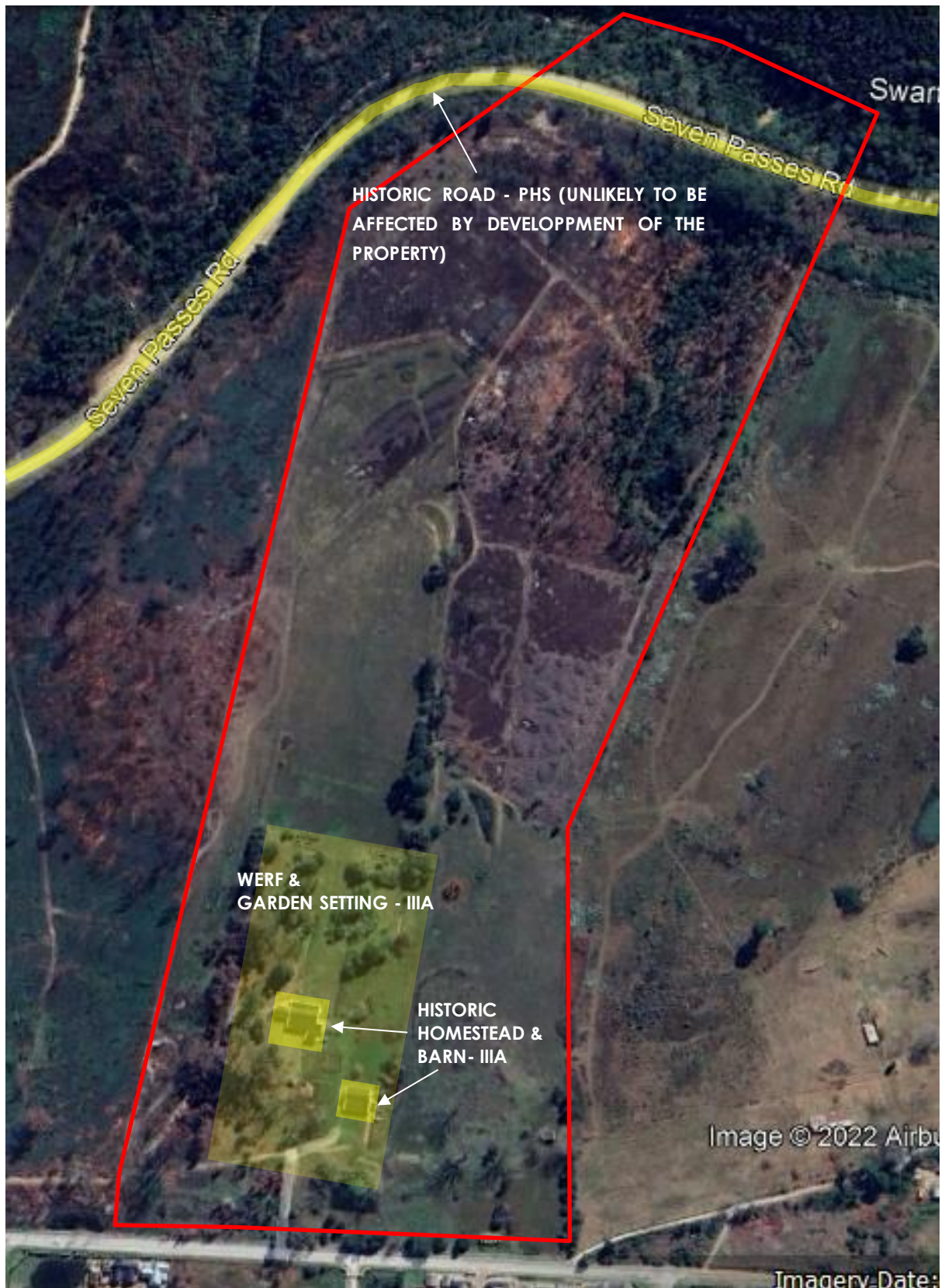
The preparation of heritage/design indicators for future development pre-supposes that such development is appropriate in principle. The appropriateness of developing the site is underpinned by the following factors:

- The property falls within an approved urban edge.
- The changing nature of the landscape, which is incrementally being transformed by current and impending urban development.
- The lack of archaeologically sensitive areas that would require mitigation.

For these reasons, the no-go option for developing the property is not regarded as realistic. Nevertheless, it has been demonstrated that the historic werf does have significant heritage value and thus, although it is accepted that urban development will have an impact on the werf and its sense of place, indicators should be primarily aimed at protecting and enhancing the werf as a distinct precinct with its particular character and spatial relationships, and for mitigating potential negative impacts.

### **9.2 Visual analysis**

In accordance with HWC's request for an assessment of visual impacts, an analysis of the visual issues and sensitivity of the site has been undertaken by David Gibbs, with a view to informing the formulation of design indicators for the development of the property.



**Figure 40:** Heritage resources associated with the property (Source: Google Earth)



### 9.2.1 Landscape Sensitivity

The landscape sensitivity to visual impact is considered to be low for both the site and its immediate context, given the transitional nature of the urban periphery. The surrounding landscape has been highly transformed through farming, forestry, and urban development.

Despite this low sensitivity, the site has certain characteristics, qualities and features which should be integrated into the planning and design process as visual indicators. These include the homestead and barn and the relationship between the two, the relationship between the homestead and its 'werf' landscape which gestures towards the mountain backdrop, and the informal clustering of tree and shrubs which frame and focus the mountain views.

### 9.2.2 Visibility

Visibility is dependent on factors such as: (a) the **nature** of the proposal; (b) its **placement** within the landscape; (c) the **scale** of the proposal relative to its context; (d) the detailed design (**form**, **massing**, **aggregation**, as well as (e) the **position** and viewing **distance**. The net effect of these factors is that (at grade) the visual impact of an object will begin to fall away rapidly with increasing distance. Visibility will reduce from 1.5 km distance, and beyond 5 km, visibility is negligible. The folded and undulated character of the landscape also means that views are variously obscured and revealed as the viewer passes through space.

The digital 'View Catchment' diagram calculates visibility with respect to topography (i.e., landform) only; whereas the screening effects of surface texture included within LIDAR data (if available) e.g., existing buildings and trees overlaid onto the contour information would give a more precise view and reduce the footprint of the view catchment. Theoretically, all areas shaded green in the view catchment figure have direct views towards the site. Many of these areas are located within the uninhabited mountain forests, and those located within the urban areas are generally at a distance from the site. From the immediate context, the eye is drawn past the site to the mountains beyond.

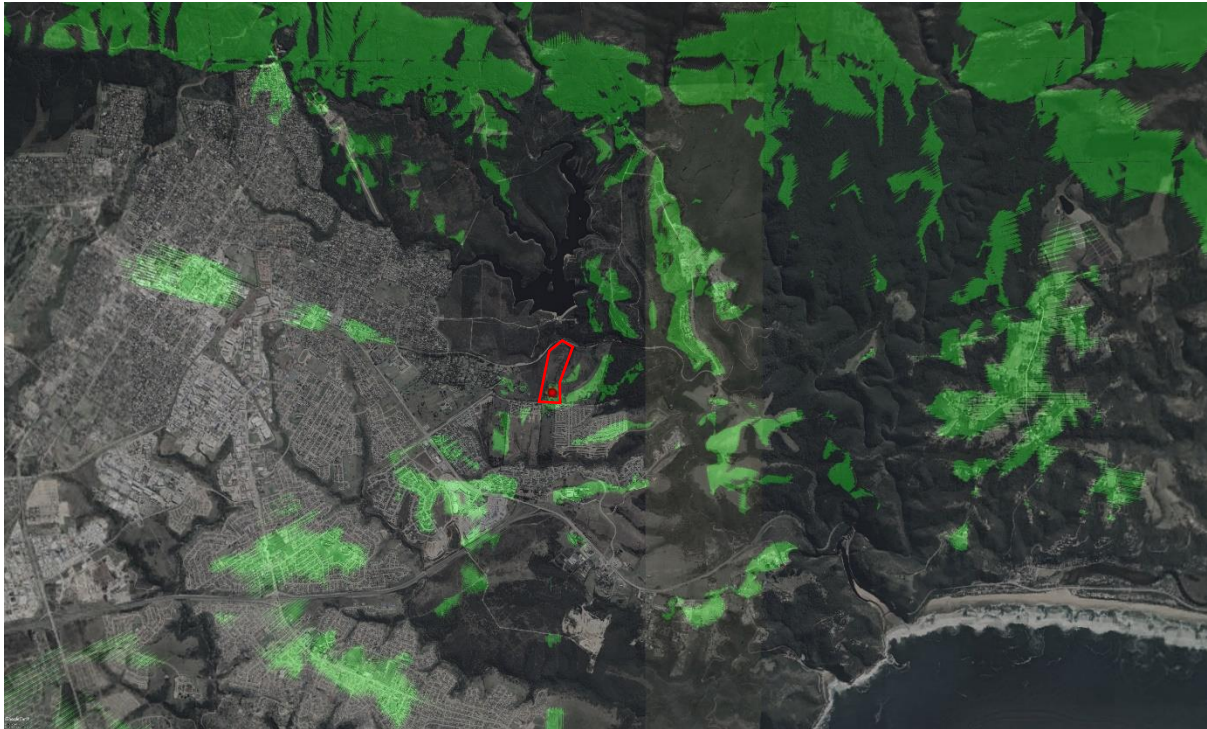
Visibility tends to decrease in direct proportion to increase in distance as individual elements occupy smaller and smaller percentages of the overall field-of-view and become less visually dominant. Whereas the site (and proposed development within its boundaries) is and will be visible to its immediate context, when perceived from much of the view catchment area externally, it forms only a small portion of the field of view, and at a considerable distance.

At distances greater than 5km, visibility decreases significantly, as follows:

- **5km radius** = average clear visual distance to horizon for eye-level (1,7m above ground)  
*The site occupies only a small percentage of the field of view at this distance.*
- **10km radius** = possible clear visual distance, given atmospheric dust, vapour, particles.  
*At this distance, the site is barely perceptible within the townscape context.*
- **20km radius** = maximum clear visual distance, given atmospheric dust, vapour, particles.  
*At this distance, the site, and any visual change upon it is negligible, given the scale*

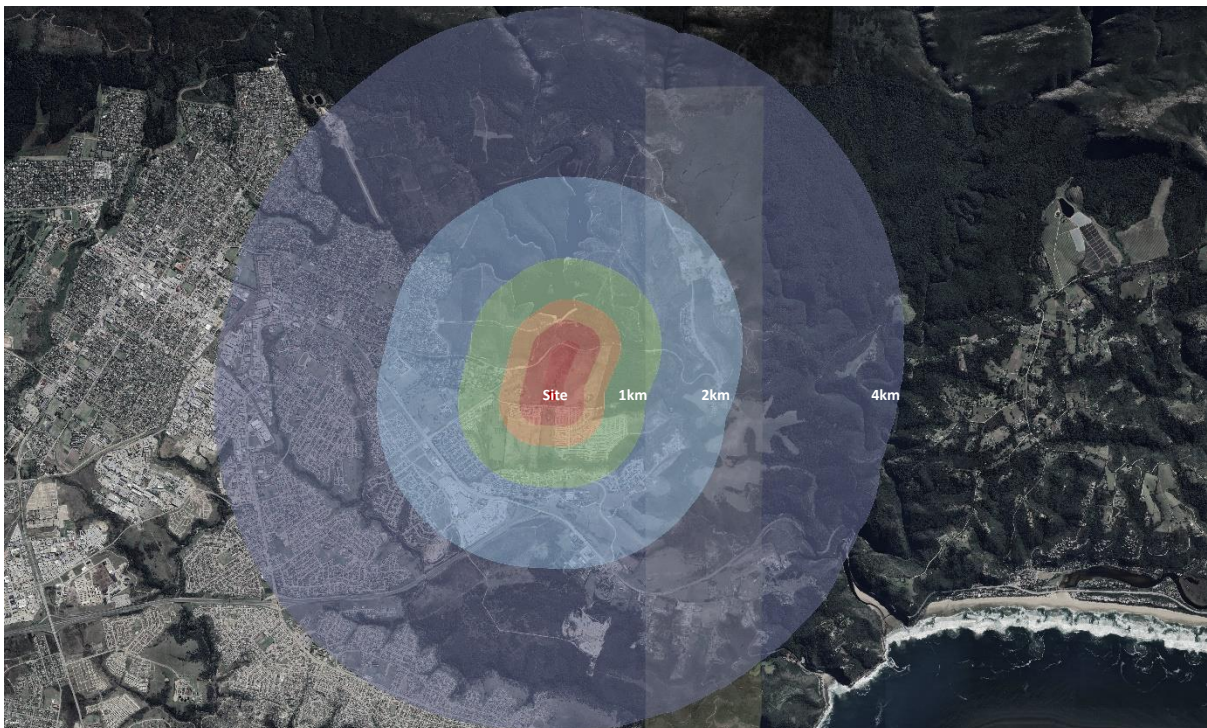
foreground		middle distance		background		Context	
on site	adjacent	near	medium	long	distant	far	very far
Highly visible	Within 250m	250m – 500m	500m – 1km	1km – 2km	2km – 4km	4km – 5km	barely visible

### 9.2.2.1 View catchment diagram



**Figure 41:** View catchment diagrams: areas shaded green have direct views onto the site. (Source: GEP)

### 9.2.2.2 Zones of Visual Influence diagram



**Figure 42:** Zones of visual influence: Areas shaded red/ orange are most directly affected. (Source: GEP)

## 9.2.3 Visual Sensitivity

### 9.2.3.1 Visual Sensitivity of Area (Landscape Sensitivity)

The portion of the field-of-view dominated by the proposal decreases substantially at distances beyond 500m from the site, as the proposal become continuous with the designated urban development node. The area is therefore considered to have low **visual sensitivity**.



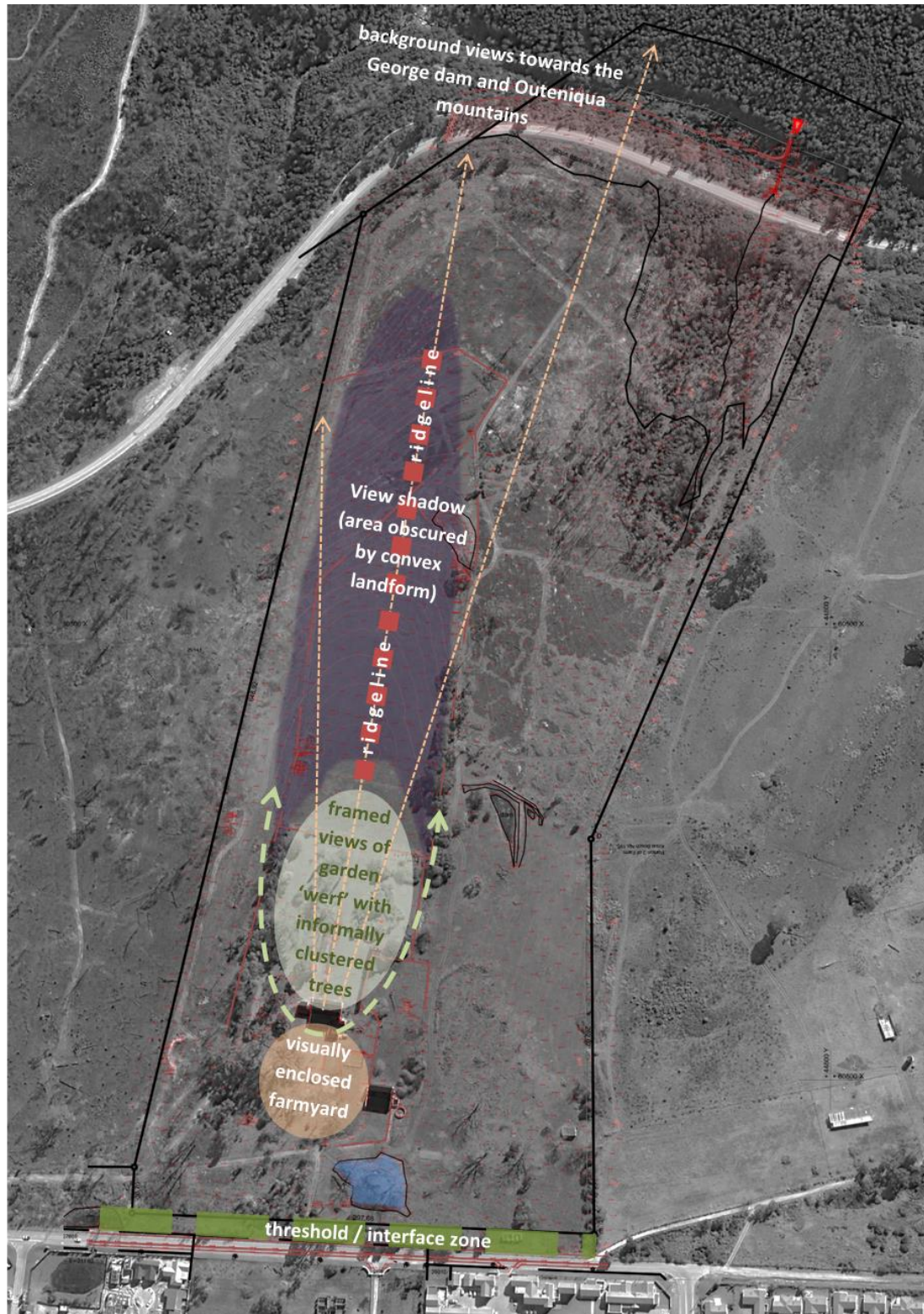
### 9.2.3.2 Visual Sensitivity of Receptors

The Receptors of the anticipated visual impact include existing residential areas which have **low visual sensitivity**. The site falls with the urban edge, in a rapidly transforming environment. However, the Outeniqua mountains have high visual / scenic amenity value.

## 9.3 Visual Indicator Diagrams

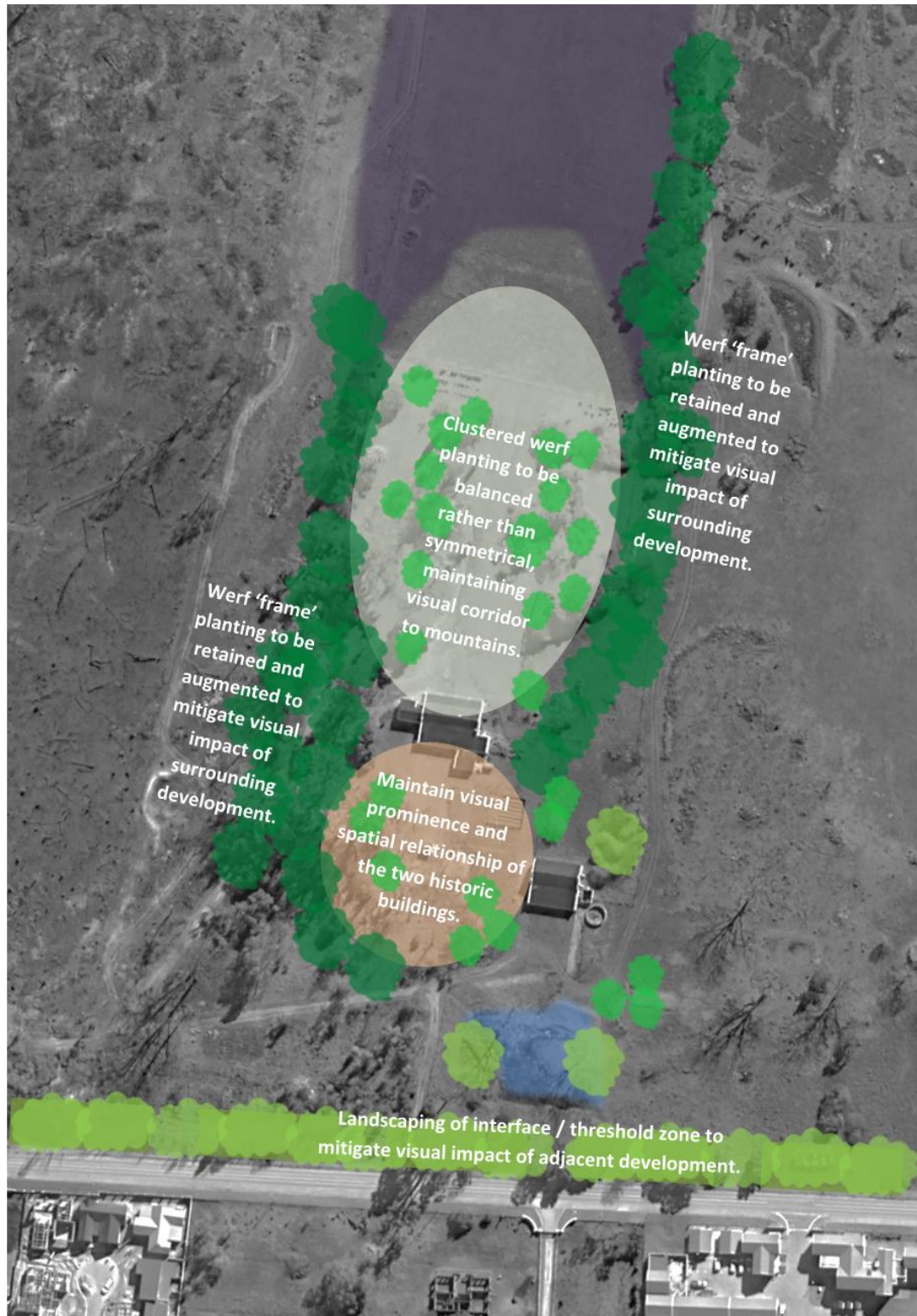
The visual indicator diagrams to follow provide guidance for planning and design response.

### 9.3.1 Site scale visual indicators



**Figure 43:** Visual indicator diagram: site scale.





**Figure 44:** Visual indicator diagram: werf scale



## 9.4 Design indicators

Following on the visual indicator diagrams, a comprehensive set of design indicators are presented below which includes the visual indicators illustrated above:

### 9.4.1 *Retain the sense of place and informality of the werf*

- Retain the front garden and open view corridor towards the Outeniqua Mountains from the homestead.
- Retain as many of the mature trees screening the werf, as possible.
- Allow for additional planting on the edges of the garden to screen views onto new development both on the site and adjacent properties.
- Similarly screen the werf from Glenwood Avenue with planting – thus creating a secluded werf, with a distinct sense of place.
- Landscaping should not be too formal and materials and should avoid an overly sanitised feel (often associated with estate development). Roadways should be modest in design and materials (for instance no tarred surfaces) and should not intrude on the werf.
- A detailed landscaping plan that indicates both hard and soft landscaping (with an indication of proposed materials and species) reflecting the above will be required.
- New infill related to the werf may only be allowed behind/setback from the homestead, which is to remain the focus of the werf.
- New infill buildings must be modern in its architectural language and light in construction – the use of timber and steel structures, as opposed to a “walled” architectural language would be encouraged.
- New infill buildings and gate structures are to be ‘recessive’ i.e., subordinate to the homestead and barn buildings architecturally and in terms of scale.
- Parking should be unstructured and subsidiary to the werf context and located at the edges of the werf, preferably behind the homestead.

### 9.4.2 *Adaptive reuse of the homestead and the barn*

- Alterations to the homestead and barn for its adaptive reuse may be allowed, but this must be undertaken by a suitably qualified architect. The historical layering of the buildings must be carefully analysed and considered.
- Later accretions that detract from significance may be removed.
- The analysis of the buildings and plans for alterations should be submitted to BELCom for approval.

### 9.4.3 *Development around werf and front garden area*

- Development should be modelled using an accurate terrain model to ascertain its visibility from the werf and homestead in particular. Visibility should be avoided.
- The open view corridor from the homestead towards the Outeniqua Mountains should be maintained and framed with tree-planting to replace those lost by the recent fires.
- Fencing and security measures should be visually permeable and low-key to avoid impacts on the werf and its sense of place.

## 10 DEVELOPMENT PROPOSAL

The proposed entails a predominantly residential development, of various types of units/opportunities with some commercial and community uses placed behind the homestead, and also includes the repurposing of the homestead and barn building for commercial/communal uses. The concept was informed by the design indicators at an early stage and thus development is confined to the developable areas beyond and the to the side of the front garden and to the back and sides of the werf. It is noted that the northern end of the site that slopes down to the Seven Passes/Saasveld Road is too steep for development.

The development proposal includes the following:

- 101 Single Residential erven ranging in size from 1023m<sup>2</sup> to 317m<sup>2</sup> – located at the northern end of the site that slopes down to the Saasveld Road.
- 47 Group Housing units on erven ranging in size from 303m<sup>2</sup> to 200m<sup>2</sup>;
- 36 High Density Group Housing units on erven ranging in size from 227m<sup>2</sup> to 253m<sup>2</sup> – these are located to the east and west of the garden area in front of the homestead.
- 16 Three-storey apartment buildings that will house 128 units in total – located in the south-western corner of the property.
- A commercial precinct with shops at ground floor level and apartments above (not quantified) in the south-eastern corner of the site and accessible to the public.
- Repurposing of the historic homestead and barn, with additional new buildings around a formal garden situated behind the homestead to accommodate various hospitality uses such as a restaurant, coffee shop, hotel/short term rental accommodation, a conference facility. The homestead in particular will be used as reception and lounge area, and the barn as a conference/function venue.

The development will be accessed from Glenwood Avenue, at a point directly on axis with the homestead. The historic precinct and commercial precinct will be accessible to the public, but access to the bulk of the residential units will be controlled at a gatehouse situated to the south-west of the historic precinct.

Figure 45 overleaf illustrates the proposed SDP.

### 10.1 Alternatives

It was noted that apart from the indicator to ensure that views from the homestead to the Outeniqua Mountains are retained, no other heritage sensitivities were identified for the northern portion of the site, noting that development could in any case not impact on the Saasveld Road as the slopes are too steep in this area. Thus, no alternatives for this portion of the development were prepared/considered.

Following on the emphasis placed on sensitive development of the historic werf and garden area, a number of options for this area were prepared at a high level of detail for consideration. The SDPs for these options are presented following on the overall SDP. Option A was early on identified as the preferred option with the least impact on the werf setting of the historic buildings. 3D illustrations of this option are attached as Annexure D. Option B was discarded as offering too little viable development options and Option C as too intrusive and disrupting of the relationship between the homestead and the barn.







**Figure 46:** Site development plan for proposed development – historic precinct 'Option A' (Preferred)





**PIETER KOEN: Historic Precinct  
OPTION B  
April 2023**



**Figure 47:** Site development plan for proposed development – historic precinct 'Option B'



**PIETER KOEN: Historic Precinct  
OPTION C  
April 2023**



**Figure 48:** Site development plan for proposed development – historic precinct 'Option C'



## 10.2 Landscaping concept

A high-level concept of the proposed landscaping of the development was prepared as part of the development proposal. This is attached as Annexure E to this report. The concept entails the following:

- The front garden will include a water feature on axis with homestead intended to lead the eye towards the views onto the Outeniqua Mountains in the distance. Planting behind the water feature will screen any visible development on the northern portion of the site.
- The remainder of the front garden will be planted in an informal English style, with informal beds on the edges of a lawned central area. Planted berms on the eastern and western sides of this front garden will screen development beyond this from views from the homestead.
- A structured public garden at the rear of the homestead with raised vegetable and flower beds will be open to the public.
- New buildings in the werf area will be softened with planted pergolas.
- Pathways will be constructed out of natural brick or compacted earth.
- Planting of layered hedges and trees will be used to screen the development from Glenwood Avenue.
- On the northern portion of the site, terraces with steps and pathways using natural materials will provide internal links.
- Storm water will be channelled with water furrows using natural materials to detention ponds that will become landscaped water features.

## 11 SOCIO-ECONOMIC IMPACTS

The proposed development is likely to have positive socio-economic impacts:

- The total value of the development is currently estimated at just more than R1 billion to be invested in the local economy. This will include bulk infrastructure contribution in the order of R27 million to be paid to the Municipality.
- It is likely to create significantly more jobs during the construction and operations phases than is currently offered by the property as a struggling agriculture concern.
- It will provide funds for the renovation of the historic homestead and barn at Pieterkoen.
- It will create opportunities for visitors/tourists and will allow the public to experience the historic buildings at Pieterkoen.
- It will create a range of housing opportunities for middle income groups in George, ranging from flats for first-time buyers to large erven for high value houses.
- It will create access to services and goods in close proximity to residents in the Kraaibosch thus reducing the need for and cost of transport.



## 12 ASSESSMENT OF THE PROPOSED DEVELOPMENT

As noted in Section 10, the alternatives for the proposed development are limited to or focused on variations of the layout and design of the public area behind the homestead.

The assessment thus considers the overall visual impacts of the development, and then moves onto to assessing the proposals for the historic precinct against the indicators.

### 12.1 Assessment of overall visual impact on the cultural landscape

#### 12.1.1 *Significance of Sensitivity to Visual Change*

As a function of **landscape sensitivity** and anticipated **magnitude of change** resulting from the proposed development, the sensitivity to visual change is of **LOW significance**.

#### 12.1.2 *Visual Intrusion of Development (Magnitude of visual change)*

The development proposes to occupy land already transformed by agriculture. The new development will fit partially into the surroundings but will be noticeable due to the transformation of the site. The proposal would have **MODERATE visual intrusion**.

#### 12.1.3 *Visual Absorption Capacity of Site*

Considering the existing vegetation and convex and folded landform, the Visual Absorption Capacity (VAC) of the site is **MODERATE**, with partial screening afforded by landform and vegetation.

#### 12.1.4 *Significance of Anticipated Visual Impacts*

As a function of **receptor sensitivity** and **anticipated magnitude of change**, the sensitivity to visual change is of **LOW TO MODERATE significance**: i.e., some effect on landscape resources within the area; with some change in the visual character of the area; introducing new development to the site and adding to existing development and approved development within the area. This will require some mitigation through landscape architectural place-making measures.

### 12.1.5 Summary Table of the overall impact on Cultural Landscape context

	Development impact upon cultural landscape context												
Operational Phase	Description												
Potential impact	Urban development inserted into rural landscape at urban periphery												
Risks (to broader context)	Change in character of rural cultural landscape due to visual exposure												
Risks (to local context)	Foreground visual intrusion of new buildings, reduced 'open' land												
Risks (to subject site)	Change in sense of place due to visual interruption of landscape												
Consequence of impacts and risks	insertion of new buildings and landscape into foreground views												
Probability of occurrence	probable												
Level of Confidence in prediction	certain												
Nature of Impact	Description												
Negative	Reduction of open, rural landscape, visual intrusion of new buildings												
Neutral	Landscape integration, continued productive landscape												
Positive	Adaptive re-use of farm werf and historic homestead and barn												
Type of Impact	Description												
Direct	Buildings inserted into visually accessible landscape along Glenwood												
Indirect	Increased operational activities, loss of rural 'remoteness'												
Induced	Increased traffic along Glenwood Drive, distant visual intrusion												
Cumulative	Adds residential buildings and infrastructure to George urban periphery												
Magnitude: degree to which impact:	n/a	Low	low/med	Medium	med/high	High							
may cause irreplaceable loss	Medium												
can be avoided	low/med												
can be reversed	Low												
can be managed	low/med												
can be mitigated	Medium												
Rating of Impacts	n/a	Low	low/med	Medium	med/high	High							
Extent of impact	local												
Duration of impact (term)	long-term												
Intensity of impact	med/high												
Thresholds of Significance:	v.high +ve	high +ve	med +ve	low +ve	v.low +ve	neutr 0	neglig 0	v.low -ve	low -ve	mod. -ve	high -ve	v.high -ve	
Significance rating BEFORE mitigation	mod. -ve												
Proposed mitigation measures	Description												
Impact avoidance/ prevention	unavoidable												
Impact minimization	Integrate indicators in planning & incorporate screen-tree planting												
Rehabilitation/ restoration/ repair	Architectural measures (form/scale/massing/ materials/textures, etc.)												
Compensation/ offset	Landscape / screen tree planting in front of building & parking areas												
Residual impact	Development which partially fits in with the local landscape												
Cumulative impact post mitigation	medium												
Thresholds of Significance	v.high +ve	high +ve	med +ve	low +ve	v.low +ve	neutr 0	neglig 0	v.low -ve	low -ve	mod. -ve	high -ve	v.high -ve	
Significance rating AFTER mitigation	neglig 0												



## 12.2 Assessment of impact of proposed development on sense of place of the werf and its garden setting

Following on the analysis of the heritage significance of the property and its components, the potential impact of development on the historic werf and its setting is regarded as potentially the most significant impact on heritage resources. Thus, the indicators included extensive measures to control such impacts and in general the proposal has conformed to these indicators.

### 12.2.1 3D modelling of proposed development

In order to assist with the assessment of these impacts, the proponent was requested to provide accurate 3D modelling of the preferred development option. The modelling was done based on an accurately surveyed terrain model and thus is regarded as a reliable representation of the expected development. The images below illustrate the relationship between the historic werf and the proposed development.



**Figure 49:** Simulated view from the stoep of the homestead towards the Outeniqua Mountains (SDK Architects)



**Figure 50:** Simulated view from beyond the stoep of the homestead towards the Outeniqua Mountains – some buildings visible behind the vegetation on either side of the lawn (SDK Architects)





**Figure 51:** Simulated view from the stoep of the homestead towards the west - note some buildings are visible (SDK Architects)



**Figure 52:** Simulated view from the stoep of the homestead towards the east – note some buildings are visible (SDK Architects)



**Figure 53:** Simulated view from water feature/dam at the end of the garden towards the homestead (SDK Architects)





**Figure 54:** Simulated view from central watercourse between the free-standing houses to the north looking back towards the homestead (SDK Architects)



**Figure 55:** Simulated bird's eye view of the werf and front garden, flanked by new development (SDK Architects)



**Figure 56:** Simulated bird's eye view of proposed garden and development behind the homestead (SDK Architects)





**Figure 57:** Simulated bird's eye view of proposed garden and development behind the homestead from the south-western corner (SDK Architects)

#### 12.2.2 Assessment of proposed development on sense of place of the werf and its garden setting against design indicators

Indicator	Assessment	Mitigation
Retain the front garden and open view corridor towards the Outeniqua Mountains from the homestead.	Achieved – it is noted that the modelling shows that development on the northern portion of the site will not be visible from the homestead. To be confirmed with landscaping plan	
Retain as many of the mature trees screening the werf, as possible.	Achieved, but to be confirmed with landscaping plan	
Allow for additional planting on the edges of the garden to screen views onto new development both on the site and adjacent properties.	Achieved, but to be confirmed with landscaping plan	
Similarly screen the werf from Glenwood Avenue with planting – thus creating a secluded werf, with a distinct sense of place.	Achieved, but to be confirmed with landscaping plan.	
Landscaping should not be too formal and materials and should avoid an overly sanitised feel (often associated with estate development). Roadways should be modest in design and materials (for instance no tarred surfaces) and should not intrude on the werf.	Landscaping concept plan seems to confirm this.  Watercourse/rill in front garden seems overly formal for the existing sense of place.  Dam at end regarded as acceptable as being reminiscent of a farm dam but may be over-scaled.	Consider use of materials that will create a less formal channel (seems to be a concrete structure at present). Stone-lined channel would suit the 'informal' character of the werf more comfortably.  Determine requirement of dam capacity.  The above to resolved in a detailed landscaping plan.
New infill related to the werf may only be allowed behind/setback from the homestead, which is to remain the focus of the werf.	Achieved	



New infill buildings must be modern in its architectural language and light in construction – the use of timber and steel structures, as opposed to a “walled” architectural language would be encouraged.	Details not currently available. Sketch plans to be referred to HWC for approval.	
New infill buildings and gate structures are to be ‘recessive’ i.e., subordinate to the homestead and barn buildings architecturally and in terms of scale.	Model indicates this at present, but to be demonstrated through sketch plans to be submitted to HWC for approval	
Parking should be unstructured and subsidiary to the werf context and located at the edges of the werf, preferably behind the homestead.	Achieved	
Development should be modelled using an accurate terrain model to ascertain its visibility from the werf and homestead in particular. Visibility should be avoided.	Achieved	
The open view corridor from the homestead towards the Outeniqua Mountains should be maintained and framed with tree-planting to replace those lost by the recent fires.	Achieved, and to be confirmed with landscaping plan	
Fencing and security measures should be visually permeable and low-key to avoid impacts on the werf and its sense of place.	Details not available at present - to be addressed in landscaping plan.	

Note: Reference is made to the formal nature of the water feature proposed for the front garden in the table above. In this regard the authors considered that the werf at present has a largely informal and unstructured quality – except for the central placement of the homestead and its orientation towards the Outeniqua Mountains. But it was also noted that the werf in its early days had a somewhat formal quality (refer to Figure 15) and thus this formality, balanced with the softer more unstructured planting on the borders is regarded as acceptable.

### 12.2.3 Summary table of assessment of impact on werf and sense of place

	Development impact upon werf 'sense of place'													
Operational Phase		Description												
Potential impact		New buildings potentially encroaching upon and enclosing werf												
Risks (to broader context)		Change in character of rural landscape from 'remote' to 'proximate'												
Risks (to local context)		Visual intrusion of new buildings interrupting visual continuity of farm												
Risks (to subject site)		Change in sense of place due to visual interruption of landscape												
Consequence of impacts and risks		insertion of new buildings and landscape into foreground views												
Probability of occurrence		probable												
Level of Confidence in prediction		certain												
Nature of Impact		Description												
Negative		Reduction of open, rural landscape, visual intrusion of new buildings												
Neutral		Landscape integration, continued productive landscape												
Positive		Upgrade of werf garden, replacement of framing trees lost to fires												
Type of Impact		Description												
Direct		Buildings inserted along the edges of the werf and garden												
Indirect		Increased noise due to residential activity in close proximity of the werf												
Induced		Increased traffic along Glenwood Drive, direct accessibility												
Cumulative		Adds residential buildings and infrastructure to edges of the werf space												
Magnitude: degree to which impact:		n/a	Low	low/med	Medium	med/high	High							
may cause irreplaceable loss		Medium												
can be avoided		low/med												
can be reversed		Low												
can be managed		low/med												
can be mitigated		Medium												
Rating of Impacts		n/a	Low	low/med	Medium	med/high	High							
Extent of impact		local												
Duration of impact (term)							long-term							
Intensity of impact							med/high							
Thresholds of Significance:		v.high +ve	high +ve	med +ve	low +ve	v.low +ve	neutr 0	neglig 0	v.low -ve	low -ve	mod. -ve	high -ve	v.high -ve	
Significance rating BEFORE mitigation												mod. -ve		
Proposed mitigation measures		Description												
Impact avoidance/ prevention		unavoidable												
Impact minimization		Integrate indicators in planning & incorporate screen-tree planting												
Rehabilitation/ restoration/ repair		Architectural measures (form/scale/massing/ materials/textures, etc.)												
Compensation/ offset		Landscape / screen tree planting in front of building & parking areas												
Residual impact		Development which partially fits in with the local landscape												
Cumulative impact post mitigation		medium												
Thresholds of Significance		v.high +ve	high +ve	med +ve	low +ve	v.low +ve	neutr 0	neglig 0	v.low -ve	low -ve	mod. -ve	high -ve	v.high -ve	
Significance rating AFTER mitigation												low -ve		



### **12.3 Assessment of impact of proposed development on the significance of the historic homestead and barn**

The proposed development includes the adaptive reuse of the historic homestead and barn buildings. As has been indicated these buildings have significant architectural value, related to their design, features and rarity in the George rural area. Although the exact date of the buildings has not been established, the authors are comfortable that enough is known about the buildings to warrant a IIIA grading. It is also noted that the buildings have suffered many alterations and additions of the years.

The proposal includes the repurposing of the buildings for hospitality uses – the homestead as a reception and lounge area for the accommodation and residential uses and the barn building as conference/function venue. These uses are regarded as not inappropriate as they could likely be accommodated with minimal disturbance of the historic fabric.

It is nevertheless regarded as vitally important that:

- A comprehensive assessment of the buildings is conducted by a suitably qualified professional, to ascertain elements to be retained and restored where necessary and those that could be removed. This assessment may require the removal of plaster and other interventions.
- Plans for additions and alterations are to be submitted to HWC BELCom, for approval, prior to submission to the local authority.

### 12.3.1 Summary table of assessment of impact on significance of historic homestead and barn

	Development impact upon significance of homestead and barn														
Operational Phase		Description													
Potential impact		Disruption to existing spatial relationship between the historic buildings													
Risks (to broader context)		Loss of the significance of rare farm buildings in George rural area													
Risks (to local context)		Loss of the significance of rare farm buildings in George rural area													
Risks (to subject site)		sense of place 'change' due to alterations & "sanitization" of buildings													
Consequence of impacts and risks		insertion of new buildings and landscape													
Probability of occurrence		probable													
Level of Confidence in prediction		certain													
Nature of Impact		Description													
Negative		Loss of historic fabric and significance of historical buildings													
Neutral		n/a													
Positive		Restoration of historic buildings													
Type of Impact		Description													
Direct		Potential loss of historic fabric and architectural significance													
Indirect		Adaptive reuse of bldgs. may change character (non-agricultural uses)													
Induced		Consequential 'suburbanization' of the rural landscape													
Cumulative		Erosion of significance of rare farm buildings within George rural area													
Magnitude: degree to which impact:		n/a	Low	low/med	Medium	med/high	High								
may cause irreplaceable loss		med/high													
can be avoided		Medium													
can be reversed		Low													
can be managed		med/high													
can be mitigated		High													
Rating of Impacts		n/a	Low	low/med	Medium	med/high	High								
Extent of impact		regional													
Duration of impact (term)		long-term													
Intensity of impact		med/high													
Thresholds of Significance:		v.high +ve	high +ve	med +ve	low +ve	v.low +ve	neutr 0	neglig 0	v.low -ve	low -ve	mod. -ve	high -ve	v.high -ve		
Significance rating BEFORE mitigation		high -ve													
Proposed mitigation measures		Description													
Impact avoidance/ prevention		Detailed fabric analysis to inform plans for alterations													
Impact minimization		Use of suitably qualified professionals and craftsmen													
Rehabilitation/ restoration/ repair		Conservation Management Plan													
Compensation/ offset		Public access to historically/architecturally significant buildings													
Residual impact		none													
Cumulative impact post mitigation		medium													
Thresholds of Significance		v.high +ve	high +ve	med +ve	low +ve	v.low +ve	neutr 0	neglig 0	v.low -ve	low -ve	mod. -ve	high -ve	v.high -ve		
Significance rating AFTER mitigation									neglig 0						



#### **12.4 Assessment of alternatives**

As explained in section 10.1 of the report, the only alternatives provided presented alternative layouts to the proposed development behind the homestead. At an early stage it was already determined that Alternative B would have a negative impact on the sense of place of the werf, as it would place a building in the line of sight between the homestead and the barn. Alternative C was regarded as too intrusive on the homestead and too formal an arrangement. Although it is recognised that a formal garden is proposed for the area behind the homestead, it is felt that the somewhat informal planting suggested would soften this formal approach.

The mitigation for both these alternatives would have been an alternative layout/arrangement as presented by Alternative A.

With the regard to the No-go alternative, it has been noted that this is unrealistic given the spatial planning policy applicable to the site. In addition, this alternative would not result in funding for the restoration of the historic buildings and its garden setting.

### 13 FINDINGS AND RECOMMENDATIONS

Pieterkoen is certainly an interesting and historically important property in the larger George cultural landscape, and it is to some extent regrettable the surrounding urban development has in effect swallowed-up this property.

However, the authors are of the opinion that the proponents of the development (including the current owner who has been actively involved in the planning) have gone to great lengths to retain and protect the historic werf from the impacts of urban development, whilst balancing the need to design a viable development concept, which they find commendable. The werf at Pieterkoen and its sense of place will be permanently altered by the development, but it is noted that the existing and proposed development on three sides of this relatively small/narrow property will in future inevitably erode this sense of place in any case.

In summary the overall potential impact of the proposal is assessed to be of MEDIUM to HIGH significance reducing to MEDIUM TO LOW if mitigation measures are imposed and as landscaping matures overtime.

It is therefore recommended that HWC endorses the development proposal (Alternative A) and this HIA in principle as has having met the requirements of Section 38(3) of the NHRA, on condition that:

- A landscaping plan that includes details of hard and soft landscaping, as well as fencing and security measures is prepared by a qualified landscape architect and is submitted to HWC for approval
- Sketch plans of all new buildings within the historic precinct (i.e., around the proposed formal garden behind the homestead) to be submitted to HWC for approval. Such plans must include 3D images that reflect the scale and nature of the new buildings in relation to the historic buildings
- A detailed analysis of the historic homestead and barn to be undertaken by a professional heritage specialist in order to determine the age and significance of the various components of the building, with a view to understanding what elements should be retained (and restored) and what elements/accretions could be demolished/altered. This analysis is to be submitted to HWC for approval.
- Following on the above plans for alterations and additions to the historic buildings must be submitted to HWC for approval.



## 14 REFERENCES

Brommer, R et al, 2006: Comprehensive Atlas of the Dutch East India Company, V, Africa. Voorburg, Asia Maior/Altas Maior.

Deeds office records

Martin, R, 2011: Socio-Historical Study, Pieterkoen farm Kraaibosch 195/21, George

Mountain, A, 2003: The First People of the Cape. Cape Town, David Philip.

Schulz, K, 2021: Background history pertinent to the heritage statement - Peter Koen's Kraaibosch. Unpublished.

Sleigh, D, 2007: Die Buiteposte. Pretoria, Protea Boekhuis

ANNEXURE A:  
Response to NID



PAGE 1 OF 2

Our Ref: HM /EDEN/ GEORGE/ REM PTN 21 FARM 195 PIETERKOEN  
Case No: HWC22112306AM1122  
Enquiries: Ayanda Mdudlu  
E-mail: ayanda.mdudlu@westerncape.gov.za  
Tel: 021 483 5959



Lize Malan  
lize@lizemalan.co.za

**RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: HIA REQUIRED**  
**In terms of Section 38(8) 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: PROPOSED RESIDENTIAL AND COMMUNAL FACILITIES DEVELOPMENT ON REM PTN 21 FARM 195 PIETERKOEN, GEORGE, SUBMITTED IN TERMS OF SECTION 38(1) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)**

**CASE NUMBER: HWC22112306AM1122**

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received. This matter was discussed at the Heritage Officers' Meeting held on 12 December 2022.

You are hereby notified that, since there is reason to believe that the proposed residential and communal facilities development on Rem Ptn 21 Farm 195, Pieterkoen, George 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. Section 38(3) of the NHRA provides

- (3) The responsible heritage resources authority must specify the information to be provided in a report required in terms of subsection (2)(a): **Provided that the following must be included:**
- (a) The identification and mapping of all heritage resources in the area affected;
  - (b) an assessment of the significance of such resources in terms of the heritage assessment criteria set out in section 6(2) or prescribed under section 7;
  - (c) an assessment of the impact of the development on such heritage resources;
  - (d) an evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development;
  - (e) the results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources;
  - (f) if heritage resources will be adversely affected by the proposed development, The consideration of alternatives; and
  - (g) plans for mitigation of any adverse effects during and after the completion of the proposed development.

This HIA must in addition have specific reference to the following:

- Archaeological Impact Assessment,
- Visual Impact Assessment, &
- Built Environment Study

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

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • Postal Address: P.O. Box 1665, Cape Town, 8000  
• Tel: +27 (0)21 483 5959 • E-mail: ceoheritage@westerncape.gov.za

Straatadres: Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • Posadres: Posbus 1665, Kaapstad, 8000  
• Tel: +27 (0)21 483 5959 • E-pos: ceoheritage@westerncape.gov.za

Idilesi yendawo: kumgangatho 3, kwisakhiwo iprotea Assurance, Greenmarket Square, eKapa, 8000 • Idilesi yeposi: Inombolo yebhokisi yeposi 1665, eKapa, 8000 • Inombolo zomnxeba: +27 (0)21 483 5959 • Idilesi ye-imeyile: ceoheritage@westerncape.gov.za

PAGE 2 OF 2

**Our Ref:** HM /EDEN/ GEORGE/ REM PTN 21 FARM 195 PIETERKOEN  
**Case No:** HWC22112306AM1122  
**Enquiries:** Ayanda Mdludlu  
**E-mail:** ayanda.mdludlu@westerncape.gov.za  
**Tel:** 021 483 5959



**Lize Malan**  
lize@lizemalan.co.za

The HIA must have an overall assessment of the impacts to heritage resources which are not limited to the specific studies referenced above.

The required HIA must have an integrated set of recommendations.

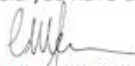
The comments of relevant registered conservation bodies; all Interested and Affected parties; and the relevant Municipality must be requested and included in the HIA where provided. Proof of these requests must be supplied.

Please note, should you require the HIA to be submitted as a Phased HIA, a written request must be submitted to HWC prior to submission. HWC reserves the right to determine whether a phased HIA is acceptable on a case-by-case basis.

If applicable, applicants are strongly advised to review and adhere to the time limits contained the Standard Operational Procedure (SOP) between DEADP and HWC. The SOP can be found using the following link <http://www.hwc.org.za/node/293>

Kindly take note of the HWC meeting dates and associated agenda closure date in order to ensure that comments are provided within as Reasonable time and that these times are factored into the project timeframes.

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.

  
.....  
Colette Scheermeyer  
Deputy Director



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

**Street Address:** Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** P.O. Box 1665, Cape Town, 8000  
• **Tel:** +27 (0)21 483 5959 • **E-mail:** ceoheritage@westerncape.gov.za

**Streetadres:** Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • **Posadres:** Posbus 1665, Kaapstad, 8000  
• **Tel:** +27 (0)21 483 5959 • **E-pos:** ceoheritage@westerncape.gov.za

**Idilesi yendawo:** kumqanqatho 3, kwisakhiwo i-protea Assurance, Greenmarket Square, ekapa, 8000 • **Idilesi yeposi:** Inombolo yebhokisi yeposi 1665, ekapa, 8000 • **Iinombolo zomnxeba:** +27 (0)21 483 5959 • **Idilesi ye-imeyile:** ceoheritage@westerncape.gov.za



ANNEXURE B:  
Criteria for Establishing Heritage Significance

## **Criteria for Establishing Heritage Significance**

*Cultural significance* is defined in the National Heritage Resources Act (Act 25 of 1999) as "aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance" (Section 2 (vi) NHRA 1999:8).

Section 3(2) and (3) of the NHRA expands on the meaning of cultural significance as follows:

Section 3 (2) lists the following as components of the national estate:

- (a) places, buildings, structures, and equipment of cultural significance
- (b) places to which oral traditions are attached or which are associated with living heritage
- (c) historical settlements and townscapes
- (d) landscapes and natural features of cultural significance
- (e) geological sites of scientific or cultural importance
- (f) archaeological and palaeontological sites
- (g) graves and burial grounds,
- (h) sites of significance relating to the history of slavery in South Africa
- (i) movable objects.

According to section 3 (3) the cultural significance of a place or object is related to the following:

- (a) its importance in the community, or pattern of South Africa's history
- (b) its possession of uncommon, rare, or endangered aspects of South Africa's natural or cultural heritage
- (c) its potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage
- (d) its importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects
- (e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group
- (f) its importance in demonstrating a high degree of creative or technical achievement at a particular period
- (g) its strong or special association with a particular community or cultural group for social, cultural, or spiritual reasons
- (h) its strong or special association with the life or work of a person, group, or organization of importance in the history of South Africa
- (i) sites of significance relating to the history of slavery in South Africa.



ANNEXURE C:  
Archaeological Impact Assessment  
Prepared by Lita Webley  
(attached as separate electronic file)

ANNEXURE D:  
Alternative A for the werf: Plans  
(attached as separate electronic file)



ANNEXURE E:  
Proposed landscaping concept  
(attached as separate electronic file)