

# Scoping Heritage Impact Assessment

Heritage Statement: to accompany HWC NID

**Proposed rezoning, subdivision and residential development: Erf 3122, Hartenbos Heuwels, Mossel Bay, Western Cape Province**

prepared for

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by



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## 1. Introduction and Proposed Development

This Heritage Statement serves to accompany and support the Notification of Intent to Develop (NID) submitted for the above-named project. This document and the NID should be read together as details excluded from the NID are presented here and visa versa. CHARM was appointed by Mr Schalk Cilliers, C/o Mr Werner Kock of ATKV-Hartenbos Strandoord to complete a NID. Mr Werner Kock is the contact person and details are given on the title page.

Several aspects of the proposed project trigger the National Heritage Resources Act ([NHRA] Act 25 of 1999) and therefore the submission of a NID to Heritage Western Cape (HWC) is required. In addition to rezoning and subdivision, the proposed residential development includes the following:

- 173 units - single residential, units ranging from 600 to 880m<sup>2</sup> in extent
- 182 units - group housing, units ranging from 300 to 380m<sup>2</sup> in extent
- 162 units - retirement complex
- Business area - 4500m<sup>2</sup>
- Community hall - 5276m<sup>2</sup>
- Sports Field - 7436m<sup>2</sup>
- Public open space
- Reservoir (existing)
- Roads
- Associated bulk services

The layout plan for the proposed development is shown in Figure 3.

## 2. The Study Area

Erf 3122, Hartenbos, is situated some 3km directly W of Hartenbosstrand and approximately 8km NW of Mossel Bay (Figure 1). Coordinate data for the boundary points are given in Nilssen (2010 and see red flags in Figure 4). Some 59ha in extent, the property is situated on the high ground of a large, gently undulating hill that slopes down and away from the property boundaries. The trig beacon 257 Mos 33 is 136.9m above mean sea level (amsl), the average height along the higher ground is about 120m amsl and the lowest point recorded during fieldwork is 96m amsl. Four small valleys situated to the east of the study area originate along the middle of Erf 3122 (Figure 2). Surface sediments consist of a 20 to 50cm thick layer of humic, sandy topsoil that in places appears to contain iron oxides. It is this sediment that was ploughed and used for cultivation. Underlying this is a fluvial deposit of the Kirkwood Formation. These fluvial sediments are fossiliferous (John Pether pers. comm. & see Plate 4 [23, 53 & 54]).

The vast bulk of the study area was previously cultivated and several events of recent disturbances to geological sediments were noted (Plate 1 [18 & 21], Plate 2 [71] and Plate 5 [58]). Parts of the study area were used for the dumping of building rubble, and general waste is also common in those areas (Plate 4 [12 & 42]). This is particularly evident to the north and east of the main vehicle track in the NE part of

the property and in the vicinity of the existing reservoir. A large veld fire swept through the area in recent times and left most of the property denuded of vegetation (Plates 1 & 2). The exception to this is the area not covered by survey tracks and that is roughly in the middle of the property (Figure 4 and Plate 3, Plate 4 [31] and Plate 5 [59]). Further disturbances by recent human activities include a reservoir and associated pipeline(s), vehicle tracks and what appears to be a small airfield – and associated structure – that was probably used for radio controlled aircraft (Figure 2 and Plate 5 [83 & 106]). Geological test holes were also seen (Plate 4 [23]). For more examples of the above see Figures 2 & 4 and Plates 1 through 5. Examples of the environment – development, disturbances, vegetation, topography and so on are shown in Plates 1 through 5. No undisturbed indigenous vegetation was seen during the survey.

The study area is most readily accessible by vehicle at its SE extent. After taking the Mossel Bay exit from the N2, a turn to the east leads to the intersection with the R328. After following the R328 to the north for some 1.8km, the following directions were used; left onto Boekenhout Laan, first left onto Kameeldoring Laan, first left onto Bernard Street and then the first gravel/dirt track to the right after some 400m on Bernard Street (see Figure 1 and black directional arrows in inset). The gravel/dirt track can only be negotiated with a “bakkie” and preferably with differential lock or 4x4.

### **3. Property History and Background**

The affected property is owned by ATKV-Hartenbos Strandoord and the current application is for rezoning, subdivision and residential development. Details of the earlier history of the property are currently unavailable and will require research in the Cape Archives and the Deeds Office in Cape Town. More recently, a large part of the property was ploughed for cultivation, used for the dumping of building rubble and general waste and what appears to be a miniature airfield and ruins of a small associated structure was identified during fieldwork. For examples of the above see Plates 1 through 5.

### **4. Site Inspection and Results**

During the site inspection, survey tracks were fixed with a hand held Garmin Camo GPS to record the search area (Figure 4). Photo localities were also fixed by GPS (Figure 4, Plates 1 through 5). Digital audio notes and a high quality, comprehensive digital photographic record were also made (full data set available from author). Localities of photographs are established by matching the numbers on photographs with those of waypoints in Figure 4. Directions of views are indicated with compass bearing names like E is east; WSW is west south west, and so on. Bearing names on panoramic views indicate the approximate bearing at the position of the label.

On 19 and 20 July 2010 the study area was covered on foot (Figure 4). Attention was paid to heritage resources in general as defined under “cultural significance” in the NHRA. Apart from archaeological materials, no tangible heritage related resources were identified (Nilssen 2010).

Certain portions of the higher ground of Erf 3122 are visible from the N2 (scenic route on the Garden Route) to the east and from the town of Mossel Bay to the south west (Plate 2 [98] and Plate 1 [40]). As a result, a Visual Impact Assessment is recommended.

According to Mr John Pether – geologist and palaeontologist – the study area is located on the Kirkwood Formation. Because the latter is known to contain fossils, it is recommended that a Palaeontological Impact Assessment – Desktop Study should be conducted.

Apart from standard practice for developments of this nature, the presence of residential developments to the east and south, as well as farms to the west means that the Public Participation Process should be undertaken.

## **5. Recommendations**

As detailed above, the following recommendations are made;

- Archival and Deeds Office research is required for details of the history of the property that was originally granted in the mid 17<sup>th</sup> Century (Kathleed Schultz pers. Comm.),
- Because parts of the property are visible from a scenic route and the historic coastal town of Mossel Bay, a Visual Impact Assessment should be undertaken,
- Fossiliferous geological deposits are present on Erf 3122 and as such, a Palaeontological Impact Assessment – Desktop Study should be conducted, and
- As is standard practice for developments of this nature, the Public Participation Process is required.

## **Reference**

Nilssen, P.J. 2010. Archaeological Impact Assessment: Proposed rezoning, subdivision and residential development: Erf 3122, Hartenbos Heuwels, Mossel Bay, Western Cape Province. Prepared for Mr Schalk Cilliers, C/o Mr Werner Kock, ATKV-Hartenbos Strandoord

**Figures and Plates** (on following pages)





Figure 1. Locality map - study area west of Hartenbos (red), Western Province. Maps courtesy of Chief Directorate Surveys and Mapping (CDSM).





Figure 2. Enlarged area as indicated in Figure 1 showing property boundary & features. Courtesy of CDSM.

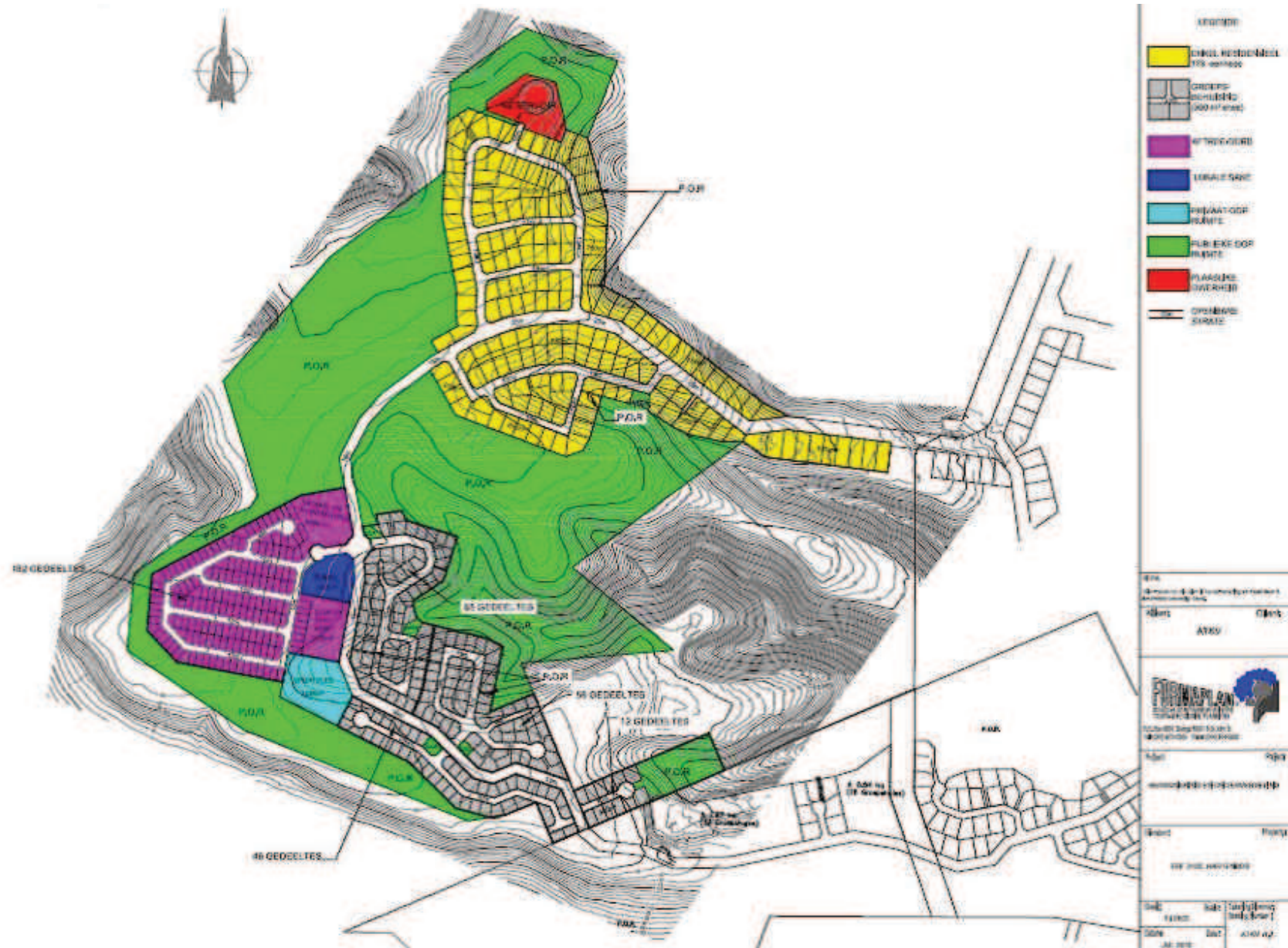


Figure 3. Layout plan of proposed development as supplied by Mr Werner Kock of ATKV-Hartenbos Strandoord.



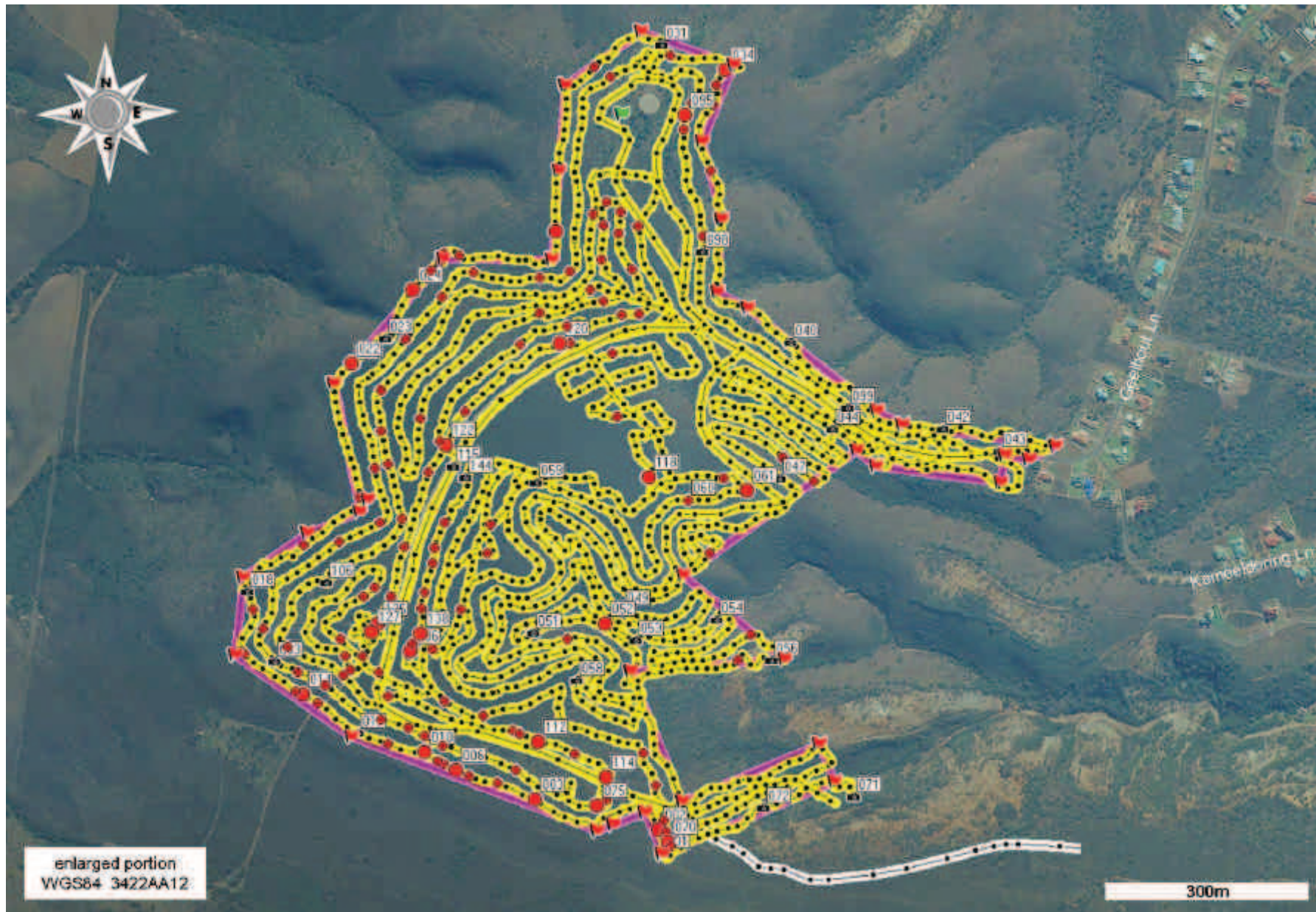


Figure 4. Survey tracks (yellow), photo and observation localities. See Table 2 & Appendix A for descriptive and coordinate data.





Plate 1. Examples of the environment and surrounds (see Figure 4 for locality information). Note evidence for ploughing (121) and result of veld fire.





Plate 2. Site and surrounds – note disturbances and burnt vegetation (see Figure 4 for locality information).





Plate 3. Areas unaffected by the recent veld fire (see Figure 4 for locality information).



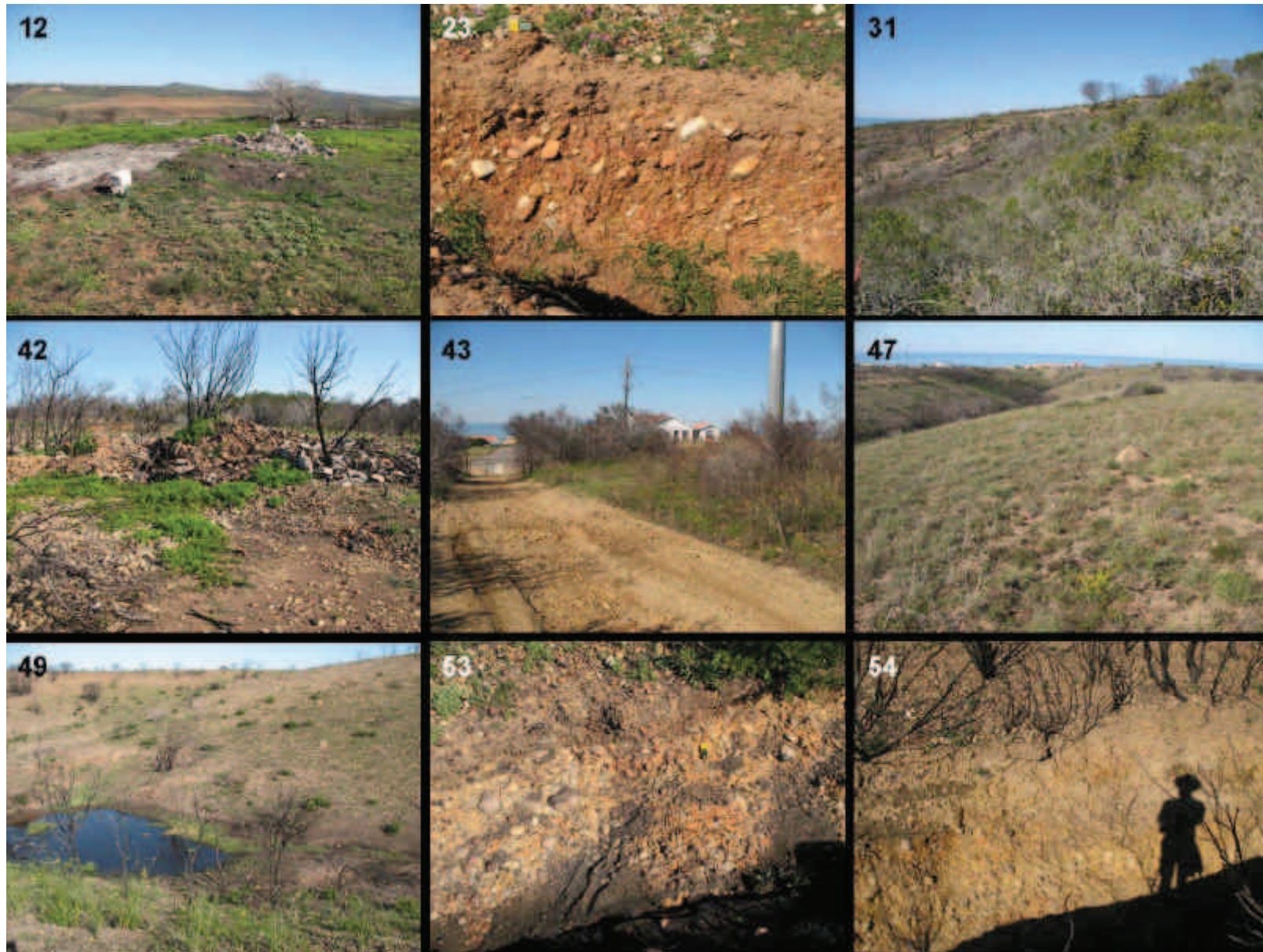


Plate 4. Examples of rubble dumps, geological test hole, vegetation cover, vehicle tracks and profiles exposed in erosion gullies (see Figure 4 for locality information).





Plate 5. Examples of ploughed area (58), vegetation, disturbances and miniature airfield and ruins of associated structure (83 & 106). See Figure 4 for locality information.