

**BACKGROUND INFORMATION DOCUMENT TO NOTICE OF INTENT TO DEVELOP (NID) IN TERMS OF SECTION 38(8) OF THE NATIONAL HERITAGE RESOURCES ACT, 1999 (ACT 25 OF 1999)**

**PROPOSED BULK WATER RESERVOIR ON A PORTION OF THE REMAINDER OF ERF 325 (PACALTSDORP WEST), GEORGE DISTRICT AND MUNICIPALITY**



**ON BEHALF OF: GEORGE MUNICIPALITY**

**JULY 2023**

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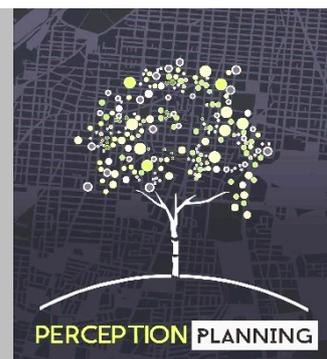
**STÉFAN DE KOCK**  
PERCEPTION Planning  
7 Imelda Court, 103 Meade Street, George  
PO Box 9995, George, 6530

Cell: 082 568 4719

Fax: 086 510 8357

E-mail: [perceptionplanning@gmail.com](mailto:perceptionplanning@gmail.com)

[www.behance.net/perceptionplanningSA](http://www.behance.net/perceptionplanningSA)



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URBAN & REGIONAL PLANNING- ENVIRONMENTAL PLANNING- HERITAGE IMPACT ASSESSMENT- URBAN DESIGN

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## ABBREVIATIONS

1. HWC – Heritage Western Cape
2. NHRA - National Heritage Resources Act, 1999 (Act 25 of 1999)
3. HIA – Heritage Impact Assessment
4. HWC – Heritage Western Cape
5. PHS – Provincial Heritage Site
6. NGSi – National Geo-Spatial Information, Department of Rural Development and Land Reform, Mowbray
7. GMSDF – George Municipal Spatial Development Framework, 2019
8. SAHRIS – South African Heritage Resources Information System

**COVER:** Collage of contextual panoramic images of the study area and its direct environs (Author, 2023)

## 1. INTRODUCTION

PERCEPTION Planning was appointed by JF Koegelenberg on behalf of George Municipality (being the registered property owner), to submit to Heritage Western Cape (HWC) a Notice of Intent to Develop (NID) in terms of Section 38(8) of the National Heritage Resources Act, 1999 (Act 25 of 1999) with relation to the construction of municipal engineering infrastructure on a portion of the subject property. Copies of the Power of Attorney, relevant Title Deed and the SG Diagram are attached as part of **Annexure 1**.

The cadastral land unit subject to this application is as follows:

- Remainder of Erf 325 (Pacaltsdorp), George, measuring 5996484 ha, registered to George Municipality, held under Title Deed No. T 12043/2004, and situated within the George District and Municipality, Western Cape.

## 2. DESCRIPTION OF STUDY AREA

The irregular-shaped study area/ site ( $\pm 1,6$  ha in extent and including a linear area  $\pm 1,290$ m in length) is situated  $\pm 800$ m northwest of the historic core of the village Pacaltsdorp on land which formed part of the original Pacaltsdorp Commonage (i.e. Erf 325). It is  $\pm 6,5$ km south of the George Central Business District and  $\pm 1,7$ km south of the N2 National Road as shown in the locality plan (**Figure 1**).



**Figure 1:** Study area location within regional context (GoogleEarth© 2021, as edited)

The site is located directly south of the Pacaltsdorp sport grounds and  $\pm 120$ m northeast of the historic (1909) Pacaltsdorp cemetery. The ruined historic morgue is  $\pm 148$ m east of the site, directly adjoining said cemetery. Existing vehicular accesses are off gravel roads via Olympia Street (268m to the north) and Beach Road (335m to the east). An existing municipal water reservoir, water tower and related infrastructure is located on the corners of Olympia Street and Beach Road,  $\pm 300$ m northeast of the site.

Existing heritage sites some distance ( $\pm 830$ m) southeast of the site include the Provincial Heritage Site described as "Church and Church Buildings, Pacaltsdorp" comprising of the Pacaltsdorp United Congregational Church as well as the Atkinson Manor Guesthouse, "Patat Huisie", JB Anderson Memorial Hall, and attentive grounds, as formally declared during 1976<sup>1</sup>, situated  $\pm 900$ m east of the subject site. The "Kaptein Dikkop Amphitheatre", site of former historic Pacaltsdorp Council Chambers. (**Figure 2**)

During fieldwork undertaken on 28<sup>th</sup> June 2023 the site was found to be vacant, undeveloped, and mainly overgrown by grass with no trees or shrubs. Garden waste and building rubble have been dumped across the

<sup>1</sup> SAHRA Ref. 9/2/030/0007

site. Some former clearing of alien invasive vegetation (black wattle) was noted. An informal track traverses through the centre of the site. According to the George Integrated Zoning Scheme (2017), the subject site is zoned "Undetermined". Photographs of the study area and its direct environs are attached as part of **Annexure 2**.



**Figure 2:** Study area shown within its closer urban landscape context (GM GIS, 2022, as edited)



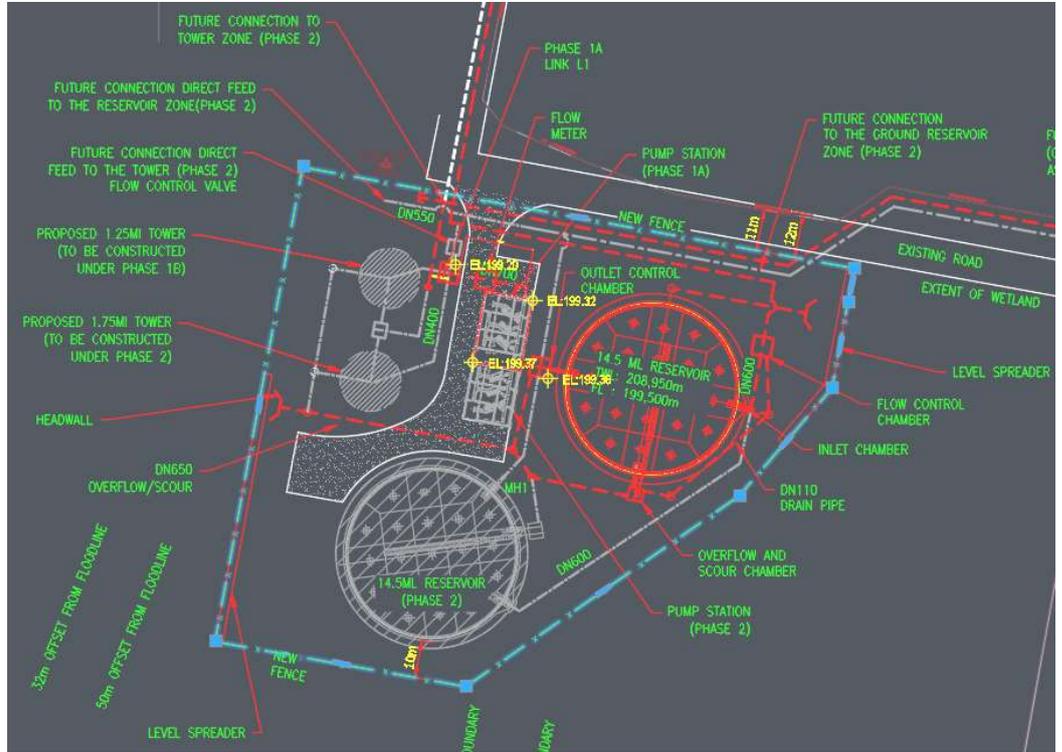
**Figure 3:** Most recent (2022) aerial image of the study area (GM GIS, 2022, as edited)

**3. PROPOSED DEVELOPMENT**

According to information made available<sup>2</sup>, George Municipality intends to establish a new Pacaltsdorp (West) Water Reservoir, Water Tower, and Pump Station on the proposed development site. The proposal will comprise of the following components:

**3.1 Development footprint (Image 1):**

New reservoir site for Phase 1 and future Phase 2 = ±1.6 ha. See blue line selected in **Image 1** below (with the blue blocks at the corners). This footprint area excludes the pipeline routes outside of the new reservoir site fence. The recommended access route is from Olympic Drive, and the alternative route is from Beach Road.



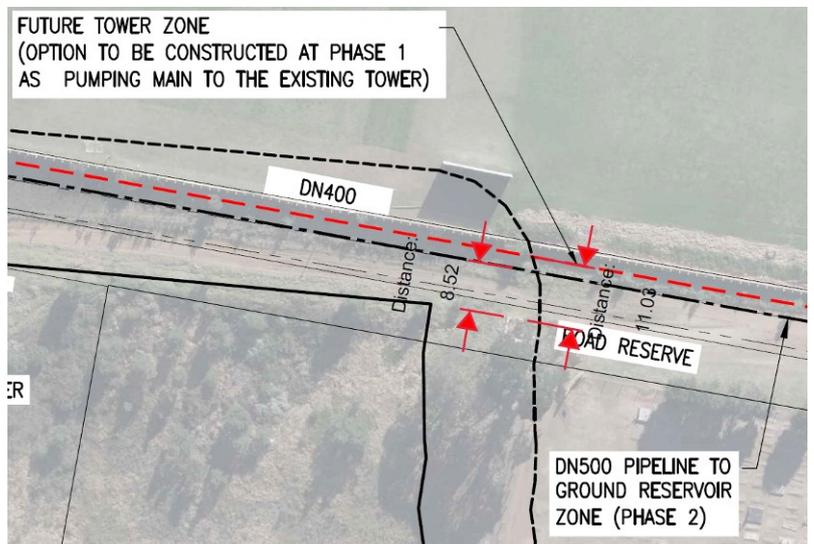
**Image 1:** Proposed reservoir site indicating location of proposed reservoirs and water pressure towers (Royal HoskoningDHV, 2023).

**3.2 Interconnecting pipelines (Site Layout Plan, Annexure 3):**

<b>ROUTE A: (Yellow lines, Annex 3)</b>	Pipeline A1 diameter = 600mm, approx. length 600m (330m in Olympic Drive, 270m along west side of sportsfield) Pipeline A2 diameter = 300mm, approx. length 600m (reservation for possible future pipeline, same route as A1)
<b>ROUTE B: (Blue lines, Annex 3)</b>	Pipeline B1 diameter = 400mm, approx. length 450m (along south side of sportsfield) Pipeline B2 diameter = 500mm, approx. length 450m (reservation for future pipeline, same route as B1)
<b>ROUTE C: (Green lines, Annex 3)</b>	Pipeline C1 diameter = 300mm, approx. length 240m (in Beach Road) Pipeline C2 diameter = 300mm, approx. length 200m (along east side of sportsfield, alternative to C1) Pipeline C3 diameter = 300mm, approx. length 200m (reservation for possible future pipeline, same route as C2)

**3.3 Interconnecting pipelines and the Pacaltsdorp Cemetery and the ruins of the old mortuary (Image 2):**

Distance from DN400 Pipeline B1 = 11m  
Distance from DN500 Pipeline B2 = 8.5m (future pipeline)



**Image 2:** Extract from site layout plan showing planned distance between proposed pipelines and historic cemetery and ruined mortuary structure (Royal HoskoningDHV, 2023).

<sup>2</sup> Royal HoskoningDHV, June 2023.

### 3.4 Proposed water pressure towers:

Future water tower/s are not yet designed but will be similar in design to the existing tower situated on the corner of Olympic Street and Beach Road, just northeast of the proposed development site. Specifications for the proposed water towers are as follows:

- Diameter of elevated storage tank = 16m-20m (upper 6m-8m).
- Diameter of supporting shaft/tower = 6m-8m (lower 25m).
- Estimated Total height approximately 35m above natural ground level.

## 4. BASIC HISTORIC BACKGROUND

Basic historic background research focussed on primary sources obtained through the Deeds Office, Surveyor General's Office, relevant secondary sources as well as as research previously undertaken by local historian Kathleen Schulz.

### 4.1 Historical relationship between George and Pacaltsdorp Commonage land

George was established as a British administrative magisterial seat for the area named Outeniqualand and surrounds in 1811<sup>3</sup>. The farm Post Rivier, the land on which George is now situated and the adjoining farm 'Hoogekraal' (now Pacaltsdorp) were acquired simultaneously by Dirk Coetzee as loan farms in 1762<sup>4</sup>. Inventories taken at the time of Dirk Coetzee's death in 1782 state that he lived on the farm Post Rivier, but only had 6 oxen on Hoogekraal<sup>5</sup>. It is apparent from the inventory that Dirk Coetzee was a woodcutter and not an agriculturist.

After the death of Dirk Coetzee no further loan farm agreements were entered into for the farms Post Rivier and Hoogekraal. The Dutch East India Company had established a Woodcutters post on the farm Post Rivier in 1778<sup>6</sup> in order to monitor all wood felling operations in Outeniqualand. Applications made after 1782 by farmers for a loan agreement over Hoogekraal, were not approved.

In 1809 an application was refused on the grounds "that this place cannot be granted to, on account of the existing Government orders having been ceded to the Hottentots by former Governments agreeable to an ancient custom."<sup>7</sup> Again, a referral to occupation in Hoogekraal was made in a letter written by Landrost Adriaan G van Kervel in 1812 to Administrators in Cape Town stating that 8 families were resident at Hoogekraal at that time and the area could not be considered as a loan farm. It must be remembered that many of the original residents of Hoogekraal became employed by farmers as the number of loan farms increased. We therefore have no idea of the number of families originally living at Hoogekraal<sup>8</sup>.

In 1813 the London Mission Society agreed to establish a mission at Hoogekraal and sent Carel Pacalt to administer Christian religious instruction to the residents.<sup>9</sup> An 1816 census record reveals that a total of 128 people were living at Hoogekraal, comprising men, women, and children. In 1819 Reverend Pacalt died and in 1822 the farm name Hoogekraal was replaced with that of Pacaltsdorp.

The London Mission Society continued to manage land administration in the interests of Pacaltsdorp residents, even purchasing the southern boundary farm Hansmoeskraal in 1826 for this purpose. In 1873 the London Mission Society passed a proclamation dissolving responsibilities of Pacaltsdorp and sister mission stations Dyseldorp, Zoar and Bethelsdorp. It is clear that a change in the thinking of the Society was taking place, either as a result of the financial burden -- or a wish for residents to take legal transfer of their residences<sup>10</sup>.

The following excerpt was copied from the Provincial Administrative Secretariate file dated September 1909 describing the agrarian history of Pacaltsdorp.

*"Hoogekraal) --- It had previously been a Hottentot kraal. Occupied by the London Mission Society on sufferance up to 1845 when a "ticket of occupation" was granted subject to cancellation at the pleasure of the Governor; this tenure continued up to the passing of Act 13 of 1873, after which a general survey was made by Mr Thwait's, Government Surveyor and titles issued in freehold to the then occupiers for the lots occupied or cultivated by them varying in size from about ¼ acre to 1 morgen. There were in all 148 original grantees. These grants were made, and transfers passed free of charge except for the 10 sh or 12/6 stamp on title deed; the grants were subject to the same conditions as at Dyseldorp and Bethelsdorp."<sup>11</sup>*

The above extraction co-insides with Deeds Office records that confirm formal registration of Pacaltsdorp allotments had commenced in 1875<sup>12</sup>. At this time a Village Management Board was established, thereby

<sup>3</sup> Government Gazette publication;

<sup>4</sup> Cape Town Archives (CTA); RLR 16/2 p 465 dated 1762

<sup>5</sup> CTA; MOOC8/18.49a, and b.

<sup>6</sup> CTA; Resolutions C155 pp 179-186. (TANAP)

<sup>7</sup> CTA; CO 2566

<sup>8</sup> CTA; CO 2581

<sup>9</sup> The Story of Pacaltsdorp and Some Reminiscences; T.A.Anderson (1881-1957) Pub. Long & Co. Port Elizabeth, 1960

<sup>10</sup> Proclamation number 13/1873

<sup>11</sup> CTA; PAS 2/19

<sup>12</sup> Surveyor General Office records search.

releasing the responsibility of land allocation from the London Mission Society to that of the Board. The Village Management Board continued to administer land tenure and land sale issues until the 1960's when apartheid administrators enforced a Pacaltsdorp Management Committee in place thereof.

#### 4.2 Formal Establishment of George and Pacaltsdorp's Boundaries Commonages

A formal Surveyor General diagram was drawn up defining George Commonage boundaries in 1919, but unfortunately a similar diagram has not been found for the Pacaltsdorp Commonage during the course of research for this project. However one can deduce the boundaries of Pacaltsdorp boundaries from the George Commonage 1920 diagram. Boundaries appear to have been set between the George Commonage boundary, north, the farm Zandkraal, east, Pacaltsdorp south, and the farm Yzerfontein, (a portion of Buffelskraal) west. The extent is unfortunately not known.

It is presumed that 1920 is the year when the boundaries were formally defined as no earlier diagram has been found<sup>13</sup>. The original Pacaltsdorp Commonage, or Erf 325, Pacaltsdorp, first surveyed and approved by the SG Office on 13<sup>th</sup> April 1964<sup>14</sup>, formerly registered to the Pacaltsdorp Village Management Board. The Pacaltsdorp Municipality was formally incorporated into George Municipality during the c. 1950's.



Figure 4: Approximate location of the site in relation to Pacaltsdorp Commonage/ c. 1880 SG Mapping (NGSI, as edited).

#### 4.3 Socio-historic themes

During 1910 permission was granted to local cricket clubs to establish cricket grounds (c. 180 yards in extent, to be fenced and planted with trees) just north of the study area on land now occupied by the Pacaltsdorp Sports Grounds (Webley, 2023)(also refer to Section 5).

By 1889, the local authority expressed concern that there was no public cemetery. In 1905, the Management Board resolved that the place known as Slingers Dam, or Slingers Vloer (200 yards square) be set aside for a public burial ground. They resolved to open a public burial ground to the west of Beach Road, on the commonage. In 1908, the Independent Church applied for a new burial ground as the old one was full and was granted a new cemetery, measuring approx. 4 ha (Webley, 2023)(also refer to Section 5). The ruined structure of the historic morgue (c. 1909) is located directly west of the historic burial ground.

#### 4.4 Conclusion

The study area therefore forms part of the original Pacaltsdorp Commonage, or Erf 325, Pacaltsdorp, and adjoins land characterised by long-standing use for recreational and public purposes.

<sup>13</sup> Cape Town Deeds Office George Quitrents 15/15. Surveyor General Diagram number B/1293/1920

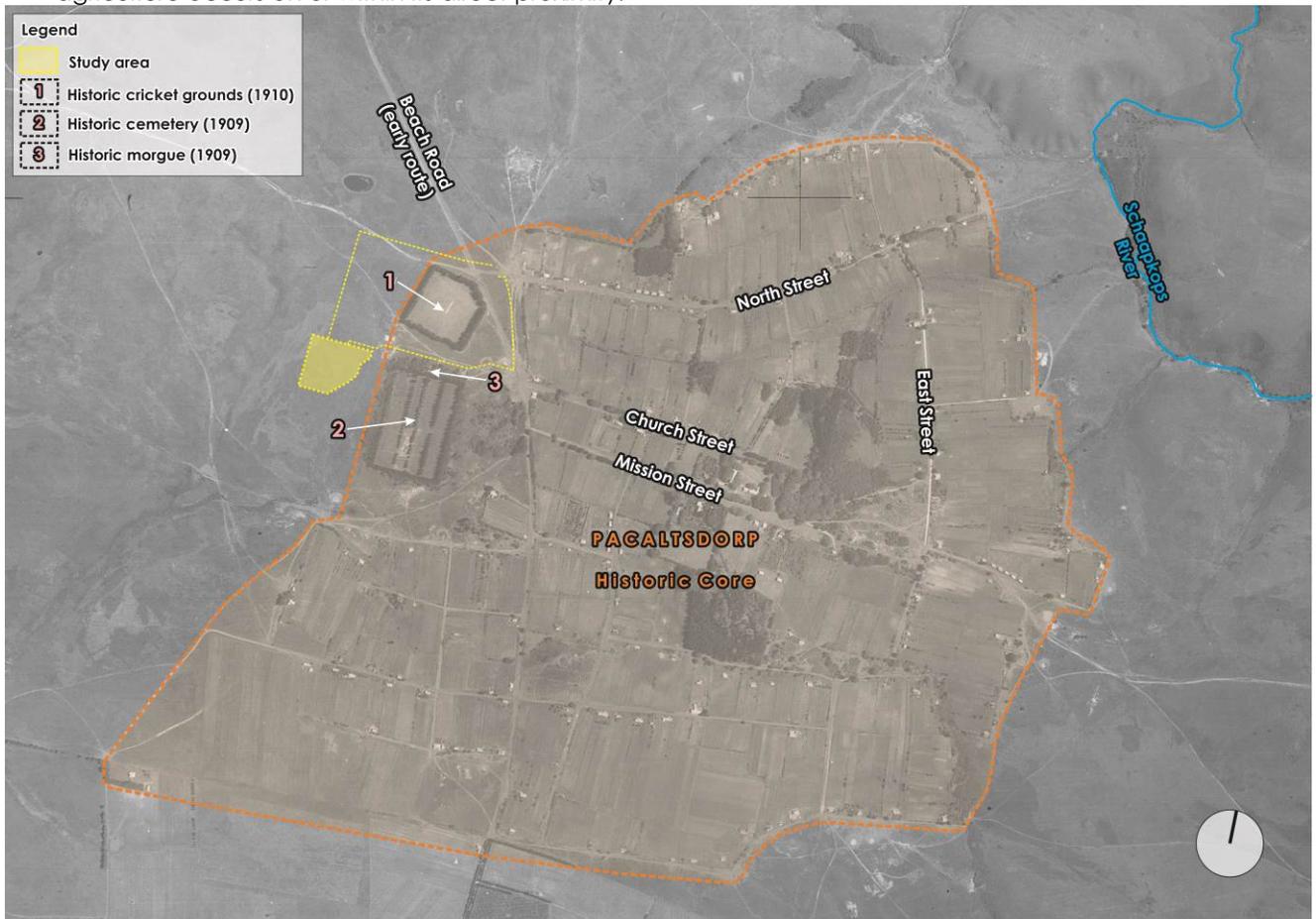
<sup>14</sup> SG Diagram 8600/1963

## 5. HERITAGE RESOURCES AND ISSUES

Analysis of the early (1940 and 1980) aerial photography was found useful to inform our understanding of the cultural landscape context in that it enabled us to identify various traditional (i.e. Pre-Modern) cultural landscape patterns relevant to the study area and its direct environs.

### **Aerial survey 140 of 1940 (Figure 5):**

- The image shows the proposed development site just west of (outside) the historic core of the historic village of Pacaltsdorp.
- The tree-lined, square shaped early cricket ground is prominent within the landscape directly northeast of the study area. The early grounds (now incorporated the modern sports grounds) are seen here with proposed pipelines circling its perimeter.
- The rectangular shaped early burial ground, lined by trees around its perimeter with three tree rows along its centre, is prominent directly east of the study area.
- No structures are evident on or within the direct proximity of the study area save for the early morgue directly north of the burial ground as highlighted in the image.
- The study area and surrounding area appears to be overgrown by low-growing shrubs - No cultivation/ agriculture occurs on or within its direct proximity.

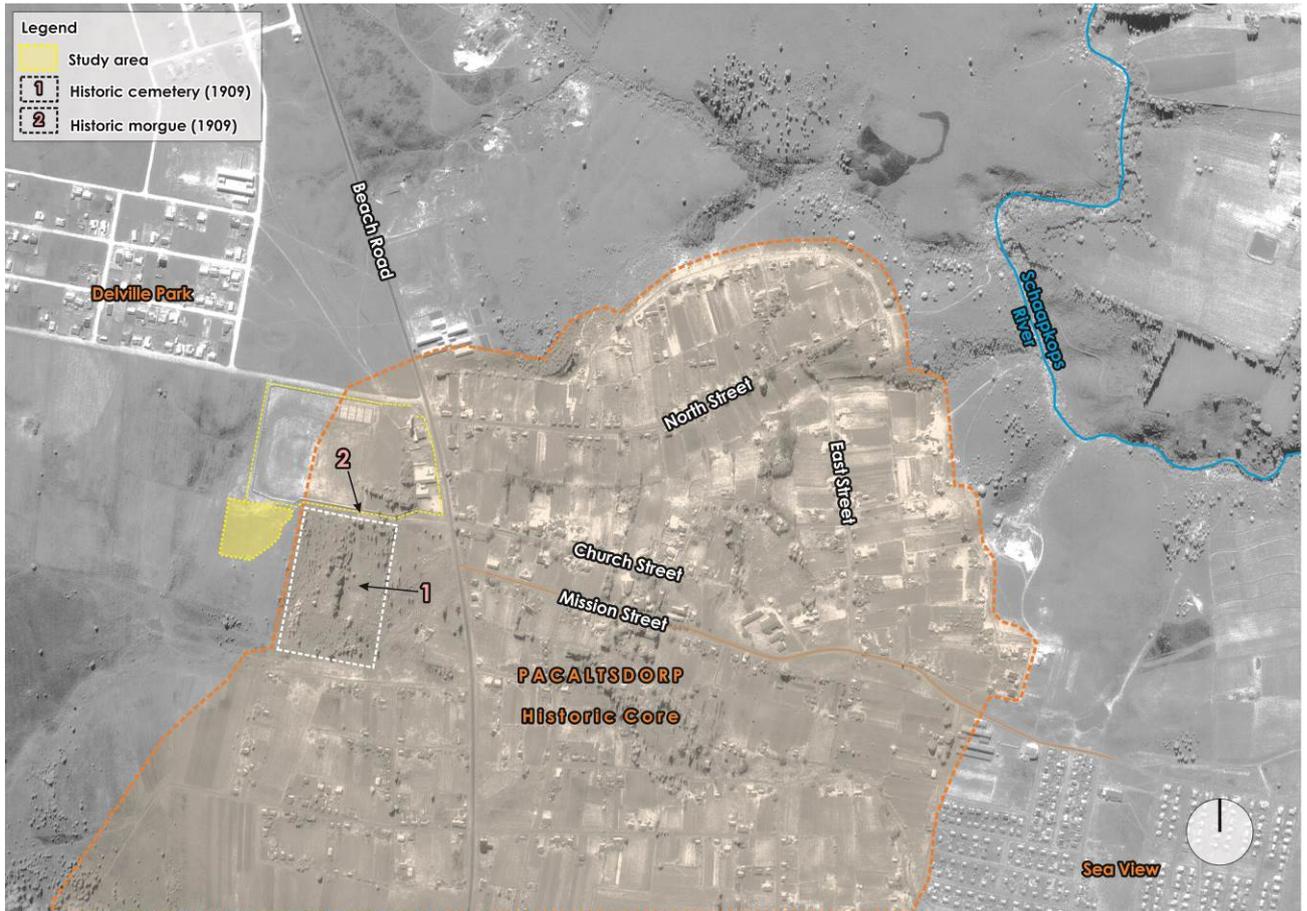


**Figure 5:** Boundaries of the subject study area transposed onto 1940 aerial imagery for the area (Aerial survey 140, Flight Strip 37, Image 34158, NGS)

### **Aerial survey 837 of 1980 (Figure 6):**

- The image shows relatively limited urban densification within the historic core of the village, east of the study area.
- The modern grid layouts of residential suburbs Delville Park (north) and Sea View (southeast) along the periphery of the historic core are evident.
- The historic cricket grounds have now been absorbed into the modern (current) Pacaltsdorp Sports Grounds. No trace of former landscape framing remains. A boundary wall has been erected around the perimeter of the sports grounds though the spectator stand had not yet been constructed.
- The former tree-lined boundaries to the historic burial ground have become eroded and less conspicuous within the landscape.
- Few shrubs and no trees seem to occur on and within the proximity of the study area. Regular landscape patterns evident seem to suggest mowing or bush cutting by mechanical means.

The proposed development site is bound by established sports grounds to the north and undeveloped, vacant ground (remainder of original commonage) to the west and south and an historic burial ground to the east.



**Figure 6:** Boundaries of the subject study area transposed onto 1980 aerial imagery for the area (Aerial survey 837, Flight Strip 06, Image 8883, NGSII)

Recent aerial imagery shows the northeast corner of the historic burial ground overgrown and apparently devoid of graves (Figure 3). During fieldwork undertaken, no evidence of unmarked graves could be found within this section of the burial ground, which is situated closest to the proposed development site. The proposed study area is unlikely to impact on burials forming part of the cemetery. While the possibility of unearthing graves during earthworks cannot be completely discounted, the standard HWC clause addressing chance finds should sufficiently address this aspect.

At a proposed height of ±35m, the two (phased) water tower structures are likely to be visible from the surrounding urban and rural landscape. Given the proposed setback from Beach Road, the structures will only be perceived from a distance, set behind the sports ground/ behind the spectator stand and within the context of the existing water tower on the corner of Beach Road and Olympia Street. The two structures are unlikely to be visible from the historic core of the village, situated ±830m to the southeast. The towers, reservoirs and associated infrastructure would be visible from the historic burial ground.



**Image 3:** Structure amongst tree-lined boundaries (George Museum) **Image 4:** Image taken during February 2020 (Webley, 2020).

According to information provided separation distance between the northern edge of the historic burial ground, as well as the ruined morgue structure, would be 11m and 8,5m respectively (closer along the

southern boundary wall to the modern sports grounds) thus allowing for an adequate buffer. The condition of the historic morgue building has been allowed to deteriorate significantly (**Images 3 & 4**). During fieldwork it was noted that very little of the structure remains (refer to photographs, Annexure 2).

According to SAHRIS Palaeontological sensitivity mapping, the study area forms part of an area highlighted as being of no palaeontological sensitivity (grey) where "no palaeontological studies are required".<sup>15</sup>

The proposal is associated with the provision of essential engineering infrastructure in support of existing urban expansion. Furthermore, its physical location in relation to existing infrastructure (i.e. water supply pipelines), the topography, area to be serviced is highly strategic and significantly contributes to the overall feasibility of municipal service delivery.

Based on the preliminary assessment above the proposal is unlikely to impact on heritage resources of cultural significance and it therefore supported.

## 6. RECOMMENDATION

Having regard to the above assessment it is our view that the proposal would not impact on any heritage resource of cultural significance and that no further heritage-related studies would be warranted in this instance.

However, should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately, and Heritage Western Cape must be notified without delay. Please note Heritage Western Cape's Chance Finds procedure.

### PERCEPTION Planning

10<sup>th</sup> July 2023



**STEFAN DE KOCK**

Hons: TRP(SA) EIA Mgmt(IRL) Pr Pln PHP

<sup>15</sup> <https://sahris.sahra.org.za/map/palaeo>, accessed 3<sup>rd</sup> July 2023

**REFERENCES and ACKNOWLEDGEMENTS**

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4. Surveyor General Office
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6. Van der Linde, H.W.D. 1966. Die Sendingstasie Pacaltsdorp 1815-1925. Unpublished MA thesis: University of South Africa.