

HERITAGE IMPACT ASSESSMENT

In terms of section 38(8) of the National Heritage Resources Act 25 of 1999 as part of an Environmental Impact Assessment (EIA) undertaken by Sharples Environmental Services, for
PROPOSED URBAN VILLAGE, (unregistered) ERF 19374, HEATHER PARK, GEORGE DISTRICT
Case No.: HWC 22060806NK0623E – DEA&DP Ref. No.:



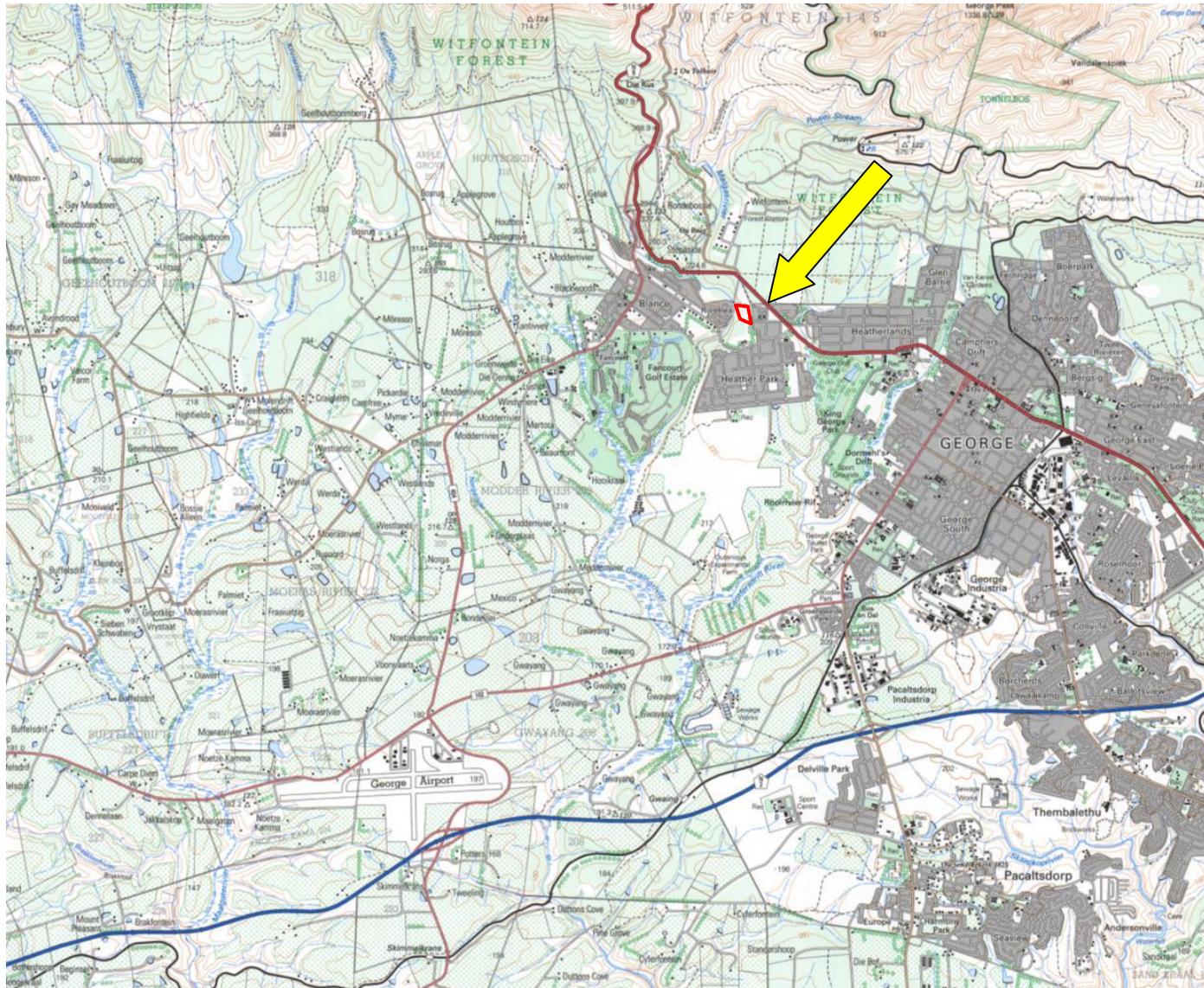
Prepared for: **Urban Front Developers**
by

Ron Martin Heritage Consultancy

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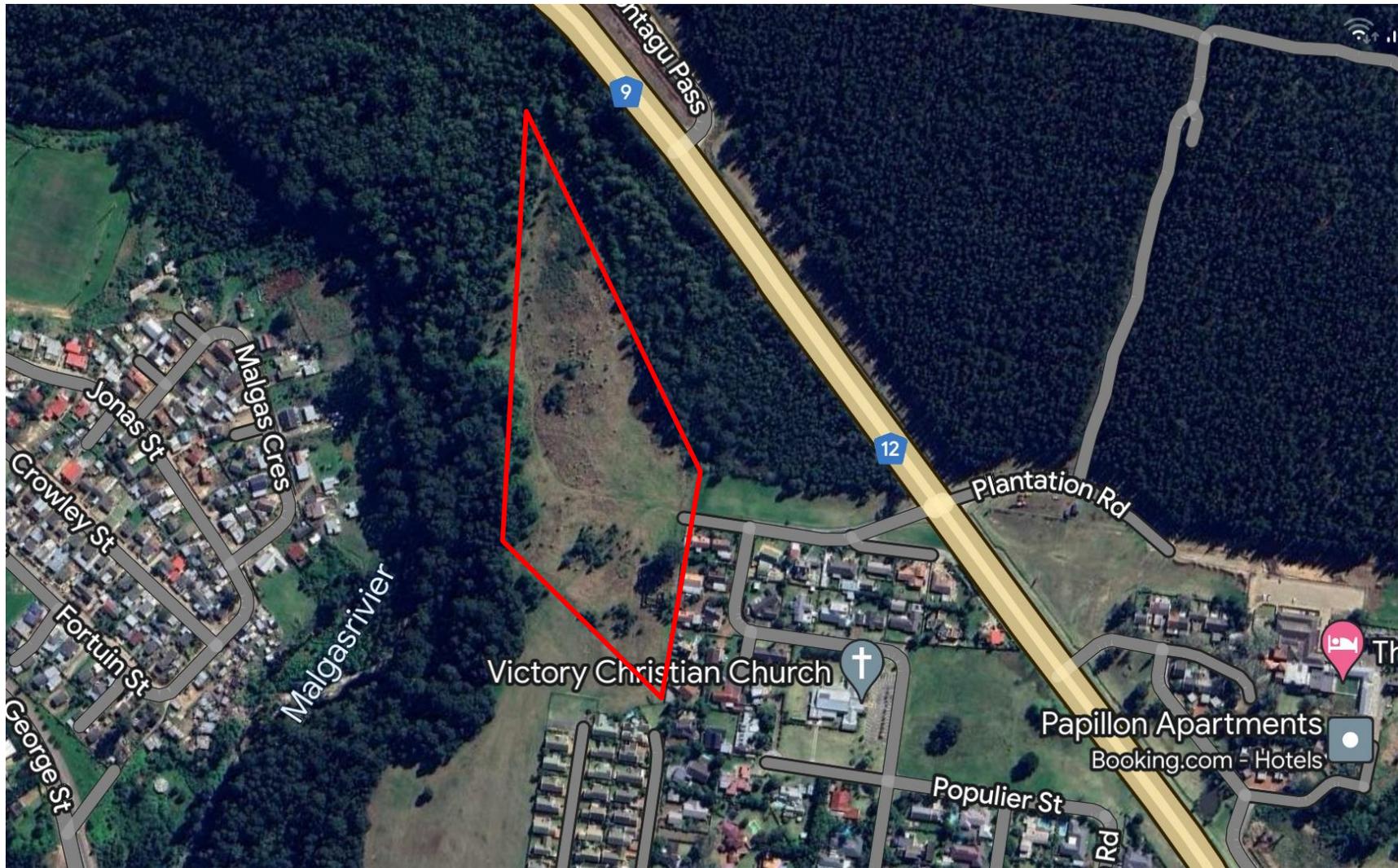
1. Archaeological Impact Assessment
2. Notification of Intent to Develop (NID)



Extract from 1:50 000 topographical map 3322CD and 3422AB George (Source: Chief Directorate Surveys and Mapping, Mowbray, 2000) with location of site indicated in red



Regional aerial Locality, site indicated in red (Courtesy, Google Earth)



Sub-regional aerial Locality, site indicated in red (Courtesy, Google Earth)

1. Background and Brief

Ron Martin Heritage Consultancy was appointed by Urban Country Estate (Pty) Ltd to conduct and submit a Heritage Impact Assessment as part of an Environmental Impact Assessment in respect of a proposed development on unregistered erf 19374 (erven 6179, 6182 & 6156), Heather Park, George (the site), as per the requirements of Heritage Western Cape (HWC) in terms of section 38(8) of the National Heritage Resources Act 25 of 1999 (the Act).

The proposal is for the rezoning of the 5,6341 ha site from Undetermined to sub-divisional to permit the single residential development of 94 units on erven ranging in size from 280 m² to 558 m². The floor area of the proposed houses range from 125 m² to 200 m² with a maximum height of two storeys. The proposed development will be similar to the surrounding suburban area.

A Notification of Intent to Develop (NID) dated 22 June 2022 was compiled and submitted to Heritage Western Cape by Lize Malan. A response letter was issued in terms of Section 38(2) of the NHR Act, in which it was requested that a Heritage Impact Assessment in terms of Section 38(3) be submitted, to incorporate an Archaeological Impact Assessment as well as a study on the social history. A community meeting was held in Malgashoek on 16 September 2022, a site visit on 17 September 2022, another meeting on 20 October 2022 in Blanco, and a site visit with community members on 21 October 2022, in order to determine the scope of the socio-historical significance to the community. Three issues of importance with regard to the socio-historical significance of the area were identified by the community, namely:

- The importance of the site in relation to the old settlement of Blanco;
- The subject property is the site of the Preto settlement and, accordingly, the importance of commemorating its narrative was highlighted; and
- The site in relation to the old George Aerodrome.

These three elements will be discussed in detail later in the report.

2. Property Details

Erf 19374 (“the site”) is located directly west of George CBD in the suburb of Heather Park, itself a suburb developed on and around land that once comprised the old George Aerodrome, the forerunner of the modern-day George Airport (formerly P W Botha Airport). The site itself is bordered by the existing Heather Park suburb on its eastern boundary, Homewood Village (part of Heather Park) on its southeast boundary, with the Malgas River defining its western boundary. The historic suburb of Blanco is situated across the river to the west, with the Witfontein Forestry Area situated to the north across Langenhoven Road (M12).

The site can be accessed off Langenhoven Road via Plantation Road through the western edge of Heather Park.

The site has been earmarked for urban expansion in the George SDF.

3. Owner

The registered owner of the unregistered erf 19374 is Urban Country Estate (Pty) Ltd.

4. Site Description and Context

The site measures 5,6341 ha in size and currently zoned as Undetermined.

The site is comparatively small and is squeezed between existing developments on its western and southern/south-eastern borders, with the Malgas River separating it from Blanco on the western edge and the Witfontein Forest Reserve to the north. The site is mostly flat and overgrown with grasses and shrubs, with dense alien vegetation characterising its river edge. A sufficient open space / buffer zone will be maintained between the development and the watercourse (Malgas River). There are no potential wildlife corridors that would require specific management intervention.

There are some informal footpaths across the site that links the surrounding residential areas. There is the remains of an abandoned residential dwelling on the eastern portion of the site, seemingly half-built. There are, however, no period structures nor visible remains of structures which relate to the old Preto/Watsonsdorp settlement, on the site.

The site falls within the urban edge and is earmarked for urban expansion in terms of the George Spatial Development Framework, May 2013.

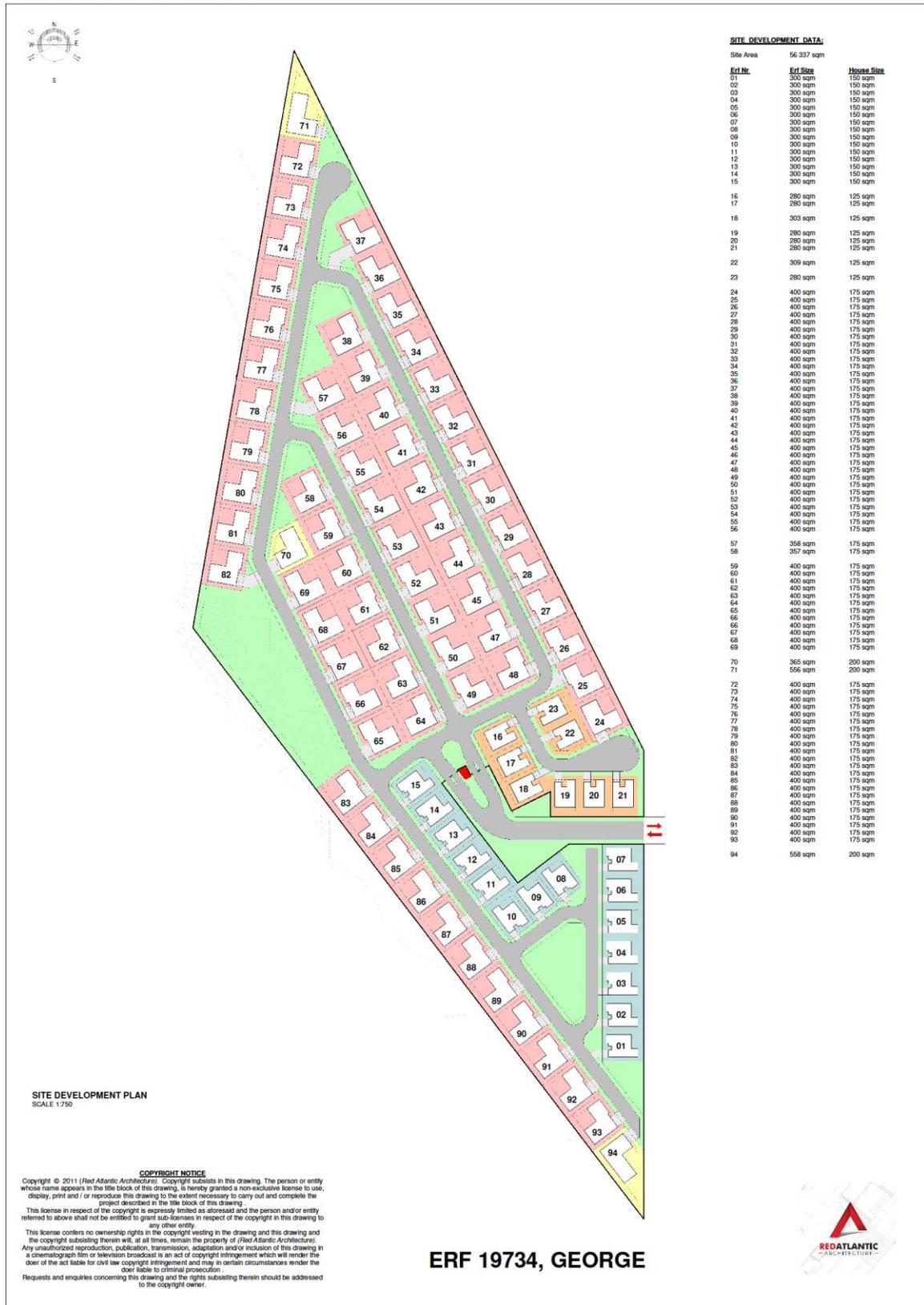
Contextually, the areas immediately east and south of the site is characterized by existing residential areas, including Homewood Village immediately bordering the site and Heather Park further to the east and southeast. Across the river to the west and northwest is the historic suburb of Blanco, with Earl's Court and Fancourt south of Blanco. The Witfontein forestry area is located due north.

The proposed development is therefore consistent with existing developmental trends of the immediate surrounding context.



Abandoned, incomplete dwelling on eastern portion of the site

5. Nature of Submission



Proposed Site Development Plan

The proposal is for a single residential development of 94 units on erven ranging in size from 280 m² to 558 m². The floor areas of the proposed houses range from 125 m² to 200 m² with a maximum height of two storeys. The proposed development will be similar to the surrounding suburban fabric. This is depicted in the Layout Plan on page 8.

The property of 5,6341ha is located approximately 2km to the west of George, accessed off the CJ Langenhoven Road via Plantation Road through Heather Park.

The property is fairly flat and consists of disturbed vegetation with no natural drainage systems. A watercourse does exist to the west of the site and sufficient open space / buffer zone will be maintained between the development and the watercourse. There are no potential wildlife corridors that would require specific management intervention.

It is believed that the proposal as presented provides a type of residential development, with associated work opportunities, which will increase economic power and lead to social upliftment, without compromising or negatively impacting on potentially sensitive environments in any way.

The Applicant for the project is Urban Country Estate (Pty) Ltd. The application for Erf 19374 (**Preferred Alternative**) may be described as follows:

1. The rezoning of the site to permit the development of 94 Residential Housing units, associated roads and infrastructure and Private Open Space, to be collectively known as Urban Village.

6. Other Alternatives

The preferred alternative is described above. No site alternatives were assessed. The position and size of the selected site is ideal for the proposed development.

The **No-go** option would mean that the property is left as is and the property becomes more degraded through neglect and uncontrolled invasive alien vegetation growth and lack of security (for neighbours) associated with open property of this nature.



View across the site from west to east, showing the dense alien vegetation that characterizes the site. The abandoned ruin is in the background

7. Executive Summary

The proposal is for the rezoning of the 5,6341 ha site from Undetermined to sub-divisional to permit the single residential development of 94 units on erven ranging in size from 280 m2 to 558 m2.

A Notification of Intent to Develop (NID) dated 22 June 2022 was compiled and submitted to Heritage Western Cape by Lize Malan. A response letter was issued in terms of Section 38(2) of the NHR Act, in which it was requested that a Heritage Impact Assessment in terms of Section 38(3) be submitted, to incorporate an Archaeological Impact Assessment as well as a study on the social history.

Ron Martin, Professional Heritage Practitioner, has been appointed by Urban Country Estate (Pty) Ltd to conduct the required Heritage Impact Assessment which is being submitted to Heritage Western Cape in terms of the Provisions of Section 38(2) of the National Heritage Resources Act.

A community meeting was held in Malgashoek on 16 September 2022, a site visit on 17 September 2022, another meeting on 20 October 2022 in Blanco, and a site visit with community members on 21 October 2022. Three issues of importance with regard to the socio-historical significance of the area were identified by the community, namely:

- The site in relation to the old settlement of Blanco
- The importance of commemorating the narrative relating to Preto and Watsondorp
- The site in relation to the old George Aerodrome, now demolished

Given the lack of heritage context within which the property is located as well as the general character of the area, it was considered unnecessary to conduct the two-phase Heritage Impact Assessment process. The development team had already responded to environmental indicators which resulted in a development plan that also responds sensitively to the limited value of the identified heritage indicators. Accordingly, this report will:

- Outline the background to the application, outline the details of the property and the nature of the proposed development.
- Take note of the contents of the Notification of Intent to Develop (NID), as submitted, as well as the HWC response to the NID.
- The Assessment will briefly examine the known history of the site and thereafter identify and examine the known heritage resources on the site and its environs.
- It will then table in diagrammatic form the anticipated heritage resource indicators pertaining to the site and table the proposed design response and, if applicable, and provide comment and recommendations.
- It will then suggest a grading for the site.
- In conclusion, this Heritage Impact Assessment (HIA) will find that there is sufficient information to conclude that these development proposals can be supported without further study needing to be undertaken, and that HWC can endorse this report as having satisfied the requirements of the National Heritage Resources Act (NHRA): Section 38(3).
- HWC can therefore, in terms of Section 38(8), recommend to DEA&DP the the proposed rezoning be approved, and the proposed layout of the proposed development be approved.

8. History of Site and Environs

It is 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, Attaquas and Outeniquas as part of their semi-nomadic lifestyle (Mountain, 2003; Sleigh, 2007 in Malan, 2022).

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). 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 Khoekhoen 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 (Malan, 2022)

It is important to note that the built area surrounding Erf 19374, with the exception of Blanco, Preto and Watsondorp, only evolved after the 1970s (Heather Park) and only really gained momentum during the last twenty years or so. Blanco evolved as a separate settlement from George itself, with major routes through the passes passing through it, effectively by-passing George. Amazingly, though, no less than five golf courses (including three golf estates) prevail in the immediate vicinity, viz. the three Fancourt courses (Fancourt Montagu the furthest southwest, Fancourt Outeniqua being a bit closer and Fancourt Links, east of the Malgas River to the south), Kingswood Golf Course due south of Heather Park and George Golf Course in the southeast, due east of Heather Park (Martin, 2015).

Blanco is situated west of the site of the village of Preto and Watsondorp across the Malgas River. The site of the historic aerodrome, home of the RAF World War II 61 Air School, was situated due south, immediately south of Heather Park. The more recent Earl's Court Lifestyle Estate development now occupies the site, the only tangible memory of the aerodrome being Airway Road through Heather Park.

As a contextual background to the development area, a historical overview of these settlements and the aerodrome is provided in greater detail below.

8.1 Blanco

The village of Blanco was established on the farm Modder River during construction of the Montagu Pass in 1844-1847. Initially it was a work camp that included an assembly of workshops, stores and housing for convict workers and their supervisors, commonly known as south station. On average, 250 convicts were employed at any given time on the construction of the pass. The other housing camp, North Station, was sited near the summit of the pass.

Work on the pass commenced in 1844 and H.O. Farrel was appointed superintendent of the project, but the task was beyond his ability. Henry Fancourt White, a qualified surveyor, newly appointed as Road Inspector by the Central Road Board, replaced him in 1845.

White was an Australian who was brought out to the Cape by the Colonial Secretary, John Montagu, for the purpose of building the pass, and he continued to work in the Cape after the completion of the project. In 1848, when construction was completed, he purchased the

portion of the farm Modder River upon which the camp was situated, sold a portion to Frances Cook (Oaklands) and subdivided the rest into erven, which made provision for a school, a hotel and other public facilities. The little village was called "Whitesville" in honour of Henry Fancourt White, but at his suggestion the name was changed to Blanco, the Spanish or Latin term for "white". Also in 1844, work had begun on the construction of a new road through the Zuurberg Pass between Port Elizabeth and Cradock in the Eastern Cape, and in 1847 the convict (south) station, which had previously been established at Blanco during construction of the Montagu Pass, was transferred to the Zuurberg Pass construction area.

Upon his retirement in 1859 Henry White built a beautiful double storey thatched mansion, which he named Blanco House. In 1903 his son Ernest Montagu White renamed the house Fancourt – in honour of his father. Today Fancourt is a Provincial Heritage Site (previous National Monument) and a world renowned resort hotel.

Though George was "established" as a settlement in 1811, Blanco evolved as an independent settlement from the 1860s onward. The main route from Mossel Bay to the Langkloof passed through Blanco, where a settlement of merchants was soon established. The village was also the main postal centre.

This caused dissatisfaction among the businessmen of George, and so a direct link from George to the toll-house on the Montagu Pass was built in about 1882. This road was called Bain's Trace and was probably built by renowned engineer Thomas Bain, who surveyed the new route.

The Blanco Village Management Board was established in 1923 and functioned for fifty years until the village was incorporated into the George Municipal Area in 1973. The National Monuments Council campaigned to conserve the unique village character of Blanco in the mid-1990s by proposing its proclamation as a Conservation Area, but the initiative was not realized for various reasons. However, efforts are now again afoot to retain this village character through proposed guidelines entrenched in the George Spatial Development Framework (Final Draft, 2013).

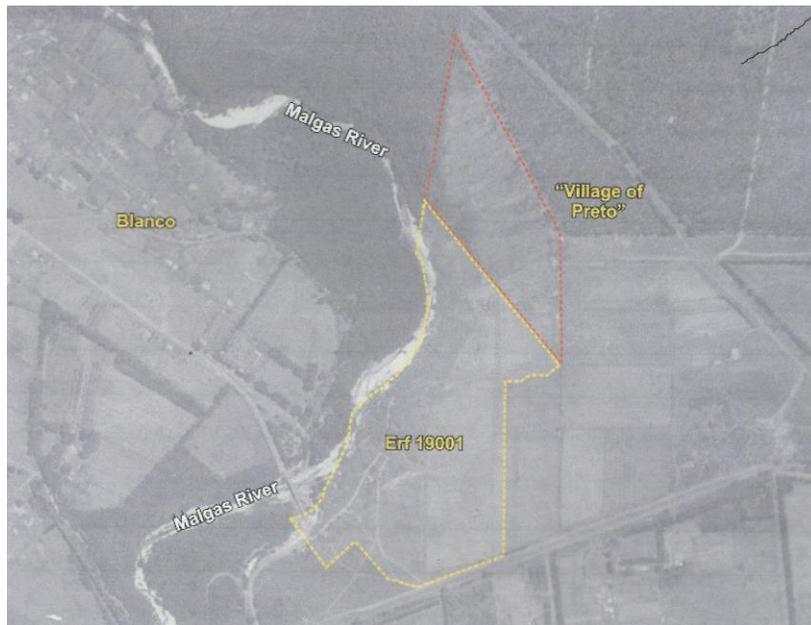
The relationship between the subject property (in terms of its geography) and the settlement of Blanco is probably associative at best, in light of the fact that there are informal pedestrian tracks that traverse the subject site between Blanco and the settlements to the east, including an informal road that links the areas east of the Malgas River and its settlements of Heather Park, Homewood Villlage, Earl's Court, etc. This road also traverses the site links up with Plantation Road.

8.2 Preto and Watsondorp

Even though accounts differ as to the description, exact location and extent of the settlement known as Watsondorp, it appears that the name refers to the larger area that encompasses both Preto (the subject site), a small settlement laid out on the farm Preto 262 in 1860 (SG Diagram 3119/1860); and the actual Watsondorp, an area north of Preto across Langenhoven Road (M12), now part of the Witfontein Forest Reserve. The two names are sometimes used interchangeably and its social histories are so intertwined that this assessor has experienced some difficulty in distinguishing narrative elements; therefore the option of merging the story in this study, to maintain its completeness.

Preto was also commonly referred to as “Malgasvallei”, not to be confused with Malgashoek, the narrow strip of residential fabric immediately west of the subject property across the Malgas River, adjoining Blanco proper.

The 1860 layout for Preto shows 30 erven and is described on various maps, including the 1920 demarcation of the George Town Commonage, as the “Village of Preto”. According to oral sources, Preto was made up of the same social fabric as Watsondorp and, for all intents and purposes, the two adjacent geographical areas actually functioned as one homogenous community until the demise of Watsondorp (north of the M12) in c1904.



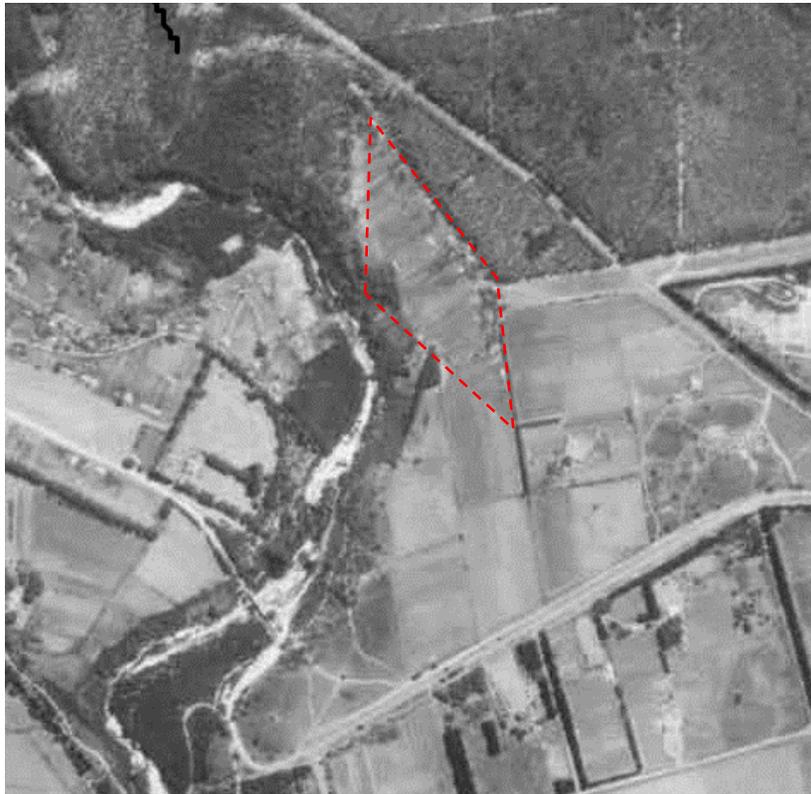
1936 Aerial Photo, with Preto indicated by red border (courtesy, Perception Planning, in Martin 2015)

The 1936 aerial photograph for the area clearly shows a settlement (albeit sparse) still prevalent on the site, but which appears to be in decline in the aerial photo taken of the same area in 1942. It still existed, though, until the 1980s.

Watsondorp township was planned in 1847 on the farm Witfontein, George district. The informal settlement was already home to emancipated slaves by 1842. People were largely self-sufficient and had access to enough land to cultivate crops and keep a small number of livestock. Originally the settlement was situated on crown land and rental monies were paid to the local magistrate. In 1883 the owner of Witfontein, Alexander Watson, acquired the twenty-two morgen occupied by the community and annexed the ground to his farm. A burial ground that served the entire district’s “coloured” community, the descendants of the regions’ freed slave and Khoekhoen communities, remains on the property. In 1898 it was reported by the Blanco Dutch Reformed Church missionary, Reverend Johann Kretzen, that over six hundred people had been buried there.

The settlement of Watsondorp was demolished sometime after the Department of Forestry bought the farm Witfontein in 1903. Alternative residential land was provided in Blanco and the burial ground fell into disuse. It still exists just east of the Montagu Pass road.

Watsondorp was reputed to be a vibrant, mixed community with descendants of indigenous Khoekhoen, freed slaves and second- and third-generation British folk. These were mostly woodcutters and related tradesmen and their families, although some residents were employed by Searle’s Shoe Factory in Blanco and other merchants in the area.

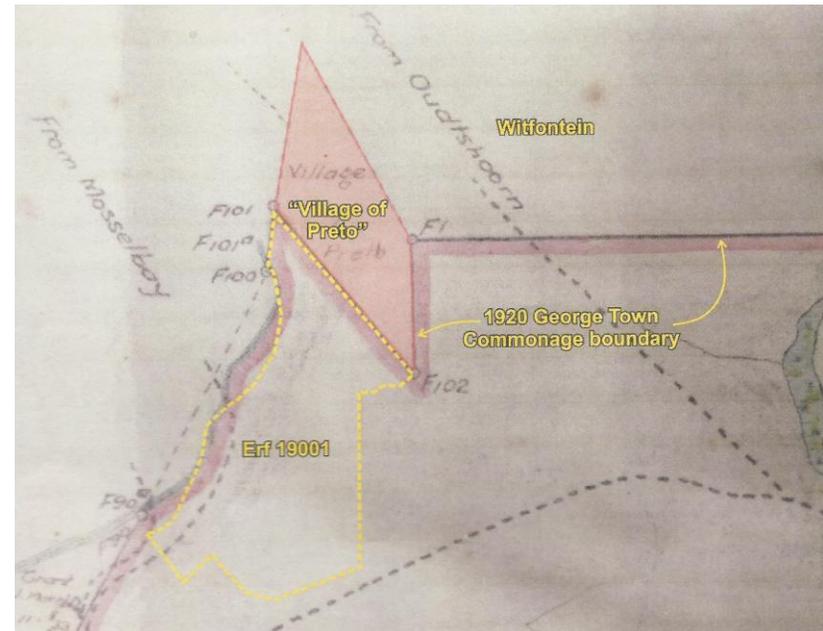


1942 Aerial Photo, showing fewer structures, but still some activity (Trig. Survey)

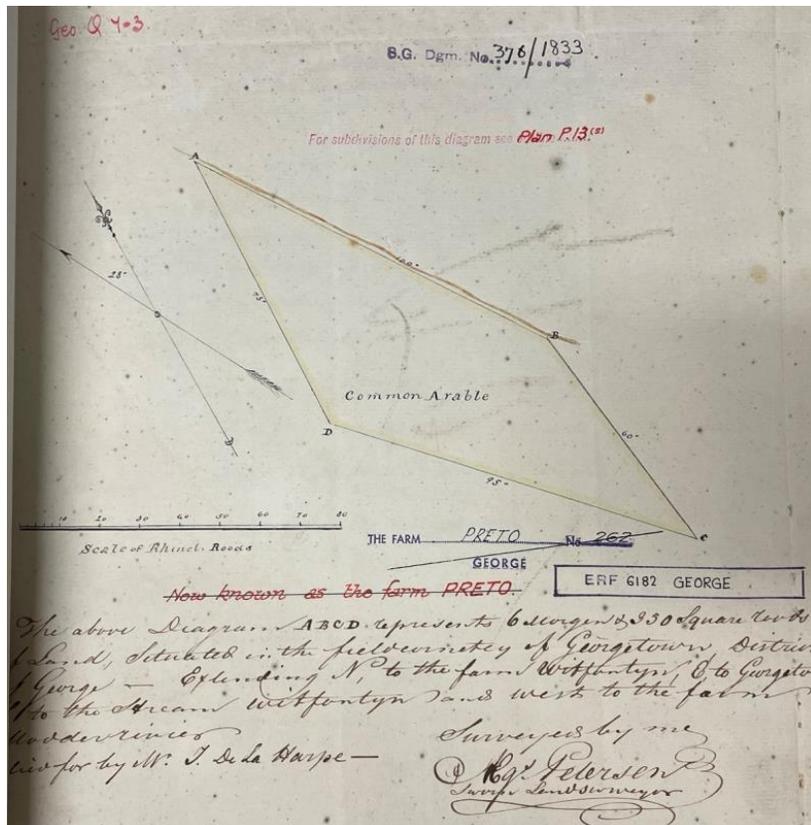
This area north of Langenhoven Road (M12 to Oudtshoorn) was the first to disappear, though, as the formalization of the forestry industry and the designation of the town boundary south of the road at the turn of the 20th century forced residents to relocate to present-day Kretzenhoop. The relocation was completed by 1904; today, very little tangible evidence exists within the Witfontein Reserve that could attest to the existence of the settlement. However, the cemetery

associated with Watsondorp still exists just east of the Montagu Pass road near its crossing at the Malgas River. Some of the graves here date back to before 1860. It will be proposed by descendants of the Watsondorp community that the municipality investigates formal protection of the site with the cemetery thereon to be a local heritage site. Preto as a settlement, on the other hand, survived until 1987 when the settlement fell victim to the Groups Areas Act.

Oral sources from within the descendant community speak of both a Dutch Reformed Mission (“Sending-kerk”) congregation and an Anglican community that resided in the settlement area (Martin 2015).



1920s map showing the site to be the actual “Village of Preto” in relation to town commonage (courtesy, Perception Planning)



SG Diagram 376/1883 of the farm, Preto 262 (Malan. 2022)

8.2.1 Chronology of Ownership and Land Restitution Claims (Malan 2022)

The first recorded history of the site in question dates to 1833 when a portion of land, later named Preto 262, was granted to Jan/Jean de la Harpe (George Quitrents Vol 7 Folio 3). In 1843

the property passed from the insolvent estate of De la Harpe to Egbertus Bergh.

In 1859 Bergh sold off two portions of the property (Lots 7 and 8) to Jan Willemse, but by 1867 both lots were transferred back to the widow of Egbertus Berg, Johanna van Rhee de van Oudtshoorn. The property then consisted of Erven 6182, 6179 and 6156, George, the present description.

A general plan was prepared for the subdivision of the property was prepared by 1860, but none of the erven were ever transferred. According the Western Cape Museum Services, Mrs Bergh, made the plots available to freed slaves and their descendants

Historical aerial photographs indicate that the property was indeed farmed until at least 1980 (Malan 2022)

The community was forced off the land in 1989 in terms of the Group Areas Act and it would seem that all structures were bull-dozed at the time (in Cornell et al, 2008; Schulz, 2015). However, title deed T35405 of 1986 indicates that Erven 6182, 6179 and 6156 was transferred to 10 individuals in 1986, who subsequently sold the property to an entity called Dileo CC. It seems likely that this sale was the result of pressure from the government of the time to enforce the Group Areas Act and it is more likely that the structures on the land were removed shortly after this sale. It would seem that by 1991 almost all structures (except for 2 small ones) have been removed (Malan 2022).

A restitution claim was lodged against the land in 1995, but in 2007 and again 2013 the Regional Land Claims Commissioner published a notice of withdrawal of the claim on the basis that the claimants were *over-compensated* for their properties at

the date of dispossession. In 2014 the final withdrawal of the claim was gazetted on the basis that no representations to the contrary were submitted by the parties involved.

In 1996 the three erven were consolidated to form Erf 19374, but this erf has not been registered at the Deeds Office to date. In 2017 the property was bought by SA Steel Frame System CC who in turn sold it to Urban Country Estate (Pty) Ltd in 2022. See below.

NOTICE 39 OF 2014

WITHDRAWAL OF THE NOTICE OF CLAIM IN TERMS OF SECTION 11(A)(3) OF THE RESTITUTION OF LAND RIGHTS ACT, NO. 22 OF 1994 (AS AMENDED)

WHEREAS a land claim was lodged by John Stripp, which claim was published on the 29 June 1995, in terms of section 11(1) of the Restitution of Land Rights Act, No. 22 of 1994 (as amended), herein referred to as the Act and

WHEREAS during further investigation of the land claim, in so far as it related to the properties referred to below, the Regional Land Claims Commissioner, has reason to believe that the criteria set out in section 11(1)(b) of the Act, has not been met and

WHEREAS the Commissioner has notified all the parties having an interest in the claim that they should show cause as to why the claim should not be withdrawn before the expiry of the period of 30 days. No representations to the contrary were filed

NOW THEREFORE NOTICE is hereby given in terms of section 11(A)(3) of the Act that the Commissioner withdraws the notice of claim which was previously published under the terms of section 11(1) of the Act in Gazette No. 1687 dated 23 November 2007.

The details of the Gazette No. 1687 dated 23 November 2007, including the following:

Reference No.	KRK 6/2/3/A/31/148/0/31 (WC46)
Claimant:	Watsondorp Group, represented by John Stripp
Description of properties	Erven 6156, 6179 and the Remainder of erf 6182 George
Extent of properties	2160 m ² , 1716 m ² & 5, 25.12 hectares respectively
Owner	Dileo CC: T35405/86
Date Submitted	29 June 1995

The reason the Regional Land Claims Commissioner believes that the criteria in section 11(1) of the Act may not have been met, is that:

- (a) the claimant and the Watsondorp co-claimants were over compensated for their properties at the date of the dispossession as reflected in a historical valuation report commissioned by the Regional Land Claims Commission: Western Cape.


LEBJANE MATHUTHA
REGIONAL LAND CLAIMS COMMISSIONER
DATE: 2014/01/22

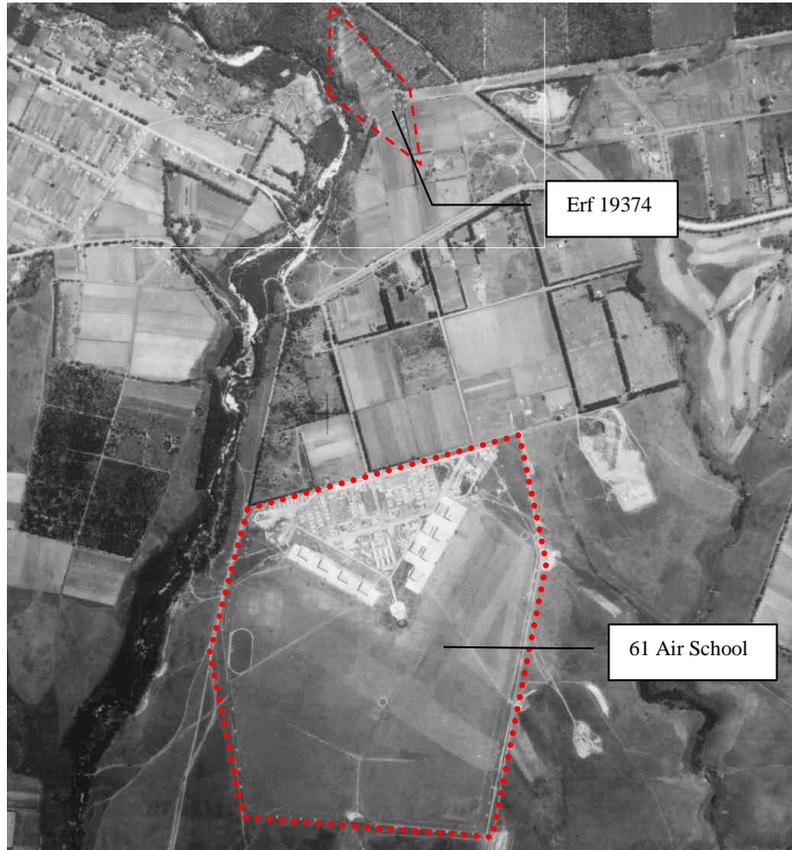
The construction date of the abandoned house structure is unknown, but seems appears on the site sometime between

1991 and 2003. The site is currently completely devoid of structures, except for the abandoned house.

A picture (below) of the last remaining house in Preto is held by the George Museum.



8.3 61 Air School, George (George Aerodrome)



1942 Aerial Photo showing proximity of 61 Air School to the site

During World War 2, the Allies set up many flight schools and bases in various strategic commonwealth countries. South Africa, situated at the tip of Africa, was of particular importance and a total of 25 air schools and bases were established here.

One of these was the 61 Air School based at George, established on 11 November 1940.

Work on the camp had started on 5 August 1940 and by the end of the year, there were 9 Anson aircraft on strength. When the school officially opened on 30 April 1941, there were 25 Ansons at the base.

61 Air School soon took on an operational element in addition to its flight school mode and, due to its coastal location, became arguably the most successful of the General Reconnaissance bases of the 25 around the country.



Anson 1205 aircraft at 61 AS, George. Most of these were sold as scrap after the war

SAAF pilots bolstered the ranks of the original RAF squad by the end of 1941 and were instrumental in the search and

location of Nazi submarines that operated off our coastal waters for the duration of the war.

By July 1943 the squadron had a fleet of 48 Ansons and 4 Hart variants, the latter replaced by Harvards in August 1944. By May 1945 training had ceased at the school and it was disbanded on 14 June 1945.



The aerodrome continued to function as a civil airfield for many years until the 1980s when its use was replaced by P W Botha Airport, now George Airport (GRJ).

As can be gleaned from the 1942 Aerial Photo on page 16, the aerodrome was situated close to the subject property and the communities of Preto and Blanco, with a strip of farmland separating it from the site. Some of the elderly who attended the second community meeting in September revealed that RAF and SAAF servicemen used to frequent the pubs and informal drinking establishments in Blanco and Preto, mostly because they were wary of visiting the central town during leave because of the strong Afrkaner presence and their anti-British sentiment during WW2.

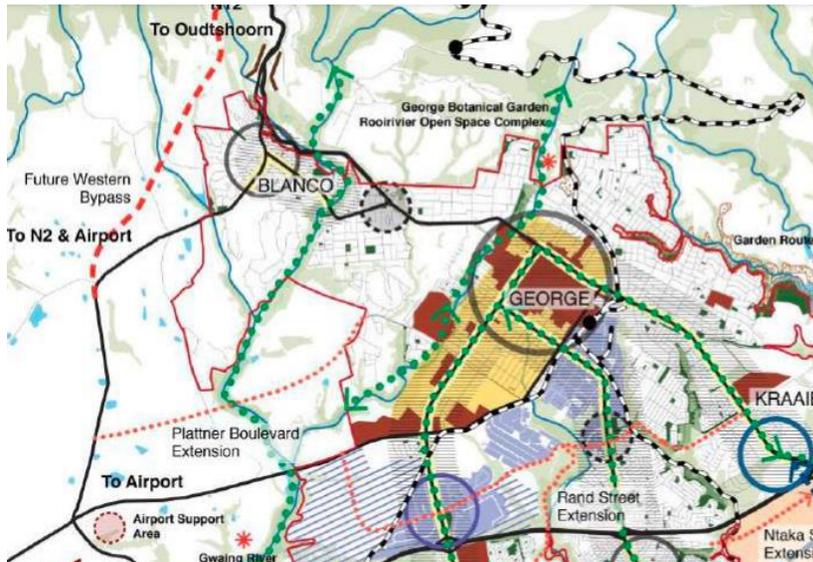
As many second and third-generation British descendants lived in Blanco and Preto, servicemen felt more at home visiting these communities. I met at least three people; two men and a woman, who claimed to be the offspring of WW2 servicemen and local women.

No trace of George aerodrome exists today. The farmland which separated the aerodrome from the subject property is now the suburb of Heather Park and Homewood Village, while the aerodrome itself is the site of the Earls Court Lifestyle Village.

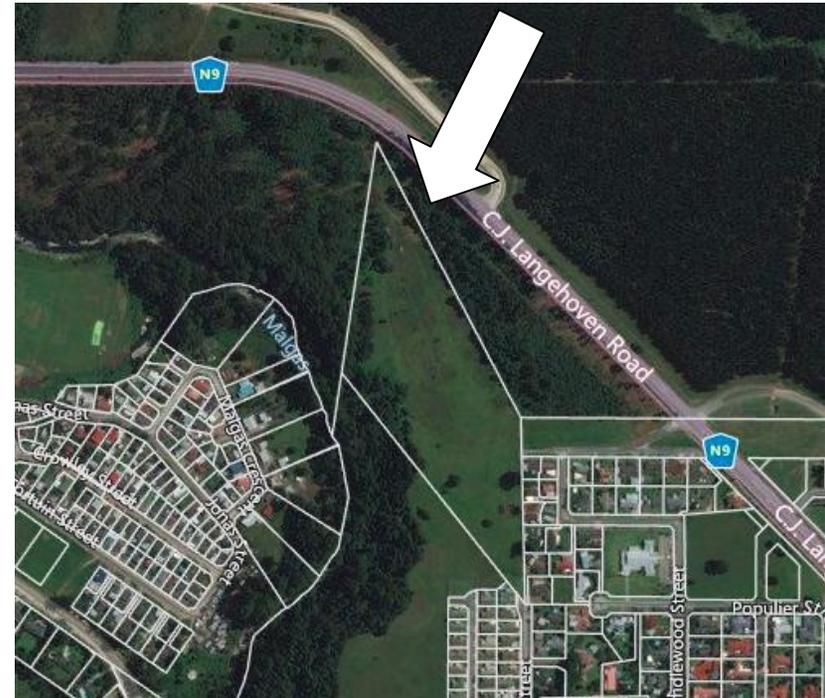
9. Erf 19374

After the settlement of Preto experienced its demise after the community was displaced in the 1980s, title deed T35405 of 1986 indicates that Erven 6182, 6179 and 6156 was transferred to 10 individuals in 1986, who subsequently sold the property to an entity called Dileo CC (Malan 2022).

In 1996 the three erven were consolidated to form Erf 19374, but this erf has not been registered the Deeds Office to date. In 2017 the property was bought by SA Steel Frame System CC who in turn sold it to Urban Country Estate (Pty) Ltd in 2022.



Extract from the Composite Spatial Development Framework for the George City Area, George Municipal SDF, 2019 – the site falls within an area earmarked as a Catchment Zone for Intensification/Proposed Restructuring Zone



The site forms part of the area earmarked as a Catchment Zone for Intensification/Proposed Restructuring Zone; i.e. for Urban Expansion in terms of the George Municipal Spatial Development Framework, 2019.

9.1 Archaeological Significance

The coastal zone around George, between Victoria Bay and Glentana for example, is a known sensitive archaeological landscape (Kaplan 1993). Large numbers of MSA tools have been recorded on the steep coastal cliffs (Kaplan 2007a,

2004), while caves with archaeological deposit occur adjacent the beach between Glentana, Herold's Bay and the mouth of the Maalgate River (Kaplan 1993). MSA tools, and Later Stone Age (LSA) shell middens have also been recorded on the steep coastal cliffs at the Oubaai Golf Estate (Kaplan 2001).

Archaeological Impact Assessments that have been undertaken in the broader area of George, however, indicate that generally, archaeological traces of Stone Age origin occur in low densities and are very thinly and unevenly dispersed over the surrounding landscape (Halkett & Hart 1997, 1999; Kaplan 2009, 2007b, c, 2006, 2003; Lavin 2018; Nilssen 2007a, b, 2006). Ephemeral scatters of MSA and ESA tools have been recorded in farmland south of the N2, mostly in agricultural lands, and in disturbed areas such as farm roads, culverts and excavations, below the top soils (Kaplan 2009, 2005, 2003, 2002). MSA and ESA stone tools were also recorded during an AIA for the proposed Destiny Africa Project alongside the N2 (Kaplan 2006).

San rock paintings, comprising human figures, animals and entoptic forms have been documented at higher elevations (in sandstone shelters & overhangs) on the Outeniqua Pass (Kaplan 1990).

9.1.1 FINDINGS

An isolated, modified, MSA quartzite chunk (Point 512) was recorded alongside a soil test pit in the northern portion of the site. An old fence pole (Point 412) was recorded in the north eastern portion of the site.

Apart from the modern, incomplete face brick house, no other cultural historic remains were identified, or evidence of any

earlier structures or foundations relating to the historic occupation of the site.



Modified MSA chunk

For more detail, see attached Archaeological Impact Assessment by Jonathan Kaplan dated October 2022.

10. Heritage Statement & Identification of Heritage Resources

10.1 Heritage Statement

Cultural significance is defined in the NHRA as “aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological significance” [Section 2(vi)].

A heritage resource is defined as “any place or object of cultural significance” [Section 26(xvi)]. In terms of these definitions, the study area is assessed as follows:

Aesthetic/Architectural Significance

The study area has no architectural value. Neither period structures nor ruins occur visibly on the site. The existing ruins on the south-eastern portion of the site date from c1990s.

The study area does possess some, albeit very limited aesthetic value relating to its rural/peri-urban setting and associated cultural landscape, including its mature treeline along the Malgas River. These will have some screening value of the development from Blanco and vicinity.

Historical Significance

The study area has important historical value, specifically as it was the site of the Preto settlement. It also has some historical associations to the communities of Blanco and Watsondorp,

as well as the WW2 George Aerodrome in terms of its general history and proximity.

Scientific/Technological Significance

The study area has no scientific significance.

Site inspections coupled with available documentary evidence and oral accounts have revealed no instances of historic irrigation watercourses/furrows on the site.

The Archaeological Impact Assessment by Jonathan Kaplan dated October 2022 finds an isolated, modified, MSA quartzite chunk (Point 512 in the attached AIA) was recorded alongside a soil test pit in the northern portion of the site.

It recommends that the housing development on Erf 19374 in George is unlikely to impact on important pre-colonial archaeological heritage resources.

Social/Spiritual/Linguistic Significance

The subject property was the site of the Preto settlement and has a strong association with the neighbouring Watsondorp and Blanco/Malgashoek communities.

The significance of this value applies to its location and proximity.

10.2 Identification of Heritage Resources

Erf/Farm no.	Date Built	Type of resource			
19374	N/a – Preto was established c1833	Vacant land			
Style	Architectural Period	Present NHRA Protection			
		None. Section 38 applies			
Street Address	Alterations	Use			
Off Plantation Road		Vacant			
Date of survey		Zoning			
17 September and 21 October 2022		Undetermined			
Name of Building	General Evaluation	Previous survey & Grading	Suggest Grading		
	The site has some, albeit very limited, aesthetic quality in terms of its rural sense of place, especially towards its riverine boundary. This sense of place will be retained through means of a suitable buffer, retaining its dense tree-line and shrubbery, along its floodplain line.	None	<3C		
Description	History	Social History			Date of photograph
The 5,6341ha site is flat, covered in grass, with no structures or period ruins present. It slopes gradually toward the Malgas River, where dense trees and shrubbery prevails	The site has intrinsic value in terms of its historical background particularly in terms of its social history. This value can be celebrated through appropriate use of tangible symbols, e.g. naming of streets, etc.	The site is where the historic settlement of Preto was established, first occupied by freed slaves and Khoekhoen from 1833 onward, then formalized into a settlement c1860, Subsequent generations of people of colour occupied the site until the 1980s when they were evidently forced to sell the site and vacate as a result of the land being incorporated into Heather Park, a white group area. A land restitution process was initiated in 1995, but was ultimately unsuccessful. This history is the strongest heritage indicator for the site.			17 September 2022
Significance in terms of the NHR Act					
	Very significant	Significant	Some significance	No Significance	Not Assessed
Historical		x			
Rarity				x	
Aesthetic			x		
Technological				x	
Cultural			X (associative)		
Social History		X			
Slave History			X (associative)		

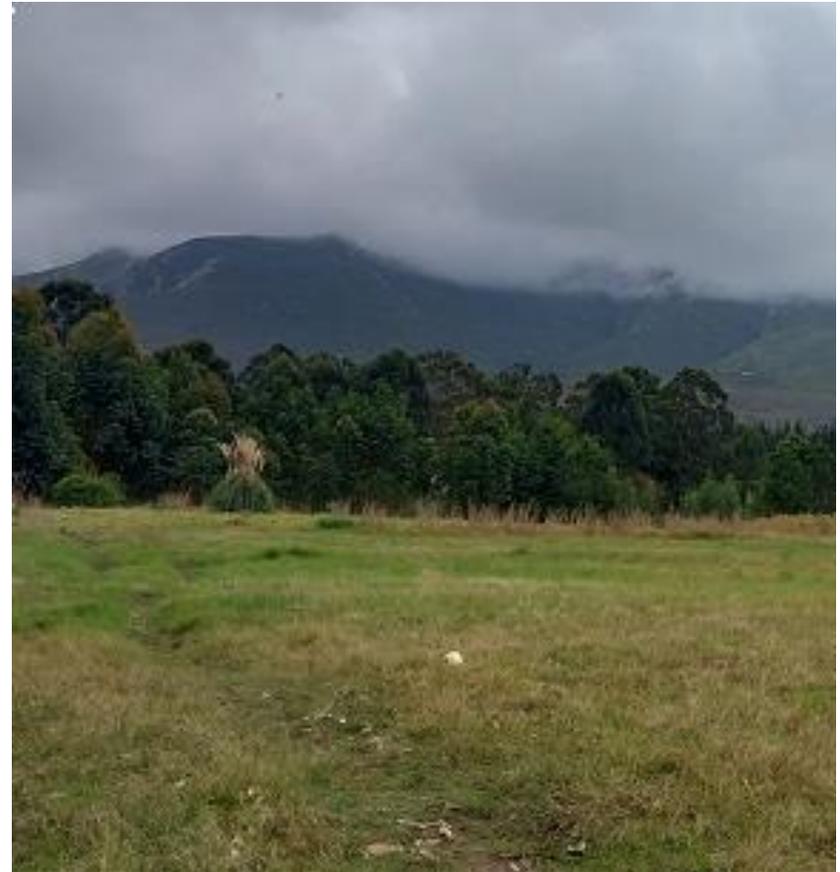
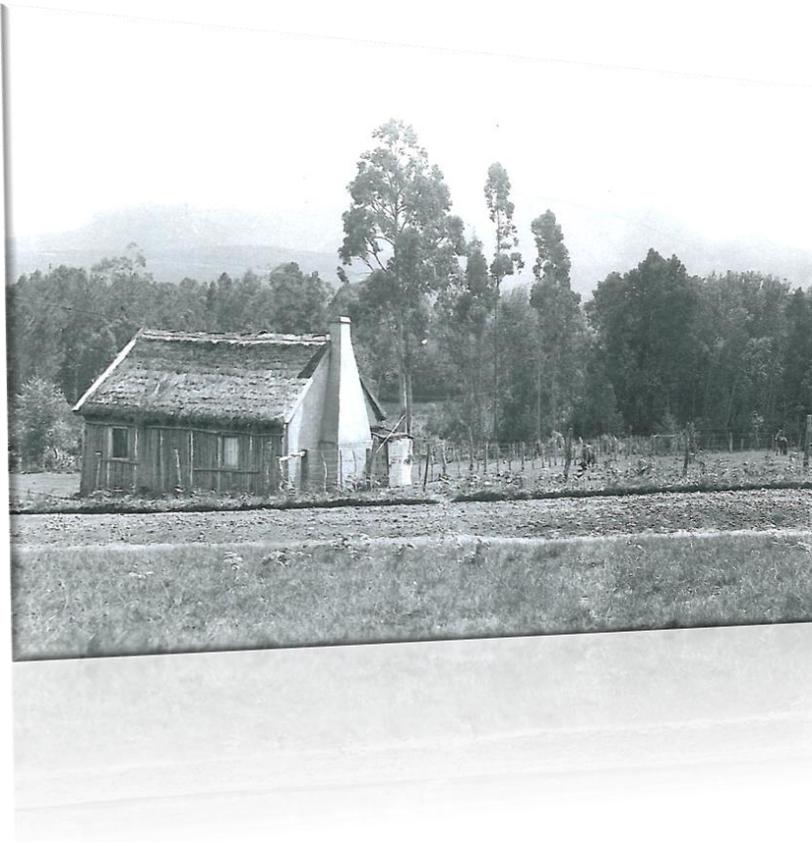




View across the site, north to south, with Homewood Village in the distance and the denser tree-line along the Malgas River to the right of picture



Opposite view from south to north



Left: Picture of the last house in Preto c 1980s (courtesy, George Museum); and right: similar view from southwest to northeast. Note tree line and outline of mountains in background. No foundations or ruins remain on site.



View east to west across the site. A buffer zone incorporating the 1:100-year floodplain will be retained



View towards the site from Heather Park, east to west, with {Plantation Road in foreground. The site is accessed off this road



View across the site, west to east, toward the Heather Park residential fabric



View across the site toward the southeast, with the ruin/incomplete structure in the distance

11. IDENTIFICATION OF POSSIBLE HERITAGE RESOURCES: THE SITE

11.1 Cultural Landscape

From the information contained in this HIA, it has to be noted that the broader cultural landscape had been virtually destroyed and is of little to no heritage significance.

The settlements of Blanco and Malgashoek are situated on the western banks of the Malgas River, separated from the site. Preto was destroyed and the people removed during the 1980s. With the associated settlements gone, the significance of the subject site is further diminished in that it has ceased to serve as a site of primary (settlement) and secondary activity with regard to informal grazing, movement patterns (e.g. between Preto, Malgashoek and Blanco) and, possibly, informal settlement.

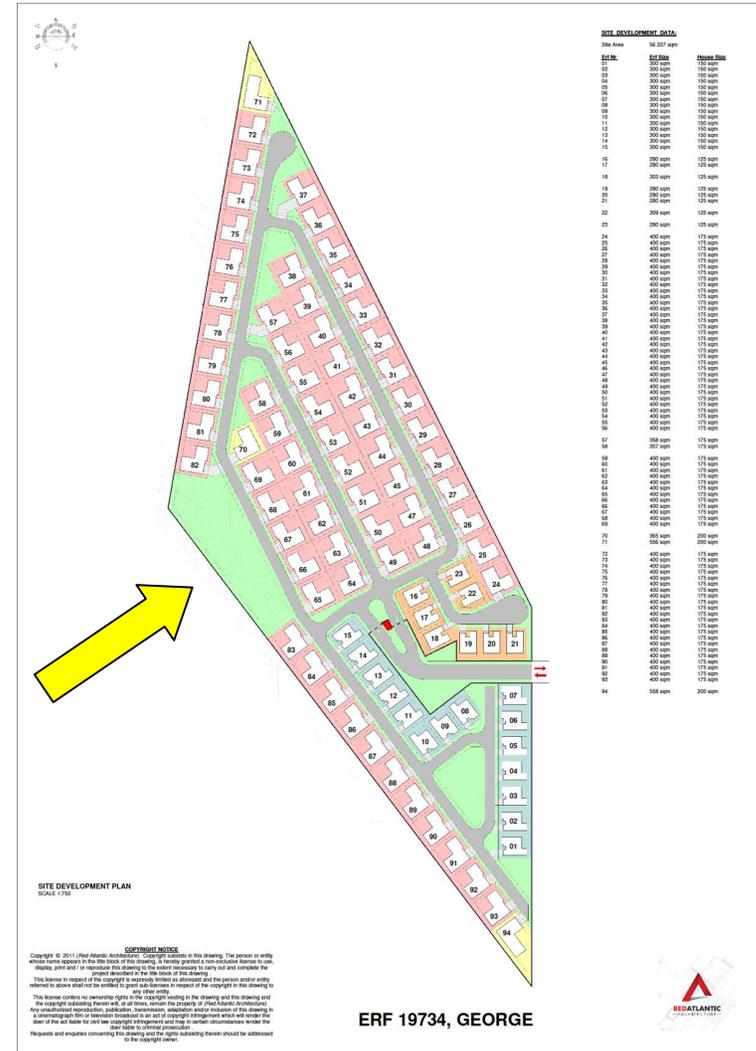
Effectively, therefore, in terms of its value as being part of a cultural landscape (as defined in terms of the relevant Unesco guidelines in this regard), Erf 19374 can no longer be considered to be as a heritage resource that can be impacted upon by the proposed development in terms of this criterion.

11.2 Aesthetic Value

In terms of its aesthetic value, especially its sense of place created by the floodplain and mature tree canopy along the river, a very limited heritage value can be placed on this indicator.

Suggested grading: <3C

12. HERITAGE RESOURCE INDICATORS: THE SITE



SDP. Arrow shows the green area that borders onto the tree-line

The aesthetic value of the tree canopy along the Malgas River boundary to the property and the associated floodplain provides the only heritage indicator that could potentially be impacted upon, even if of limited intrinsic value.

However, the development plan has been designed in such a way as to respect the 1:100year flood-line, which already creates enough of a buffer area between the built fabric and the tree-line and associated floodplain.

13. CONCLUSION

The proposal is for the rezoning of the 5,6341 ha site from Undetermined to sub-divisional to permit the single residential development of 94 units on erven ranging in size from 280 m² to 558 m². The floor area of the proposed houses range from 125 m² to 200 m² with a maximum height of two storeys. The proposed development will be similar to the surrounding suburban area.

A Notification of Intent to Develop (NID) dated 22 June 2022 was compiled and submitted to Heritage Western Cape by Lize Malan. A response letter was issued in terms of Section 38(2) of the NHR Act, in which it was requested that a Heritage Impact Assessment in terms of Section 38(3) be submitted, to incorporate an Archaeological Impact Assessment as well as a study on the social history.

Two public meetings were held with descendant communities of the Preto settlement and a third possible association; that of the WW2 George Aerodrome, was identified. Through ongoing engagement with the descendant community and through additional research, this report concludes that the site has a

direct tangible link to the Preto settlement as well as associative significances to the settlement of Blanco, where the displaced community was moved to, and the aerodrome in terms of its proximity and perceived secondary uses (movement patterns, etc), a significance which does not apply anymore as the settlements had disappeared. The memory, however, remains and must be celebrated through symbolic representation of this memory.

The only potential other tangible heritage indicator was its limited aesthetic value relating to its sense of place provided by the tree-line along the river and its associated floodplain. No design informants were proposed in this regard, as the site falls outside the 1:100 year flood-line and the proposed subdivision plan already responds to the tree line, which abuts the sensitive area.

14. RECOMMENDATIONS

Based on the content and findings of this report, it is recommended in terms of Section 38(8) of the National Heritage Resources Act, that Heritage Western Cape:

- Endorse this report as having complied with the provisions of Section 38(3) of the Act.
- Recommend to the Department of Environmental Affairs & Development Planning (DEA&DP) that the proposed rezoning of Erf 19374, George, be approved, and
- That the proposed layout plan for the new development, be approved.
- The only condition should be that a tangible representation of the memory associated with Preto be

incorporated, through a naming exercise, either of the streets or the development itself, to be initiated. This could be done in collaboration with the George Museum or the George Heritage Trust, in consultation with the community.

ACKNOWLEDGEMENTS

1. George Museum
- 2.

COMPILED BY:

Ron Martin
November 2022

**ARCHAEOLOGICAL IMPACT ASSESSMENT
PROPOSED HOUSING DEVELOPMENT ON ERF 19374, GEORGE
WESTERN CAPE PROVINCE**

Assessment conducted under Section 38 (3) of the National Heritage Resource Act
(No. 25 of 1999)

HWC Case: 22060806

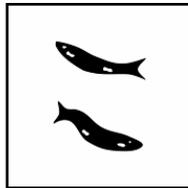
Prepared for:

RON MARTIN HERITAGE CONSULTANT

Applicant:

Urban Country Estate (Pty) Ltd

By



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**OCTOBER
2022**

Executive summary

1. Introduction

ACRM was appointed by Urban Country Estate (Pty) Ltd, to conduct an Archaeological Impact Assessment (AIA) for a proposed housing development on Unregistered Erf 19374 in George (George Municipality), in the Western Cape Province (Figures 1 & 2).

Erf 19374 (\pm 5.6ha in extent) is located off Plantation Road, Heather Park, near Blanco, in the north eastern side of George, immediately south of the N12. The proposed development site is a vacant piece of land, bounded by the Malgas River to the west, and residential development to the east.

According to Heritage Consultant, Ron Martin, the site was made available to freed slaves and their descendants in the mid-800s for settlement and cultivation, and so was previously occupied. Sometime in the 1980s the land was sold by the then occupants, possibly in anticipation of being removed in terms of the Apartheid era Group Areas Act.

The AIA was requested by Heritage Western Cape (HWC) following the submission of a Notice of Intent to Develop (NID), and forms part of a wider Heritage Impact Assessment (HIA) , being conducted by Ron Martin.

2. The development proposal

The proposal entails a residential development consisting of mostly Group Housing units on erven ranging in size from 280m² to 558m². Private Open Spaces, internal streets and engineering services are also accommodated in the development proposal.

3. Aim of the AIA

The overall purpose of the AIA is to assess the sensitivity of archaeological heritage resources in the proposed development footprint, and to determine the potential impacts of the development on such resources.

4. Constraints

The study site is covered in extremely dense vegetation (Kikuyu grass & invasive alien species), resulting in very low archaeological visibility.

5. Heritage resources identified

A field assessment of the proposed development site was conducted by ACRM on 18th October 2022, in which the following observations were made:

- A single, isolated modified, Middle Stone Age (MSA), quartzite chunk (Not Conservation Worthy) was recorded alongside a soil test pit.
- An old fence pole was recorded in the north eastern portion of the site.
- No other cultural historic remains were identified.

6. Conclusion

Indications are that a housing development on Unregistered Erf 19374 in George is unlikely to impact on important archaeological heritage resources.

AIAs that have been conducted in the broader area of George indicate that generally, archaeological traces of Stone Age origin occur in low densities.

Therefore, there are no objections to the development proceeding.

7. Recommendations

1. No archaeological mitigation is required.
2. No monitoring is required.
3. If any unmarked human remains are uncovered or exposed during construction excavations, these must be immediately reported to the heritage consultant. Human remains must not be disturbed until inspected by a professional archaeologist.

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1. INTRODUCTION

ACRM was appointed by Urban Country Estate (Pty) Ltd to conduct an Archaeological Impact Assessment (AIA) for a proposed housing development on Unregistered Erf 19374 in George (George Municipality) in the Western Cape Province (Figures 1-3).

Erf 19374 (5.6ha in extent) is located off Plantation Road, Heather Park, near Blanco, in the north eastern side of George, immediately south of the N12. The study area is a vacant, undeveloped piece of land, bounded by the Malgas River to the west, and residential development to the east.

According to Heritage Consultant, Ron Martin, the site was made available to freed slaves and their descendants in the mid-800s for settlement and cultivation, and so was previously occupied. Sometime in the 1980s, however, the land was sold by the then occupants, possibly in anticipation of being removed in terms of the Apartheid era Group Areas Act. At present no remainders of this earlier use of the site is 'visible'.

The AIA was requested by Heritage Western Cape (HWC) following the submission of a Notice of Intent to Develop (NID), and forms part of a wider Heritage Impact Assessment (HIA) being conducted by Ron Martin.

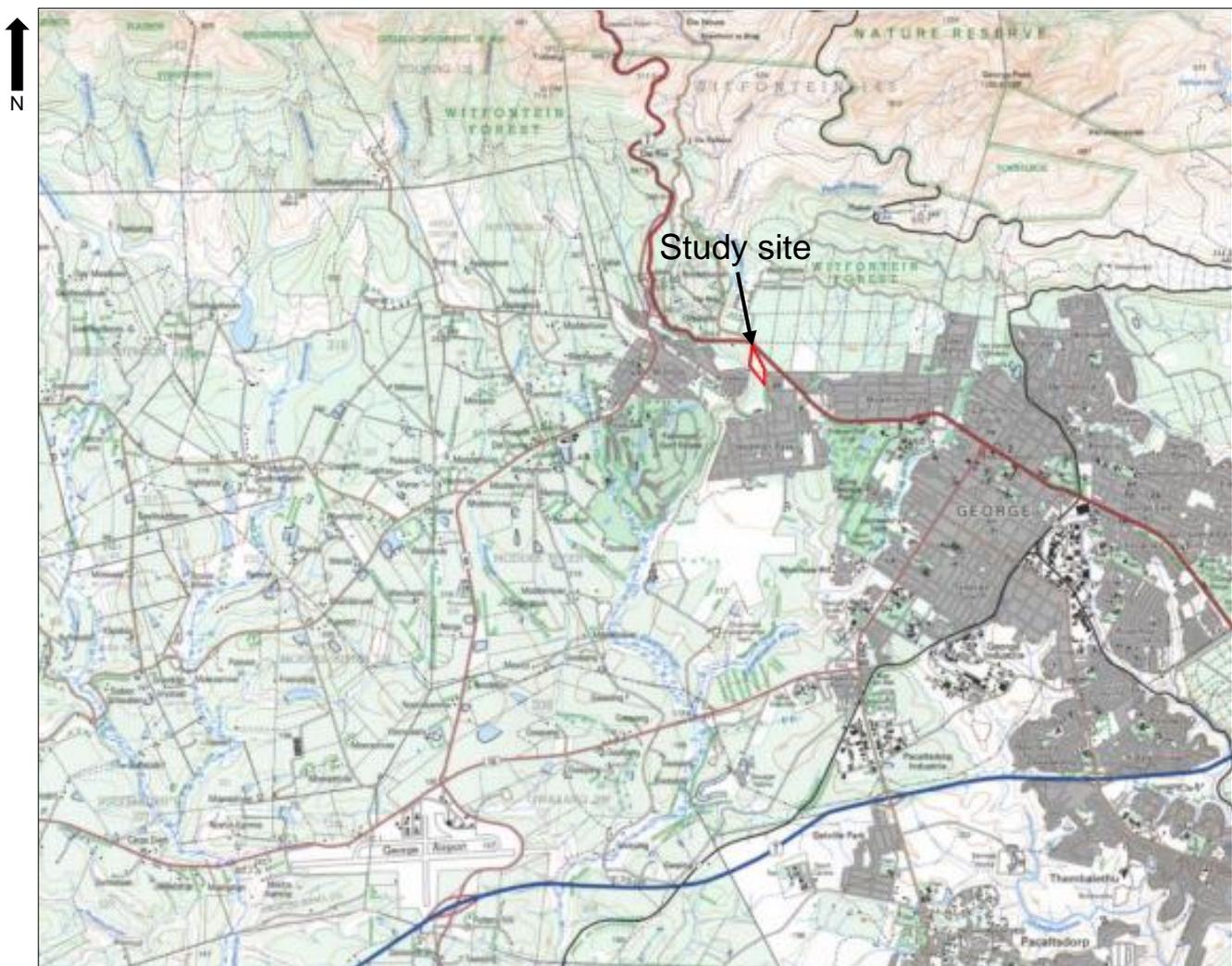


Figure 1. 1:50 000 Locality map (3322CD & 3422AB George). Red polygon indicates the location of the development site



Figure 2. Google satellite map of the proposed development site (red polygon).

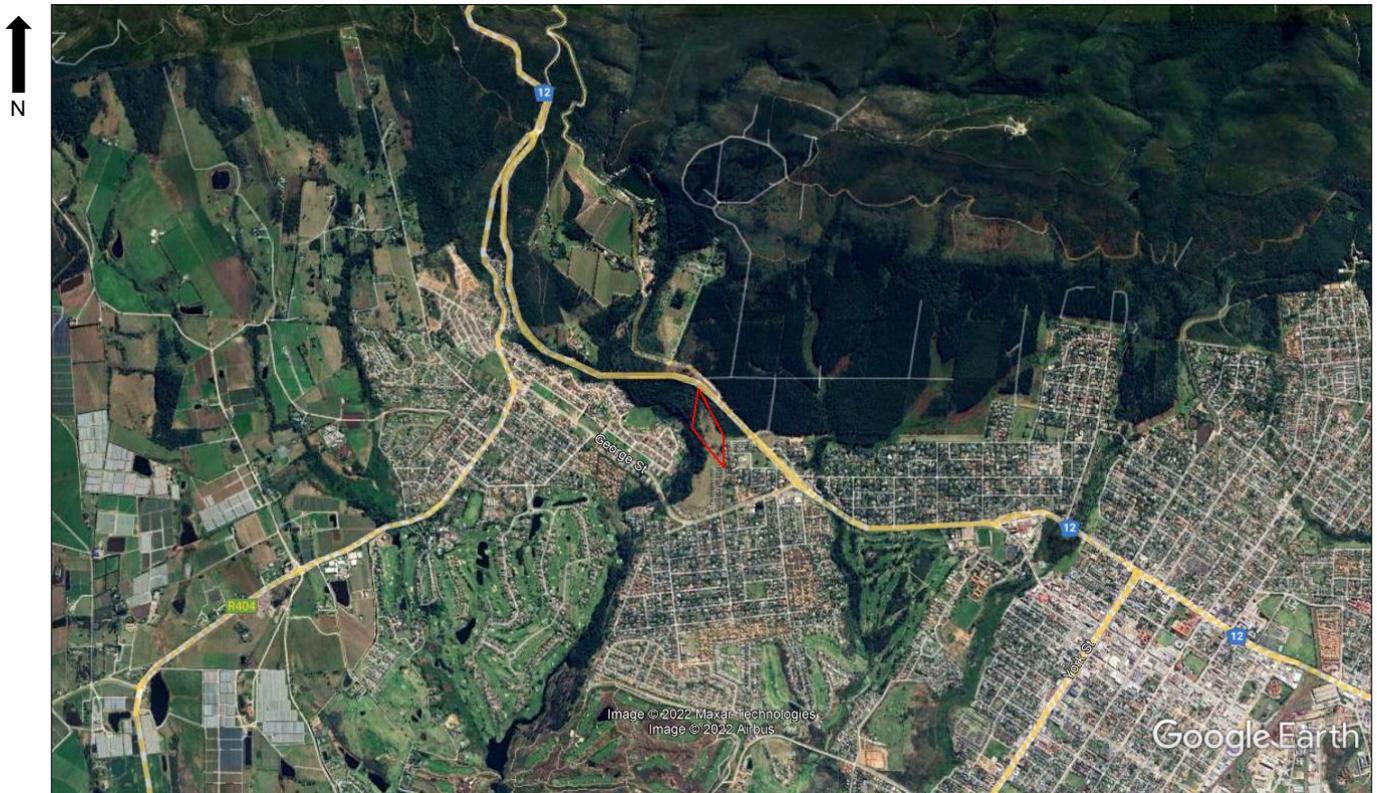


Figure 3. Google satellite map of the proposed development site (red polygon) and the surrounding land use

2. THE DEVELOPMENT PROPOSAL

The proposal entails a high density, comprising mostly single residential development on erven ranging in size from 280m² to 558m². The floor area of the proposed houses range from 125m² to 200m² with a maximum height of two storeys. Some flats will also be developed. Private Open Spaces, internal streets and engineering services will also be provided. The proposed development will complement surrounding land use in this suburban area, which is mostly residential.



Figure 4. Proposed Site Development Plan.

3. APPLICABLE HERITAGE LEGISLATION

The National Heritage Resources Act (NHRA No. 25 of 1999) protects archaeological and palaeontological sites and materials, as well as graves/cemeteries, battlefield sites and buildings, structures and features over 60 years old.

The South African Heritage Resources Agency (SAHRA) administers this legislation nationally, with Heritage Resources Agencies acting at provincial level. According to the Act (Sect. 35), it is an offence to destroy, damage, excavate, alter or remove from its original place, or collect, any archaeological, palaeontological and historical material or object, without a permit issued by the SAHRA or applicable Provincial Heritage Resources Agency, viz. Heritage Western Cape (HWC).

Notification of HWC is required for proposed developments exceeding certain dimensions (Sect. 38), upon which they will decide whether or not the development must be assessed for heritage impacts (an HIA) that may include an assessment of archaeological (a AIA) and palaeontological (a PIA) heritage.

4. THE STUDY SITE

Unregistered Erf 19374 is located in the north-eastern side of George, immediately south of the N12 (Figure 5). The site is a vacant, undeveloped piece of land, bounded by the Malgas River to the west, and residential development to the east. The site is fairly level and densely wooded, where the southern portion has been mown fairly flat. There is barely any natural vegetation left on the site. The northern portion is covered in extremely dense vegetation (weeds, Kikuyu & indigenous grasses, thicket, brambles & invasive alien tree species), and is almost impenetrable alongside the N12 and the Malgas River (Figures 6-9). A disused track traverses part of the site, most likely used by woodcutters. A number of soil test pits have been excavated, where the sub surface deposits comprise orange clays, with some softer pieces of sandstone and a few quartzite cobbles. There are no significant landscape features on the site. Surrounding land use is residential, roads (N12), and plantations on the slopes of Outeniqua Mountain.

Sometime in the 1980s the land was sold by the then occupants, possibly in anticipation of being removed in terms of the Apartheid era Group Areas Act. Aerial photographs from 1991 indicate that almost all structures had been removed from the site (Figure 11).

Apart from a ruined, abandoned face brick house built sometime between 1991 and 2003 (Figure 12), there are no other visible structures on the property. An old fence pole was noted in the north eastern portion of the site.



Figure 5. Close up Google Earth satellite map of the proposed development footprint (red polygon)



Figure 6. View of the site facing north



Figure 7. View of the site facing north. Note the abandoned house in the background



Figure 8. View of the site facing north



Figure 9. View of the site facing south



Figure 10. Extract from 1991 aerial photograph indicating that almost all structures have been removed from the site. Note that there is no indication of the existing structure that is located close to the south eastern boundary of the site



Figure 11. Abandoned house built sometime between 1991 & 2003

5. STUDY APPROACH

5.1 Aim of the study

The overall purpose of the study is to assess the sensitivity of archaeological heritage resources on the proposed development site, to determine the impacts of a housing development on such resources, and to avoid and/or minimize impacts by means of management and/or mitigation measures.

A field assessment was conducted by ACRM on 19 October, 2022, where archaeological resources were recorded with a hand-held GPS device set on the map datum WGS84.

A desktop study was also conducted to assess the archaeological context of the study area.

5.2 Constraints and limitations

Access to the property was easy. However, the site is densely wooded and vegetated, resulting in very low/zero archaeological visibility.

5.3 Identification of potential risks

Early Stone Age (ESA) and Middle Stone Age (MSA) resources may be exposed below the coversands during the Construction Phase of the project, in the course of preparing the site for development, and excavations for building foundations and services (water, sewerage, & electricity). However, indications are that these will most likely comprise isolated finds and 'Not Conservation Worthy'.

5.4 Archaeological context

The coastal zone around George, between Victoria Bay and Glentana for example, is a known sensitive archaeological landscape (Kaplan 1993). Large numbers of MSA tools have been recorded on the steep coastal cliffs (Kaplan 2007a, 2004), while caves with archaeological deposit occur adjacent the beach between Glentana, Herold's Bay and the mouth of the

Maalgate River (Kaplan 1993). MSA tools, and Later Stone Age (LSA) shell middens have also been recorded on the steep coastal cliffs at the Oubai Golf Estate (Kaplan 2001).

Archaeological Impact Assessments that have been undertaken in the broader area of George, however, indicate that generally, archaeological traces of Stone Age origin occur in low densities and are very thinly and unevenly dispersed over the surrounding landscape (Halkett & Hart 1997, 1999; Kaplan 2009, 2007b, c, 2006, 2003; Lavin 2018; Nilssen 2007a, b, 2006). Ephemeral scatters of MSA and ESA tools have been recorded in farmland south of the N2, mostly in agricultural lands, and in disturbed areas such as farm roads, culverts and excavations, below the top soils (Kaplan 2009, 2005, 2003, 2002). MSA and ESA stone tools were also recorded during an AIA for the proposed Destiny Africa Project alongside the N2 (Kaplan 2006).

San rock paintings, comprising human figures, animals and entoptic forms have been documented at higher elevations (in sandstone shelters & overhangs) on the Outeniqua Pass (Kaplan 1990).

6. FINDINGS

An isolated, modified, MSA quartzite chunk (Point 512) was recorded alongside a soil test pit in the northern portion of the site (Figures 11 & 12).

An old fence pole (Point 412) was recorded in the north eastern portion of the site.

Apart from the modern, incomplete face brick house (Point 214), no other cultural historic remains were identified, or evidence of any earlier structures or foundations relating to the historic occupation of the site.

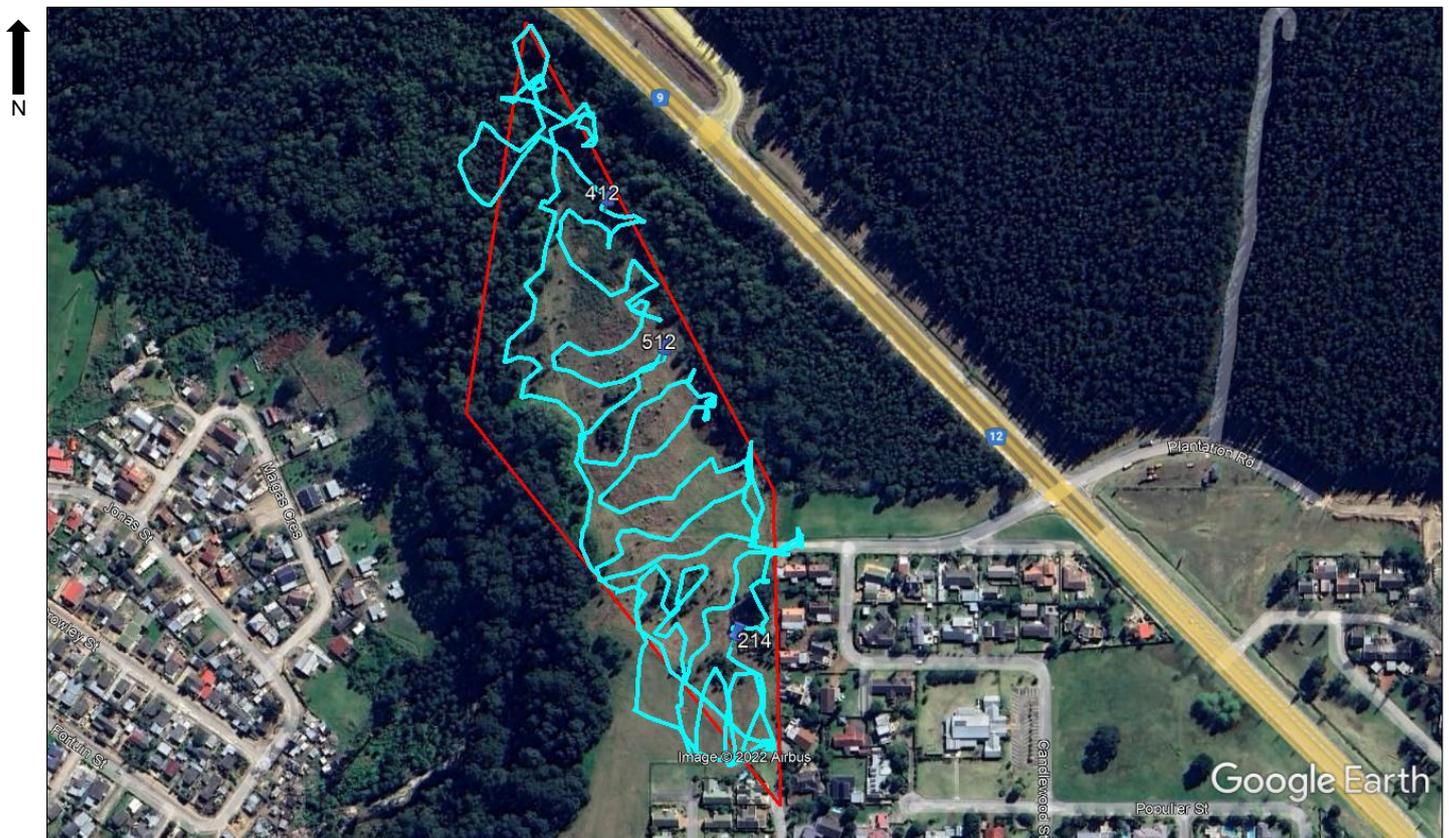


Figure 11. Trackpaths in green and waypoints of finds.



Figure 12. Modified MSA chunk (Point 512). Ruler scale is cm

7. CONCLUSION

A housing development on Erf 19374 in George is unlikely to impact on important pre-colonial archaeological heritage resources.

Therefore, there are no objections to the development proceeding.

Excavations for building foundations and services may expose a few isolated ESA and MSA heritage resources below the cover sands.

8. RECOMMENDATIONS

Regarding a proposed residential housing development on Erf 19374 in George, the following recommendations are made:

1. No archaeological mitigation is required.
2. No monitoring is required
3. If any unmarked human remains are uncovered or exposed during construction excavations, these must be immediately reported to the heritage consultant. Human remains must not be disturbed until inspected by a professional archaeologist.

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