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Our Ref: HM/ EDEN / GEORGE / PACALSDORP / ERF 157
Case No.: 18082018SB0831E
Enquiries: Stephanie-Anne Barnardt
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Date: 28 May 2020



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FINAL COMMENT

In terms of Section 38(4) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

HERITAGE IMPACT ASSESSMENT: PROPOSED DEVELOPMENT OF ERF 157 (PACALSDORP), GEORGE MUNICIPALITY, SUBMITTED IN TERMS OF SECTION 38(4) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

CASE NUMBER: 18082018SB0831E

The matter above has reference.

This matter was tabled at the Impact Assessment Committee (IACom) meeting held on 13 May 2020.

RECORD OF DECISION:

The integrated Heritage Impact Assessment (HIA) submitted by Stefan de Kock dated July 2019 satisfies the requirements of Section 38(3) of the National Heritage Resources Act (NHRA).

The Committee approves the revised landscape plan submitted by Beleaf Landscape Design dated 21st February 2020, as it responds to the recommendations of the integrated HIA and takes into account the planting specifications, the relationship between hard and soft landscaping as well as the soft edge and boundary treatments. The paving area must be considered as part of the landscape and sense of place of approach. The detail in the level of tree planting and positioning on the open space meets the requirements.

Given the recommendations by the heritage practitioner, the Committee resolved to approve the HIA subject to the following conditions that:

1. Archaeological monitoring of the southern triangle of Erf 157 must be undertaken during any below ground excavations on the property. If any unmarked burials are uncovered, work in that area must be stopped immediately and HWC (Tel: 021 483 9598) must be notified.
2. The southernmost portion of the property (i.e. proposed Erf 25 as shown on the proposed subdivision and zoning plan, Annexure 4) may not be developed and must be retained as open space.
3. Any earthworks on proposed Erf 25 will require permission from HWC in terms of Section 35 of the National Heritage Resources Act, 1999 (Act 25 of 1999).
4. Linear planting along the northern and western property boundaries must be implemented with any future fencing behind (i.e. as viewed from any public road) said linear planting.
5. Any fencing to be implemented along any of the property boundaries must be visually permeable and no solid brick or concrete walling shall be permitted.
6. Signage marking the alignment of the historic "passage" and including a brief history shall be installed along the northern and southern property boundaries, details of which are to be agreed upon by local conservation bodies.
7. Existing mature trees on the property must be retained where possible.
8. Architectural design typologies should consider local vernacular architectural elements where possible and practical. Designs proposals must be refined to incorporate architectural elements and typologies more akin to local vernacular architecture where possible and practical.
9. No structures higher than single storey (max. 6m from natural ground level to roof apex) will be permitted.
10. Flat-roofed residential structures will not be permitted.

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11. Revised architectural design and site layout, as meant within the context of the above, will be subject to final approval by HWC/George Municipality (whichever relevant).
12. The development is to be completed within 5 (five) years of notification of this approval, provided that HWC may extend the period on good cause shown and provided that application for extension is made to HWC at least 3 (three) months prior to the end of the five-year period.

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.

Yours faithfully

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Dr. Mxolisi Dlamuka
Chief Executive Officer

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