



BABOON POINT
ERVEN 65, 66 & Ptn 4 OF VERLORENVLEI
FARM No 8
ELANDS BAY

Heritage Impact Assessment Stage 1

June 2007

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Cover: Baboon Point from the air
(Google Earth, 2006)

All contemporary photographs used in this study are by the author.

Graham Jacobs
ARCON Architects & Heritage Consultants,

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Stage 1: Scoping Report

Executive Summary

Baboon Point defining the western edge of Elands Bay, is an extraordinarily significant and highly sensitive site given its known rich archaeological resources, historical significance, botanical significance, possible spiritual significance and landmark place-making qualities in the region. At the same time, many of its culturally significant resources are under threat due to a lack of supervision and a lack of maintenance exacerbated by uncontrolled public access. Because of this, and the fact that the strategically located Erf 65 on Baboon Point has industrial development rights that cannot simply be discounted, it is concluded that the 'no-development' or 'no further development' options for Baboon Point cannot realistically, or fairly be entertained. Nonetheless, this study does identify areas of the site unsuitable for future development based on available information. These areas have been identified as 'no-go' areas in accordance with HWC's brief.

It is equally important to emphasize that limited development of the property holds distinct benefits for its future control and maintenance, as well as providing employment opportunities in an economically depressed area that continues to be negatively affected by a steadily declining fishing industry.

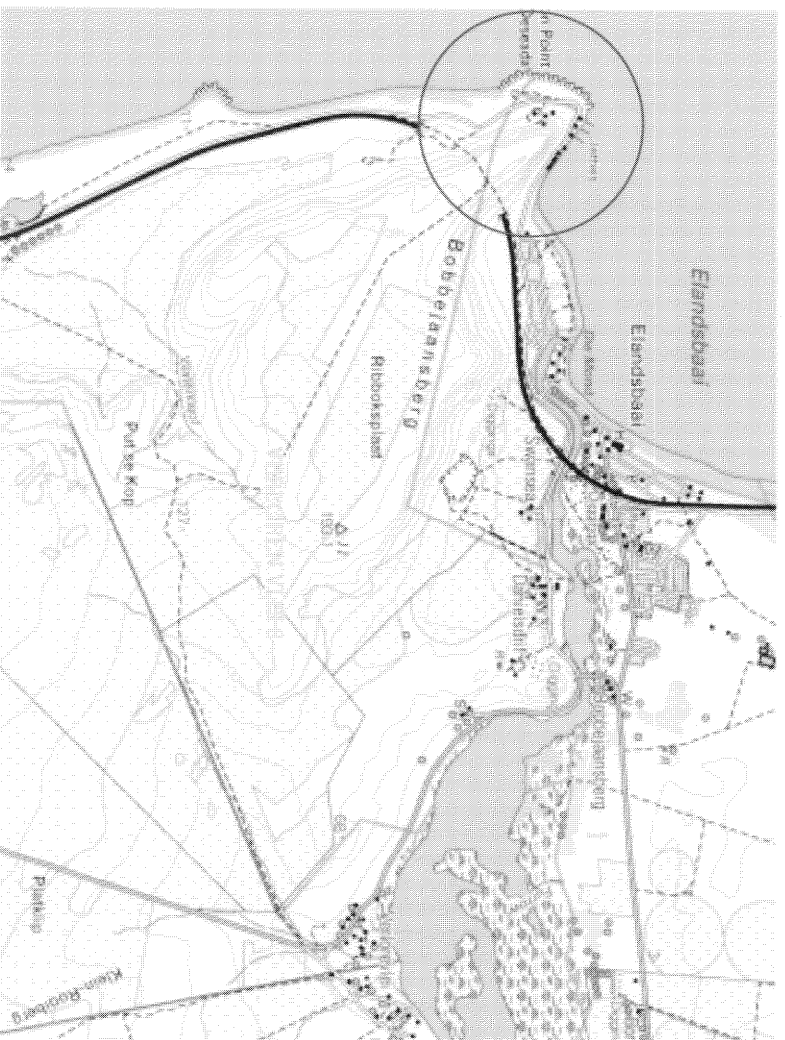
This report therefore recommends that limited development at Baboon Point be endorsed in principle, and that this HIA proceed to the Stage 2 phase based on the constraints and design informants contained in this report.

1 Introduction

Portion 4 of Verlorenvlei Farm No8, Rem erf 66 and 65 Elands Bay contains the landmark Baboon Point, situated on the western end of Elands Bay. This property contains a number of sites of great regional significance as well as, possibly, some national and even some international significance. They include a number of highly significant archaeological and botanical sites and a derelict Second World War radar station of considerable historical significance.

The property comprises just less than 21 Ha of land upon which three development nodes (Sites A, B & C) have been identified for residential development and a private nature reserve. The proposals trigger Section 38 of the National Heritage Resources Act, calling for a Heritage Impact Assessment, and require rezoning to sub divisional area for residential purposes.

Erven 64, 65, 66 and 67 falling within the study area, currently enjoy protection as a provisionally proclaimed Provincial Heritage Site. This proclamation lapses on 2 June 2008.



Location of Baboon Point, Elands Bay

2 Brief and Focus of this Study

2.1 Brief and Purpose of this Report

ARCON Architects & Heritage Consultants (CS Design CC) was formally approached in April 2007 to undertake a Heritage Impact Assessment (HIA) of Baboon Point by developers Midnight Storm Investments 170 (PTY) Ltd. The study forms part of an overarching Environmental Impact Assessment (EIA)¹ conducted by Anel Joubert of Enviro Dinamik for a proposed development on the property.

This Stage 1 HIA provides a Heritage Statement and Design Informants for the proposed new development of Baboon Point and a portion of Erf 66 adjacent to an existing residential area. The general purpose of this report is, therefore, to identify areas and aspects of cultural significance sensitive to any future spatial development on the land.

The developers' intention is to develop portions of Erf 65 and 66 for residential purposes within a private nature reserve. The intention is to arrange the proposed development in three distinct clusters, i.e. one cluster adjacent to an existing residential area on Erf 66 (Site A); another adjacent to the Elandia Fish Factory on Erf 65 (Site B); and the third on Erf 66 adjacent to the shoreline south of Erf 65 (Site C). The proposed extent and development densities of these three development clusters are still under consideration.

This Scoping Report provides a yardstick against which to ultimately measure the impacts of the proposals on the landscape with its rich archaeological resources historically significant WW2 structures.

2.2 Focus of this Study

In a Notice of Intent to Develop (NID) application dated 7 May 2007, the site was identified as having:

"... regional archaeological significance, including regional historical (spiritual) significance as sacred place for pre-historic inhabitants of the area. It has aesthetic significance as part of a substantially unspoiled landmark landscape, and is of some (limited) national historical (WW2) significance through its surviving remains of pioneering military technology of the time."

At the same time, development of the site was seen as holding considerable social and economic benefits in an area negatively affected by the decline of the fishing industry.

It was, therefore, recommended that an HIA report be prepared for the site focusing on:

- i. Visual impact with particular attention to:

¹ In terms of Section 38 of the NHR Act, this EIA, including the HIA report, will be submitted to the Western Cape Provincial Department of Environment Affairs and Development Planning (hereafter DEADP) who must first consider all comments from Heritage Western Cape (amongst others) before issuing its Record of Decision.

- views of Site A from Elands Bay with particular attention to visibility and impact on the Bobbejansberg mountain backdrop;
 - the contextual and environmental appropriateness of the location of Site B in particular;
 - impacts on the landmark nature of Bobbejansberg with particular reference to Sites B and C as viewed from the sea and coastal road, including from the south;
 - impacts from the proposed new housing units, with particular attention to overall roof shape, landscaping, scale and massing.
- ii. The integration of landscaping (including road surfaces, boundary definition, security and lighting) into the proposed development in order to mitigate negative visual impacts from surrounding areas.
- iii. Addressing potential archaeological impact by incorporating the findings of the archaeological studies referred to as part of the nomination of the area as a Provincial Heritage Site.

In response to the NID, the APM (Archaeological Committee) drew attention to an apparent under-evaluation of the cultural landscape on page 9 of this application with a 'NO' (relating to heritage resources potentially affected). It is pointed out that, in fact, this NO was qualified by adding "Apart from in the broad sense relating to visual impact on a substantially unspoiled landscape". In other words, the cultural landscape is recognized and there is no inconsistency with other statements made in the NID. (*Annexure 1*)

In a separate response to the NID, the Built Environment and Landscape Committee (BELCOM) of Heritage Western Cape (HWC) requested that a comprehensive HIA of the site be undertaken given that the provisional declaration of the site as a Provincial Heritage Site (PHS) was in progress, and that the PHS nomination included a considerable part of the site in question. It therefore requested that all requirements of the National Heritage Resources Act (NHRA) Section 38(3) be satisfied (*Annexure 2*).

This Stage 1 HIA (scoping) report therefore provides a comprehensive heritage statement of the site with Design Informants for future development. It pays particular attention to the identification, not only of individual built and landscape elements, but also potentially highly significant archaeological sites and botanical areas. In addition, signature spatial relationships and development patterns are identified as basis for the follow-up Stage 2 HIA (assessment) report.

The Stage 2 HIA report will only be embarked on once HWC's response to this scoping document is received.

2.3 General Context and Site Description

Baboon Point is a promontory thrusting out into the Atlantic Ocean and forming the western edge of Elands Bay. It is located just under 2km from Elands Bay Village and about 1,5km from the mouth of the Verlorenvlei. Its most prominent feature is the flat-topped Bobbejansberg, a landmark in an otherwise predominantly horizontal landscape. It is visible from kilometers around, particularly from along the coast.

The sites in question are located on Baboon Point, positioned close to the coast on the northeast, northern and northwest sides of the Bobbejaansberg. They lie within a corridor characterized by steep cliff faces, boulder-strewn slopes, semi-arid hillsides and a relatively narrow flat coastal plain. Apart from a developing residential area on the Verlorenlei and a fish factory on the northeast-facing edge of the promontory, the area is largely undeveloped, and populated with coastal fynbos. There are no trees, leaving the escarpment and coastal plains open and exposed.

Access to the end of Baboon Point from Elands Bay is via an unpaved gravel road that has been squeezed in along a short but narrow coastal pass running between the mountainside and the fish factory perched along the waters edge.

With the exception of the fish factory, the only other buildings on the Point belong to a derelict but historically significant Second World War radar station, located at the western extremity of what was then a network of top-secret surveillance installations operating along the South African coastline up to 1945. The most significant heritage resources at Baboon Point are, undoubtedly, its archaeological sites, some of which date back 100 000 years and possibly longer. The most visible of these is Elands Cave, which is located just above the derelict main operations building of the radar station.

3 Methodology and Structure of this Document

This study is an HIA Stage 1 document that:

Maps and evaluates the heritage resources within the affected area; identifying any major heritage concerns including visual and physical impacts where already apparent in the absence of more detailed development proposals. The product is a Heritage Statement and Design Informants for the site. The assessment and recommended mitigation of impacts relating to specific development proposals forms part of the HIA Stage 2 and, therefore, falls beyond the scope of this study. This Stage 1 document is to be submitted to HWC for endorsement before proceeding to Stage 2.

3.1 The Stage 1 Heritage Statement is produced through:

- 3.1.1 *Gaining an understanding of the nature of significance of the terrain on and around the proposed development site through:*
- Scrutinizing currently available historical documentation, publications, unpublished documentation including the nomination of Baboon Point as a PHS, and planning studies coupled with:
 - Fieldwork to test insights gained from such material and, where possible
 - Liaising with the appointed visual and archaeological assessment professionals for the project; and
 - Liaising with Enviro Dinamik concerning EIA requirements.

3.1.2 *Determining the nature of significance of the site and context (Provisional Heritage Statement) through an analysis of available documentation and field observations; and using this as a basis for drawing up design informants for the site.*

3.1.3 *Preparing Preliminary Design Informants for the development of the area through an understanding of the nature and location of sensitive areas based on the Provisional Heritage Statement.*

- 3.1.4 *Preparing Conclusions and Recommendations* as guidance for the project design and planning teams using the Design Informants as yardstick.

4 *Assumptions & Limitations*

4.1 Statement of Heritage Significance (Heritage Statement)

Given the multi-faceted and dynamic interpretation of cultural significance with the passing of time and constantly changing interest groups, it is not possible to make a definitive statement of heritage significance. This HIA nevertheless seeks to obtain as clear an idea of heritage resources within the study area as possible.

4.2 Reference Material

Because archaeological investigations at Baboon Point have been very well documented and summarized in the Provincial Heritage Site nomination form (Gerardino et al, 2006), it is assumed that there is no need to refer to additional archaeological reference material. Information on the radar station is limited to a book that is probably the most authoritative current publication on South African radar during World War II (Brain, 1993). Spatial baseline information relies to a large extent on Google Earth in conjunction with the 1942 Surveyor General aerial survey of Elands Bay (the earliest undertaken of the area) and the VIA report (Obetholzer, June 2007).

4.3 Impact on Surviving Early Fabric

While this report is based on a reasonably clear idea of the age, location and significance of known heritage resources within the affected sites, it is very possible that unknown/undiscovered resources may also exist within these areas, particularly archaeological material. The author of this study cannot, therefore, guarantee that the identification of 'no-go' areas for possible future development as indicated in **Diagram 4** of this report, is comprehensive, though it is as accurate as possible using the reference material referred to in **4.2** above.

4.4 Input/Feedback from Interested and Affected Parties

This process is being dealt with by Enviro Dinamik, in terms of which a comprehensive issues trail covering feedback from IAP's has yet to be completed. An IAP issues trail addressing heritage issues will form part of the Stage 2 HIA submission to HWC.

4.5 Servicing from beyond the Site

This report does not address heritage impacts resulting from the potential laying of pipeline services, electrical and other related infrastructure between the affected sites and elsewhere.

5 *Planning Policy & Context*

The property in question is bounded by the West Coast Biosphere Reserve, which was registered by UNESCO in December 2000. It is also at the mouth of the Verlorenvlei,

recognized as a RAMSAR Wetlands Site since 1991. In addition, the following legislation and policy documents are of relevance:

5.1 The National Heritage Resources Act (NHRA, 1999)

5.1.1 *Provisional Protection in terms of the NHRA*

Erven 64, 65, 66 and 67 are currently provisionally protected for 2 years from 2 June 2006 (**refer 5.3 below**) with a view to being investigated for proclamation as a Provincial Heritage Site under Section 29 of the NHRA.

5.1.2 *Heritage Impact Assessment*

The sites in question comprise a total of 20,91 Ha in extent. Being larger than 5000 sq m, involving the rezoning of property in excess of 10 000 sq m, and probably involving the construction of a linear development (road, powerline, or pipeline etc) exceeding 300m, it thereby triggers Section 38 of the National Heritage Resources Act (NHRA) requiring, in this case, a comprehensive HIA.

This report constitutes Stage 1 of this HIA in terms of Sections 38(3) and 38(8) of the NHRA. The report is prepared for HWC's comment in terms of Section 38(8) of the same Act, given that it forms part of an over-arching EIA (**see 5.2 below**) to be submitted to the provincial Department of Environment Affairs and Development Planning (DEADP) who will be responsible for issuing a Record of Decision on the proposals.

5.1.3 *Sites older than 60 years*

Erf 64 contains buildings constructed between 1942 and 1943 and, therefore older than 60 years. This means that they trigger Section 34(1), which stipulates that no structure older than 60 years may be demolished or altered without a permit from HWC.

5.1.4 *Archaeological sites*

In terms of Section 35(4) of the NHRA, no person may destroy, damage, excavate or otherwise disturb an archaeological or palaeontological site without a permit from HWC. Erven 64, 65, 66 and 67 contain known archaeological sites of regional significance that will, therefore, constrain development.

5.2 Environmental Legislation.

Authorization from DEADP in terms of the current EIA regulations of the Environmental Conservation Act (Act 73 of 1989) and the National Environmental Management Act (Act 106 of 1998), is required after taking into account (amongst others) any comments from HWC in terms of the NHRA. In other words, DEADP is the statutory approving authority with regard to this proposal. It will be responsible for issuing its Record of Decision (ROD) on the project after taking into account HWC's comments. Note that DEADP has been formally notified accordingly, and a copy of the NID application submitted to this department on the same day that the NID was submitted to HWC.

5.3 The Municipal Zoning Scheme (Cederberg Municipality)

Erven 64, 65, 66 and 67 are currently provisionally protected for 2 years from 2 June 2006 with a view to being investigated for proclamation as a Provincial Heritage Site (Notice 193 of Provincial Gazette 6362).

The abovementioned erven are zoned as follows:

- Erf 64: Residential Zone V
- Erf 65: Industrial Zone
- Erf 66: Undetermined
- Erf 67: Undetermined

It must be noted, however, that the current draft Spatial Development Framework (SDF) for Elands Bay identifies Erven 64, 65 and 76 for industrial purposes, although the SDF has still to be approved by the local authority.

The development proposal involves the rezoning of Rem Erf 66 and Pm 4 of Verlorenvlei Farm No 8 from Undetermined Zone to Subdivisional Area for Residential Purposes; as well as the rezoning of Erf 65 from Industrial Zone 1 to Subdivisional Area for Residential Purposes. A private game reserve is intended to occupy just fewer than 70% of the property, with another 1% given over to public open space.

5.4 Policy for Coastal Zone Management (1991), White Paper (2000) & Western Cape Coastal Management Plan (2003) contain the following goals of relevance:

- Goal C3: To maintain an appropriate balance between built, rural and wilderness coastal areas;
- Goal C4: To design and manage coastal settlements to be in harmony with local and regional aesthetic, amenity, biophysical and cultural opportunities and constraints.

Objectives include:

- Maintaining coastal areas of natural, ecological and scenic value as wilderness areas; and
- Ensuring that coastal settlements are in harmony with the aesthetic and amenity characteristics of the area.

5.5 The Western Cape Urban Edge Policy (2005) includes the following with regard to the identification of an urban edge, which should exclude:

- Prominent landforms and environmental character areas from urban areas;
- Scenic routes and routes of tourism significance;
- Cultural and heritage resource areas and sites; and
- Areas that have visual sensitivity, skylines, mountainsides, ridgelines and hilltops.

5.6 The Cederberg Spatial Development Framework

According to this document, the property in question falls within the urban edge boundary for Elands Bay.

5.7 The Verlorenvlei Local Structure Plan (February 1996)

This document includes a series of recommendations regarding development in the area, with particular reference to limiting urban expansion, and aesthetic guidelines for new development (refer Section 8.6 and Diagrams 43 & 44) viz:

- Restricting development south of Baboon Point (although no specific development line is indicated);
- Limiting development to existing identified nodes to avoid harmful sprawl;
- Encouraging clustering of dwelling units rather than linear layouts;
- Encouraging short-term usage for tourism rather than exclusive freehold development;
- Requiring new development to be subject to architectural guidelines (Vol 3, appendices). Note that the appropriateness of parts of these guidelines is questioned in the specific context of this report (Section 8.5).

The property falls within the proposed 'Conservation Zone' indicated in the structure plan (Fig 44).

5.8 Guideline for the Management of Development on Mountains, Hills and Ridges of the Western Cape (DEADP, April 2002).

This document strongly discourages development on slopes steeper than 1:4.

6 The Study Area

The study area (**Diagrams 1&2**) is centered on the Baboon Point promontory defining the western edge of Elands Bay. It can be divided into three overlapping and progressively expanding zones, viz: *Immediate*, *Intermediate* and *Macro* contexts.

6.1 The Immediate Context

(**Diagram 2**): Comprising the Baboon Point promontory including the Elandia Fish Factory and erven 64, 65, 66 and 67 containing the proposed development sites (**Diagrams 2-4**). These sites, identified as Sites A-C, are located on the coastal terrace wrapped around the steep scree slopes of the Bobbejansberg. This landmark frames all three sites, which is the only prominent geographical feature in the otherwise flat surrounding coastal landscape.

Site A: Located along the approach road to Baboon Point and situated close to the entrance to a railway tunnel for the Sishen/Saldanha railway line and near to an existing new residential extension of Elands Bay. Part of the site extends into the steep scree slopes exceeding 1:4. An archaeologically sensitive midden known as the Halstom Midden, is situated directly adjacent on its northwestern side. (**Diagram 3**). The site is clearly visible from Elands Bay Village.

Site B: Located on Baboon Point at the foot of Bobbejansberg directly southwest of the Elandia Fish factory and north of the old WW2 radar station barracks buildings. The northwestern end of the site extends into an archaeologically sensitive and very large coastal midden known as the Megamidden while part of the eastern end extends into an area of high botanical sensitivity (**Diagram 3**). This site is currently zoned for industrial

use. It is largely screened from Elands Bay Village by the fish factory but is on flat exposed ground clearly visible from the sea. It is highly visible from the Elands Cave outlook.

Site C: Located on the southern end of the property south of the WW2 radar station and bisected by the coastal road. The eastern half of the site extends over an area identified as having high botanical sensitivity while more than half of the western half extends over the Megamidden (**Diagram 3**). It is also immediately adjacent to the archaeologically sensitive Borrow Midden on its northern edge. The site is largely screened along its southern coastal approach by two ridges, but is clearly visible from the sea and highly visible from the outlook from Elands Cave.

6.2 The Intermediate Context

(Diagram 1): Comprises the full extent of erven 64, 65, 66 and 67, including the scenic coastal terrace and coastal road around the Bobbejaansberg plateau. This area contains at least one other known archaeologically sensitive site to the south of Site C (Cave 3) against the hillside, as well as a landmark microwave mast on the summit of Bobbejaansberg.

6.3 The Macro Context

(Diagram 1): Includes the coastline south of Baboon Point to north of Elands Bay Village, embracing the Verlorenvlei mouth and wetlands, and extending eastwards towards the historic Verlorenvlei settlement. It includes the roads to Dwarskroos/Veldrif and Reddinghuys. Apart from the Bobbejaansberg, the terrain is predominantly exposed and flat, sloping slightly towards the river wetlands.

7 Establishing Cultural Significance

In terms of the NHRA Definitions 2(vi), cultural significance means: "aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance". Aesthetic significance includes spatial significance.

In a brief Heritage Statement contained in the NID application to HWC dated 7 May 2007, the site was identified as having regional archaeological significance, including regional historical (spiritual) significance as a sacred place for pre-historic inhabitants of the area. It is also regarded as having aesthetic significance as part of a substantially unspoiled landmark landscape, and is of some (limited) national historical (World War II) significance through its surviving remains of pioneering military technology of the time.

This report uses the Heritage Scoping Study by Halkett (March 2005) and the detailed statements of heritage significance already prepared for the nomination of Baboon Point as a Provincial Heritage Site, as an important basis for this Section, given that they have been endorsed by HWC.

7.1 Aesthetic/Spatial Significance

Key Point 1: *Baboon Point is of considerable local aesthetic significance in the Macro and Intermediate contexts as a defining landmark in an otherwise flat, largely unspoiled natural coastal landscape. It is also a key defining element in the sense of place of Elands Bay.*

Key Point 2: *Baboon Point has considerable local aesthetic significance in terms of its scenic attributes in the Intermediate and Immediate contexts, particularly when viewed from the southern coastal approach, where its wilderness qualities remain intact.*

Diagram 3 indicates the significant sites and spatial relationships within the Immediate Context.

Key:

- (i) *Landmark elements:* Identifies landmark structures defining the Immediate context including the historical WWII radar gantry against the hillside at Baboon Point, and the microwave mast on the summit of Bobbejaansberg. The radar gantry is particularly distinctive from the southern approach as a man-made element in an otherwise wilderness landscape.
- (ii) *Landmark backdrop (mountain slope):* Identifies the location and extent of the landmark slopes of the Bobbejaansberg with particular reference to its place-making attributes for Elands Bay.
- (iii) *Landmark edge or ridge line:* Identifies the location and extent of the distinctive flat profile of the Bobbejaansberg summit with particular reference to its place-making attributes for Elands Bay.
- (iv) *Strategic low-scale ridge line:* Identifies strategically located ridge lines on the coastal terrace/ steep scree slopes which enable views of the landscape to unfold, progressively, as one moves towards Baboon Point, particularly from the south.
- (v) *Historical structures existing by 1943:* Essentially identifies the structures forming part of the old WWII radar station. These buildings were constructed in 1943 and are, therefore, older than 60 years in terms of NHRA Section 34. While these buildings have no particular architectural or aesthetic merit, they are of historical and technological significance (**Sections 7.2, 7.3 & 7.4**)
- (vi) *Other structures of no intrinsic significance:* Identifies other structures of no particular significance that could, therefore, be removed.
- (vii) *Sites of demolished structures possibly built in 1943 and existing by 1949:* Locates the positions of demolished buildings probably forming part of the original WWII radar station. (From SG diagram 10625/51 for Erf 64, Elands Bay, dated 28 08 1952- (**Figure H1** overleaf).
- (viii) *Known sites of other demolished structures:* Locates the positions of other demolished structures probably forming part of the old fish factory labour compound on the site (**Figure H1**). Note that the incomplete 'H' plan structure on the western side of Erf 65 does not denote a pre-existing historical structure, as the 1942 aerial survey shows no building here (**Figure H2** overleaf).
- (ix) *Sites of known pre-historic archaeological significance:* Identifies archaeological sites professionally recorded during investigations going back 3 decades and showing

high concentrations of significance within a relatively small area, mainly around Baboon Point.

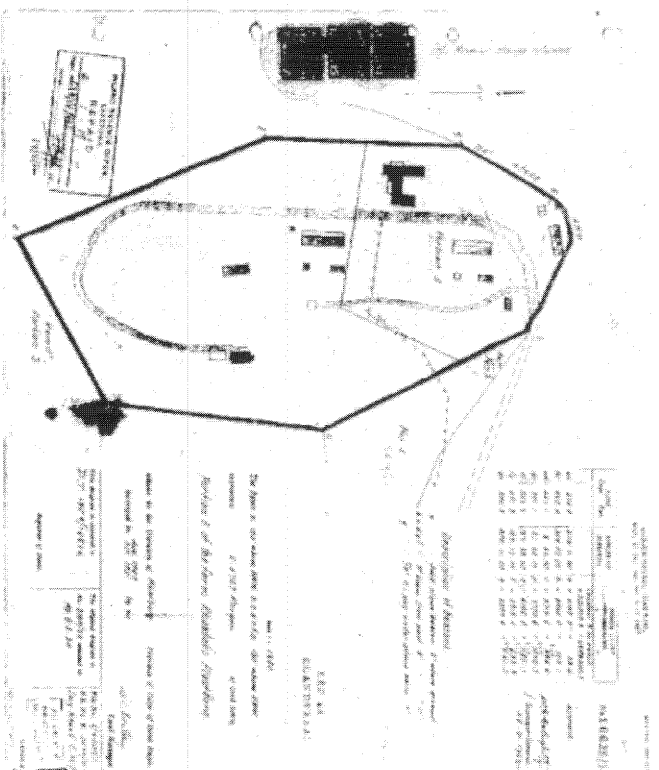


FIGURE H1:

SG diagram 10625/51 for Erf 64, Eland's Bay, dated 28 08 1952



FIGURE H2

Directorate Surveys and Mapping: Pin 1942 aerial survey showing no structures on the site, but with what appears to be the access road (arrowed) already in place

- (x) *Areas of high botanical significance within the site.* Identifies areas of high botanical significance and, therefore, highly sensitive to future development.
- (xi) *Areas of moderate significance within the site.* Identifies areas of moderate significance which would require careful mitigation if developed.
- (xii) *Areas of low botanical significance within the site.* Identifies areas of low significance due to extensive site disturbance.
- (xiii) *Historical road alignment existing by 1942.* Identified on the 1942 SG aerial survey before the construction of the radar station. (**Figure H2**) This road had either been built shortly before, in preparation for of the radar station, or, alternatively, may have been used for wartime military observations prior to the radar station.
- (xiv) *Key spatial threshold.* Identifies areas marking a transition between places with different spatial/view characteristics in an unfolding landscape.
- (xv) *Built edge defining a strategic space and/ or approach.* Identifies edges defining a character space/ approach or channeling a view.
- (xvi) *Signature views and vistas contributing to a special setting.* Identifies key views towards and from strategic points on the site, contributing towards the distinctive spatial qualities of the place in both Immediate and Macro contexts.

7.2 Historical Significance

Key Point 1: Baboon Point has great regional, some national and possibly international historical significance as a site of human occupation dating back over 100 000 years.

Key Point 2: Erf 64 has some national historical significance concerning its associations with the history of the Second World War and radar technology, of which the country became an international leader during that time.

Key Point 2: Erf 64 and 65 have some local historical significance relating to the migrant labour system at the height of apartheid in South Africa.

7.2.1 *Historical timeline:* The following timeline provides an historical overview of the property based on current archaeological research and documentary evidence, with particular reference to human activity and the historical layering of imprints from human occupation on the landscape.

Middle Stone Age

Elands Cave known to have been inhabited more than 100 000 years ago based on well-documented archaeological evidence. Considerably wetter and cooler conditions appear to have prevailed in the area at that time compared to the present.

Later Stone Age

After a period of sparse or no visits, the site begins to be revisited around 20 000 years ago. Human burials occur within, around and in front of Elands Bay Cave dating back to between 10 000 and 11 000 years ago.

Visits become even more frequent by 9 000 years ago. Trips to Elands Bay Cave appear to cease between 8 000 and 4 000 years ago, apparently as a result of drier climatic trends for the region, but then resume until about 300 years ago when use of Elands Bay Cave by indigenous people ceases. This is probably related to the European presence at the Cape including early explorations north of Cape Town including into this area (see below).

Although population densities in the area appear to have been at their highest between 2 000 and 3 000 years ago with the appearance of ancestral groups giving rise to later pastoral Khoi groupings, few or no visits appear to be made to Elands Cave. This raises the possibility that the cave is used for other, including spiritual, purposes of a periodic ritualistic nature during this time.

- 1682 Europeans led by Olaf Bergh visit the area for the first time to trade with the locals, amongst others. He names the river 'Zandivier'. The name 'Verlorenvlei' could be a translation of the Khoesan word 'quecoma' meaning 'lonely waters' or 'lost estuary'.

- 1723 Verlorenvlei farm on the south side of the vlei approximately 5km from Elands Bay, is granted as a loan place.

- 1731 Grazing rights at Elands Bay are leased to various Europeans from this date, which may have resulted in impermanent structures for herdsmen at Baboon Point, though no trace of such structures, if once existing, has been found.

- 1785 Robert Gordon makes the first archaeological observations at Baboon Point, recognizing the shell heaps there as the result of activity by 'Strand Bosjemans'.

- By 1800 A small settlement of long houses at Verlorenvlei by now established and much of the land owned by Theunis Smit who, at one stage, possessed most of the grazing land between Velddrif and Lamberts Bay.

- 1924 Erf 63, Baboon Point (comprising over 150 Morgen and then known as the farm 'Rheboks Plat Bery') is granted to Johannes Brand.

- 1943 A radar station established at Baboon Point at the western extremity of a network of top-secret surveillance installations along the South African coast during the height of the Second World War, and at a time of increased shipping losses due to German U-Boat activity around Southern Africa. (**Section 7.3**).

- 1950's A crayfish factory is established at Baboon Point by a company known as 'Marine Products'. This includes a black migrant labour compound (**Section 7.4.2**), incorporating some of the now derelict radar station buildings that were abandoned after WWII.

- 1950's-1998 Additional fish factory buildings constructed along the approach road to Baboon Point. Seasonal migrant labourers continue to be housed in the

compound until its closure in the late 1990's.

7.3 Scientific/Technological Significance

Key Point 1: *Baboon Point contains areas of high botanical significance in terms of their condition, diversity and unusual growth characteristics. These areas are to be retained and conserved.*

Key Point 2: *The surviving buildings of the radar station at Baboon Point have great local and some national significance relating to a pioneering technology of which the country was in the international front line up to 1945. It also appears to be the most physically intact of the surviving stations.*

Key Point 3: *Archaeological investigations at Baboon Point, amongst others, are providing valuable scientific information into past environments (including climate conditions), as well as the behaviour of marine animal species that are still being exploited today.*

7.3.1 *Botanical Significance:* According to a botanical assessment undertaken by Nick Helme Botanical Surveys (May 2005), the entire upper plateau of Baboon Point, its steep north-facing slopes and its southwestern slopes are regarded as of high local and regional conservation value. (**Diagram 3**). One Red Data species, *Othobium venustum* (Fabaceae), was noted in this area, which has high plant diversity, is in good condition and has a succulent dominant plant community unusually close to the sea. Other highly rare features are lower slopes that have not been destroyed by agriculture and a unique krimpsektebos 'forest'. Areas of moderate conservation value include Langebaan Dune Strandveld, located on coastal sands and partly disturbed, with natural vegetation cover of about 50% and 5% alien plant cover on the eastern side. The western side is, however considered to have increased conservation value due to its continuous link with the highly significant upper slopes of Baboon Point. No rare species are recorded in this area.

Areas of low conservation value have been repeatedly disturbed since WWII and therefore of the pioneer type, with widespread common species predominating.

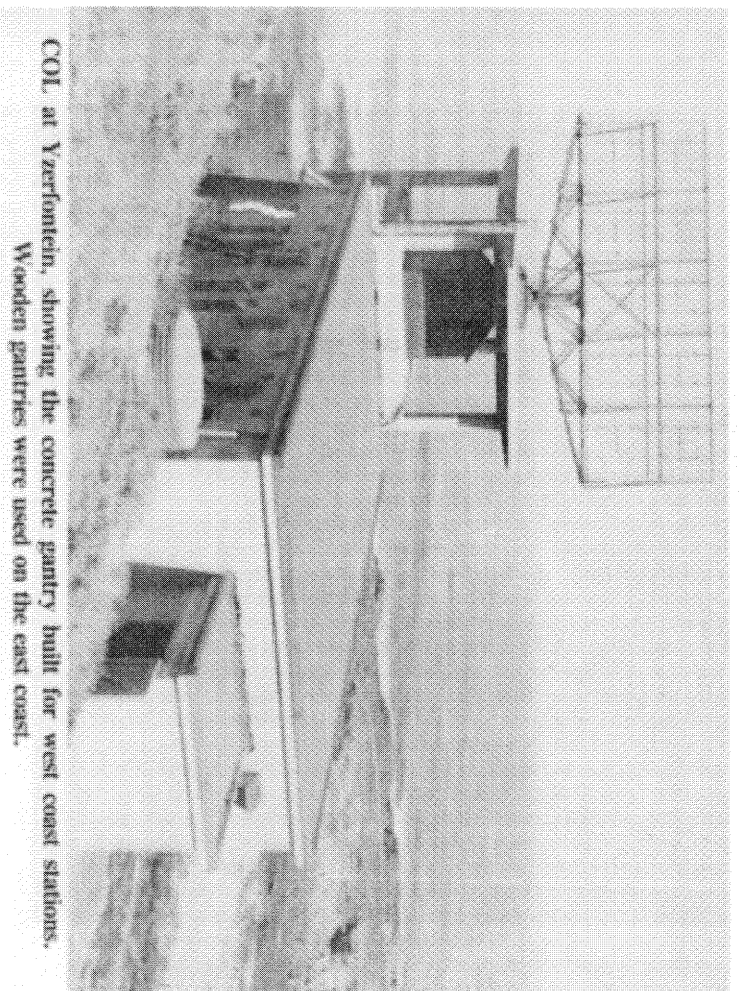
7.3.2 *Technological Significance:* The radar station at Baboon point was one of 25 stations commissioned in November 1943 to carry out coastal surveillance in the face of increasing threats from German U-Boat to shipping rounding the Cape. The location was chosen because of its proximity to Saldanha Bay, which was used as a marshalling area for wartime convoys. The station was initially equipped with South African JB² radar, developed under great secrecy by a top team of scientists under Dr BFJ Schonland at the Bernard Price Institute, Witwatersrand University, and deployed earlier in the war in East Africa as part of the Abyssinian Campaign. This would have been one of the very first, if not the first, operational uses of radar outside the UK, and would have placed South Africa at the front line of such technology in the world.

Radar stations were run by a special military unit known as the 'Special Signals Services' (SSS) that was so secret that few in the defence force new of its existence during WWII. For this reason, very few records of its activities survive.

² An abbreviation for 'Johannesburg' where it was developed and first successfully tested in December 1939. JB radar was successful at detecting surface craft at sea and therefore used for detecting U-Boats recharging their batteries on the surface. Suspicious signals would be relayed via a telephone to a 'filter' (central operations) room at the Castle in Cape Town, where it would be decided whether to dispatch aircraft from Langebaan to investigate and if necessary, attack the enemy object.



*Main Operations Room and concrete radar gantry
Baboon Point*



*COL at Yzerfontein, showing the concrete gantry built for west coast stations.
Wooden gantries were used on the east coast.*

*Identical main Operations Room and radar gantry at Yzerfontein (from Brain, 1993)
(Now incorporated into a house and no longer recognizable)*

Many of its operators were female, although the station at Baboon Point was entirely manned by males due to its isolation, with the only drinking water available from Sandberg 25km away, and water for washing pumped from the Verlorenvlei. At that stage Elands Bay 'harbour' did not exist, making Baboon Point the most isolated of all SSS stations in the country. The JB installation appears to have been replaced with COL radar imported from Britain later in the war due to its improved performance for detecting aircraft. The radar station buildings at Baboon Point appear to be the most intact on the West Coast and the only one with a surviving COL gantry. A COL station at Yzerfontein is no longer recognizable, having been incorporated into a house. Portions of a radar stations also survive on the Blaauwberg and at Cape Point, though not with the same degree of intactness as at Baboon Point.

- 7.3.3 *Palaeoenvironments:* Archaeological investigations at Baboon point have been instrumental in assisting researchers to reconstruct past environments in order to: better inform the current debate on the causal links of human cultural evolution; generate modern climatic models in order, for e.g. to make predictions on global warming; and inform researchers responsible for determining sustainable fishing and culling quotas.

7.4 Social Significance.

Key Point 1: *Baboon Point has great local and regional social significance relating to its ability to break stereotypes and further the understanding of pre-colonial ancestral societies in our country, regarded by many as of vital importance in understanding our origins.*

Key Point 2: *Erf 65 is of at least some local social significance related to its use as a labour compound for migrant workers, and, consequently a labour system that affected large portions of society involved in the local fishing and agricultural industries.*

- 7.4.1 *Insights into the development of modern humans:* Archaeological investigations at Baboon Point, along with other important regional sites³ are at the forefront of international research agendas providing new insights into the origin of modern humans and our unique cognitive behaviour. Baboon Point's rich archaeological deposits are proving to be particularly informative about the mode with which early modern humans made a living and organized themselves around the procurement of food resources (Gerardino et al, p22).

- 7.4.2 *Social significance of Baboon Point as a migrant labour compound:* Seasonal black migrant labour brought in seasonally from other provinces, was housed in a fenced-off compound on Erf 65 (**Figure H1**, p14) for a number of years after the construction of the crayfish factory up to the late 1990's, when the compound closed down. Although most of the physical evidence of the labour compound has since been removed, apart from portions of the old radar station that had been re-used for this purpose, the site remains at least of some social significance, i.e. associated with a migrant labour system that affected large portions of society linked to the local fishing and agricultural industries.

³ Such as at Klasies River Mouth, Die Kelders , Blombos Cave, Pinnacle Point caves and Sibudu Shelter.

7.5 Linguistic Significance.

Neither evidence of, nor associations with linguistic significance have come to light during the background research for this report. Such evidence may, albeit very unlikely, come to light during the EIA public engagement process, in which case this will be taken into consideration in the course of the Stage 2 Assessment of this HIA.

7.6 Spiritual Significance

Key Point 1: *Indicators point to Elands Cave possibly being a place of great spiritual significance to early indigenous people which, if established, would increase still further the significance of the cave and possibly even its immediate spatial context.*

Although not clearly understood, the rock art and handprint impressions at Elands Cave could point to the site having been used for ritualistic/spiritual purposes during the Late Stone Age. This may explain why the cave ceased to be occupied between 2000 and 3000 years ago, having only periodic, if any, visits even though human activity in the area was at its highest according to archaeological evidence. The likelihood of Elands Cave and, possibly, the broader area being a place of great spiritual significance to early indigenous people cannot therefore be discounted, and may even one day be more firmly established with further archaeological investigations, improved recording techniques and analysis. Given increasing popular interest in understanding and appreciating the culture and values of our forebears in this country, such evidence would increase still further the significance of Elands Cave and possibly even its immediate spatial context.

7.7 Archaeological Significance.

Key Point 1: *Baboon Point is widely held in archaeological circles as a site of great regional, if not some national significance, given its rich archaeological deposits and their contribution to our knowledge of ancestral societies within the country.*

Key Point 2: *The property contains a number of archaeological sites including middens either partly within, or immediately adjacent to the proposed development sites A, B and C.*

Baboon Point contains a high concentration of recognized archaeologically significant and sensitive sites of regional, if not national significance. These include the following: Elands Cave, Elands Bay Open, Borrow Pit Midden, Cape Deseda Megamidden and Halstorm Midden, most of which either extend into, or are immediately adjacent to one or more of the development sites in question (**Diagrams 2&3**). Evidence from archaeological investigations from these and other nearby sites have added not only to our knowledge of the early peoples that once inhabited the area, but have also informed many of the aspects of cultural significance recorded in this report. A more detailed report on these various archaeological sites is contained in the nomination application of Baboon Point as a Provincial Heritage Site.

8 Design Informants

8.1 Introduction

This report supports the principle of developing limited portions of Baboon Point for residential purposes, while recognizing the importance of ensuring that such development remains sensitive to the special character of the property and respects its highly significant archaeological and botanical resources. This support in principle is based on the following prospects:

- New development creates an opportunity to conserve and control access to archaeological sensitive sites currently under threat from unconstrained public use and abuse;
- New development promises substantial economic benefits within an economically depressed region suffering from the continuing decline of the local fishing industry;
- New development, if sensitively handled, creates a considerably improved development option for Eff 65, which is currently zoned for industrial purposes; and
- New development creates the opportunity for establishing the balance of the area as a nature reserve with the refurbishment of the historically significant radar station buildings as part of a center or retreat interpreting Baboon Point's special military and other histories, as well as its considerable environmental and archaeological assets.

In order to sensitively introduce new development into the area, it is important that the following priorities and design informants be carefully and thoughtfully considered:

8.2 Key Priorities

Priority 1: Ensuring development that has appropriate densities and a scale responding directly to the spatial and topographical characteristics, of what is a semi-wilderness landscape;

Priority 2: Introducing architecture that is informed directly by the exposed, open nature of the surrounding landscape, vegetation, land forms, micro-climatic conditions and natural colours, rather than by stylistically-driven informants per se.

Priority 3: Integrating landscaping and architectural patterns, with particular attention to roof canopies, wall colouring, choice and placement of vegetation, road surfacing, placement of cut and fill (where at all acceptable), as well as nature and location of services.

Priority 4: Introducing new development that strengthens or consolidates existing signature alignments, gateway spaces and axial relationships in the vicinity of the fish factory;

Priority 5: Recognizing the importance of balancing existing development rights with a

needed to act responsibly in introducing new development into an area of great regional cultural significance; and

Priority 6: Introducing development that avoids disruption to archaeological and botanically noteworthy sites.

8.3 General Spatial Informants

Diagram 4 identifies key design informants for new development at Baboon Point informed by the key priorities identified above. Design informants relating to proposed location, extents and densities of new building envelopes are subject to verification by the visual impact assessment required as part of the EIA:

Key:

- (i) *No-go areas for future development:* Incorporating areas of known high archaeological significance and high botanical significance, as well as slopes exceeding a 1:4 gradient.
- (ii) *Potential areas for intermediate-scale development:* Indicates areas likely to have a low to moderate impact on the special scenic character of the area due to proximity with other existing development. *Note that these areas do not necessarily indicate development extent.* Development should not exceed one storey plus attic space above its lowest mean ground level, with the possible exclusion of semi-basement garaging which may be permitted subject to VIA verification taking the gradient of the slope into account. (Refer Section 8.5). Impacts from proposed densities to be tested with photomontages.
- (iii) *Potential areas for low-scale development:* Indicates areas likely to have a moderate to medium impact on the special scenic character of the area without mitigation, taking into account proximity with other existing development. *Note that these areas do not necessarily indicate development extent.* Development should not exceed one storey plus attic space above its lowest mean ground level. (Refer Section 8.5). Impacts from proposed densities to be tested with photomontages.
- (iv) *Possible area for very sparse low-scale development subject to a VIA:* Indicates areas likely to have at least a medium to high impact on the special scenic character of the area without mitigation, due to the exposed and relatively isolated nature of the terrain occupied. *Note that these areas do not indicate development extent.* Development should not exceed one storey with development patterns tested with photomontages, and the understanding that densities would need to be very low. (Refer Section 8.5).
- (v) *Structures that should be retained, refurbished and/or possibly extended:* Refers to the radar station structures, some of which could possibly be extended, provided done in an architecturally and environmentally sensitive manner in order to minimize additional visual impact from below looking up.
- (vi) *Structures or remains of structures that could be removed:* Refers to visible remains of structures that have no architectural or historical significance.

- (vii) *Edge with space-defining potential:* Identifies existing built edges where opportunities exist for new development to reinforce existing key spatial relationships or add dramatic interest to a space.
- (viii) *Soft, permeable edge:* Identifies potential development edges adjacent to natural areas and, therefore, requiring carefully considered setbacks, buffer planting, careful orientation and appropriate roof massing; all without resulting in continuous visual barriers.
- (ix) *Controlled view opportunity:* Identifies strategic edges with potential to add dramatic focal interest to a key view corridor.
- (x) *Potential axial relationship:* Identifies spatial alignments with potential to add dramatic focal interest to a key view corridor.
- (xi) *Edge with focal potential:* Identifies strategic edges with potential to add dramatic interest to a key view corridor.
- (xii) *Place with gateway potential:* Identifies a strategic place at the threshold to a signature space and/or where experiencing a natural sense of arrival.
- (xiii) *Road alignment to be retained:* By virtue of age and/or location as a spatial organizing element.
- (xiv) *Strategic coastal terrace ridgeline serving as screening feature:* Identifies secondary ridgelines in the landscape that have screening potential for new development.
- (xv) *Edge of proposed development site (Sites A, B & C):* Defines the location and extent of the development sites for Baboon Point as currently proposed.
- (xvi) *Contour marking the 'edge' of the steep scree slopes (1:4):* Identifies the point at which slopes exceed the maximum preferred gradient as identified in DEADP's guideline for the management of mountains, hills and ridges.

8.4 Landscape Design:

Landscape proposals for the site should be carefully conceived to create the appearance of having touched the existing landscape as lightly as possible, while merging with the new architecture, even in those areas already degraded by previous development (e.g. Site B). A plan that, however, promotes the consolidation of indigenous vegetation would be encouraged.

Contextually sensitive and thoroughly considered landscape design will be an important factor in determining the environmental success of this project, both within the body of the proposed development and around the outer edges of each of the identified sites.

Because of the absence of trees in the Baboon Point landscape, other forms of local indigenous planting, together with careful architectural modeling and contextually appropriate finishes will need to be relied upon to mitigate visual impacts. Indeed, the introduction of large trees (particularly exotics) at the Point would be regarded as inappropriate in this particular instance, given that the special scenic quality of Baboon

Point is strongly characterized by its substantially open, exposed wilderness landscapes.

The landscape proposals for the site should reflect the following considerations:

8.4.1 *Layout & Overall Spatial Characteristics*

- i *Transition zones between new domesticated realms and existing wilderness landscapes:*
Buffer zones comprising indigenous vegetation and incorporating natural rocks should be left between buildings and around outer edges ('soft edges' as in **Diagram 4**) of each of the development sites. Layered planting patterns using indigenous plant species characteristic of the natural habitats within the Immediate Context, are to be incorporated so as to 'flow through' new developments in a visually uninterrupted manner. The use of lawns and any flowering species from beyond the Immediate Context should be disallowed. The purpose should be for new developments and landscaping features to be introduced onto the landscape as lightly and seamlessly as possible, particularly within the Point area (Sites B&C) as well as Site A1.
- ii *Boundary walls/fences:* Security barriers should be contained to building envelopes e.g. window shutters and substantial doors. No free-standing walls other than of limited extent to screen domestic kitchen/drying yards should be encouraged. Yard walls, where permitted, should be of one single coordinated design matching building envelopes i.e. simple, unadorned wood floated and rendered surfaces. Retaining walls, where unavoidable, should be likewise treated with indigenous planting encouraged along exposed faces. Subdivision and site perimeter barriers should not be permitted with the possible exception of low (max 900mm high) simple open mesh fences, unobtrusive rough timber laths and/or a combination of these; or other natural materials of a light, permeable nature drawn from the local vernacular. No site perimeter barriers should be used on sea-facing edges, nor on any of the perimeter edges of Site C. Razor wire and electric fences are to be avoided at all costs.
- iii *The canopies:* The use of traditional West Coast exotic shade producing trees is not recommended for Baboon Point, given the open, exposed nature of its landscapes. The use of substantial indigenous shrub clusters against new walls, including retaining walls, would be encouraged, particularly on downhill-facing sides.
- iv *Lighting and services:* Lighting should be limited to non-directional, hooded, low level and ground level illuminated footlights and fittings. These should be attached, wherever possible, to buildings, rather than free-standing poles, which should be avoided at all costs. All services including electricity and telephone lines should be concealed below ground, both within and beyond the site boundaries, with the understanding that the laying of such services should not threaten or compromise the archaeological integrity of the property unless by prior arrangement with HWC.
- v *General security issues:* If at all necessary, foot patrols and unobtrusive building-mounted closed circuit TV surveillance would be considered. Security walls, security fences, gates and booms should be avoided.
- vi *Advertising signboards, name plates* as well as any illuminated or backlit objects apart from normal domestic lighting and light fittings, should be avoided.

8.4.2 *Integrated Landscape Plan*

An integrated landscape plan is, therefore, a crucial component of the

development proposals and should include the following:

- i Proposed positions of building footprints;
- ii Details and positions of planting patterns;
- iii Nature and designs of walls, fences and other possible physical barriers;
- iv Design and finishes of road surfaces and pathways; and
- v Indications of changes to the existing ground levels including locations and heights of any cut and fill patterns.

8.5 Architectural Design:

Guiding principles:

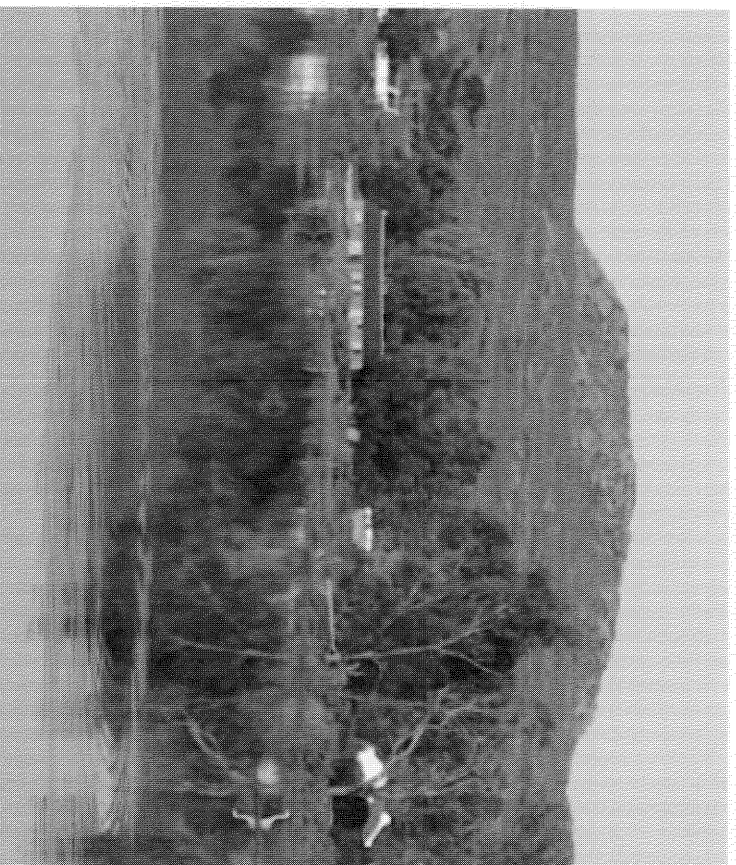
The Vertorenvlei Local Structure Plan Volume 3 sets out design guidelines to be imposed on all new development (8.6f). These guidelines use the Vertorenvlei long-house typology as precedent. While this is appropriate for isolated buildings and small development clusters for properties along the Vlei, these guidelines are, in the opinion of this assessor, not entirely appropriate for larger building clusters such as proposed on the property in question. For example, white lime-washed walls and gable ends that are charming in isolated small groups, can become visually intrusive in larger, higher density clusters. (see below). It is for this reason that certain departures from these guidelines are recommended for Baboon Point.



White lime-washed walls and gable ends that are charming in isolated small groups, can become visually intrusive in larger, higher density clusters.

It is, however, agreed that the architecture of the proposed developments should express appropriate and pragmatic responses to local West Coast conditions, rather than being self-conscious, literal, style-bound architectural re-interpretations. The following should be considered, more specifically:

- i *General response to physical context:* Producing development that merges with, rather than claims the Baboon Point landscape given its relatively open, exposed nature including lack of tree canopies. By implication, colours and finishes (e.g. white linewash) strongly contrasting with the surrounding landscape would be discouraged;



Long house at Verlorenvlei showing the reduced visual impact of muted wall colours on the landscape

- ii *Architectural expression:* Producing architecture that derives expression from appropriate responses to local micro-climate, topography and physical context, rather than simplistic stylistic borrowings from elsewhere, or literal style-driven applications uncritically applied (i.e. without sufficient thought to a specific context);
- iii *Roofscape:* Introducing development in which the cumulative visual impacts of its roofscape have been carefully considered, rather than assessed on an individual site-specific basis. Traditional min 40° hipped or half-hipped thatch 'umbrella' roofs in lieu of gable-ended roofs are, therefore, arguably more appropriate for Baboon Point, given higher relative development densities, thereby avoiding cumulative negative or overpowering visual impacts from groups of sheer gable ends.
- iv *Overall shape and massing:* Producing units based on simple, rectilinear floor plans with roof spans preferably not exceeding 6m with an overall roof height (ground floor to top of roof ridge) of 6m in the case of single storey plus attic configurations, and 5m in the case of single storey configurations. Where garages are acceptable as basement additions due to sufficient site

- v gradients, floor to ceiling heights should preferably not exceed 2,4m.
- v *Orientation and response to natural contours:* Buildings should be arranged with their simple rectilinear floor plans running parallel with, rather than at right angles to natural contours. Exposed retaining walls should preferably not exceed 1,2m in height. Projecting floor and verandah platforms, as well as houses supported on stilts are to be avoided at all costs.
- vi *External wall finisher:* Simple external wall and floor surfaces deriving their adornment from the natural and honest use of materials including local stone/limestone rag (as opposed to factory-sawn and/or processed reconstituted stone imported into the area from elsewhere), wood floated plaster and, preferably, limewash surfaces reflecting muted and natural earth tones, rather than glazing white (see ii above). Face brick is to be avoided at all costs;
- vii *Wall openings:* Architectural expression reflecting relatively small wall openings punctured into relatively large exposed wall surfaces would be encouraged, particularly as this is more likely to be an appropriate response to the relatively hot and harsh climatic conditions of the area.
- viii *External joinery:* The use of solid, slatted or louvered shutters, sapling pergolas and/or trellises where necessary, e.g. for privacy, would be encouraged.

9 Conclusions and Recommendations

Baboon Point is an extraordinarily significant and highly sensitive site given its rich archaeological resources, historical significance, botanical significance, possible spiritual significance and landmark place-making qualities in the region. At the same time, many of its culturally significant resources are under threat due to a lack of supervision and a lack of maintenance exacerbated by uncontrolled public access.

Given the above, plus the fact that Erf 65 has development rights as an industrial use zone that cannot simply be discounted, it is consequently concluded that the 'no-development' or 'no further development' options for Baboon Point cannot realistically, or fairly be entertained. Nonetheless, this study does identify areas of the site clearly unsuitable for future development based on available information. These areas have been identified as 'no-go' areas in accordance with HWC's brief.

It is equally important to emphasize that limited development of the property holds distinct benefits for its future control and maintenance, as well as providing employment opportunities in an economically depressed area that has been negatively affected by a steadily declining fishing industry.

This report therefore recommends that limited development of Baboon Point be endorsed in principle, and that this HIA proceed to the Stage 2 phase based on the constraints and design informants contained in this report.

Graham Jacobs

28 June 2007

10 Annexures

- Annexure 1: APM response to the NID dated 15 June 2007.
 Annexure 2: BELCOM response to the NID dated 31 May 2007
 Annexure 3: Photographic images of the site

11 Sources

Documents

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 (PTY) Ltd on behalf of Midnight Storm investments 170 (Pty) Ltd.
 June 2007.

Surveys & Diagrams

BKS (PTY) Ltd: Krimpsiektbos Forest Survey, Bobbejanskop Elands Bay: Dwg
 H4141-34-942-003-e-00 Issued 01/01

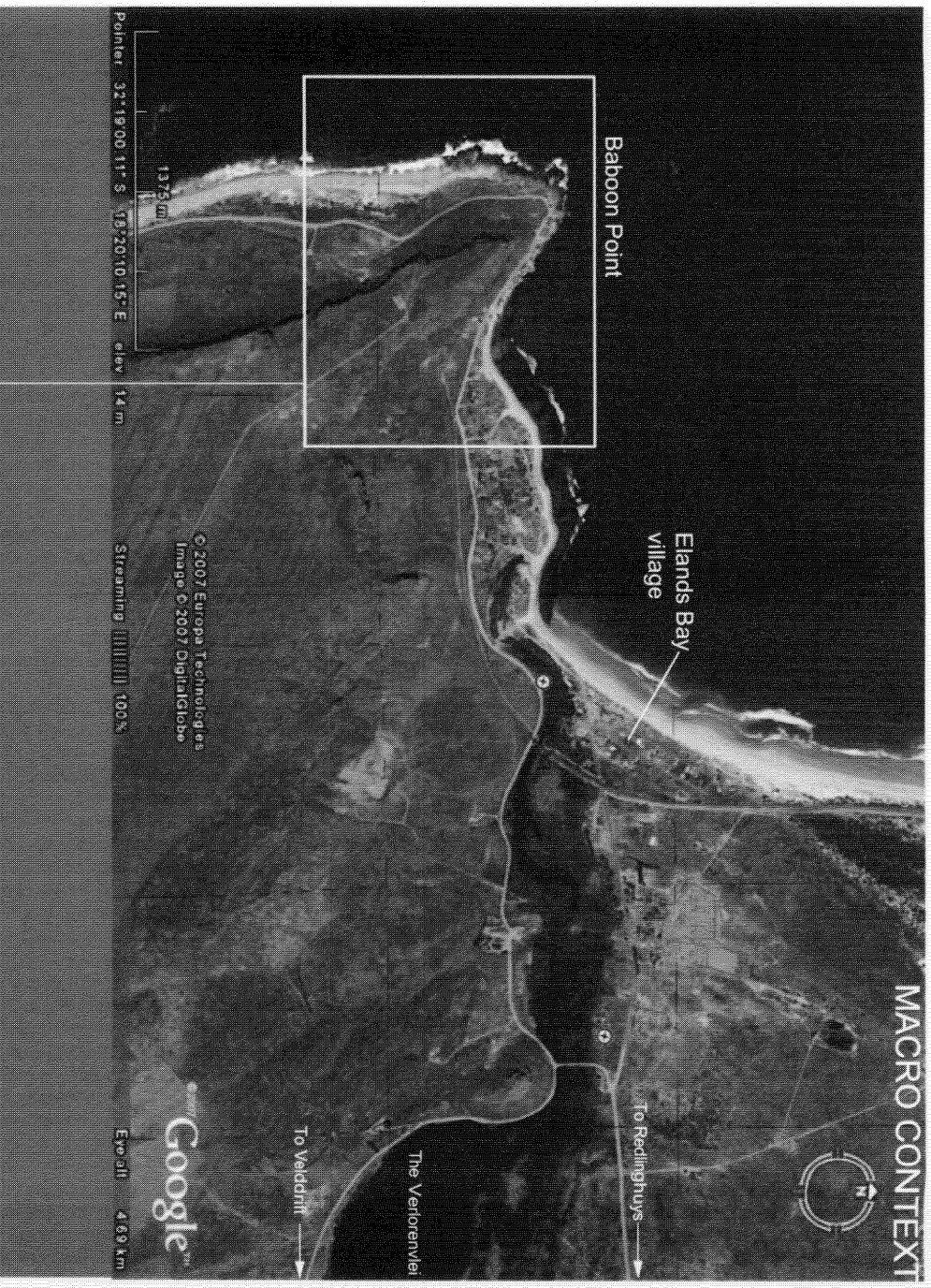
Google Earth Aerial Images of St Elands Bay: latest update: 2006.

Surveyor General: Chief Directorate Surveys and Mapping

Aerial Survey of Baboon Point, 1942

Vroom & Associates:

Site Survey Erf 64, 65, 66 & 67 Elands Bay



SITE LOCATION PLANS

DIAGRAM 1

BABOON POINT ELANDS BAY



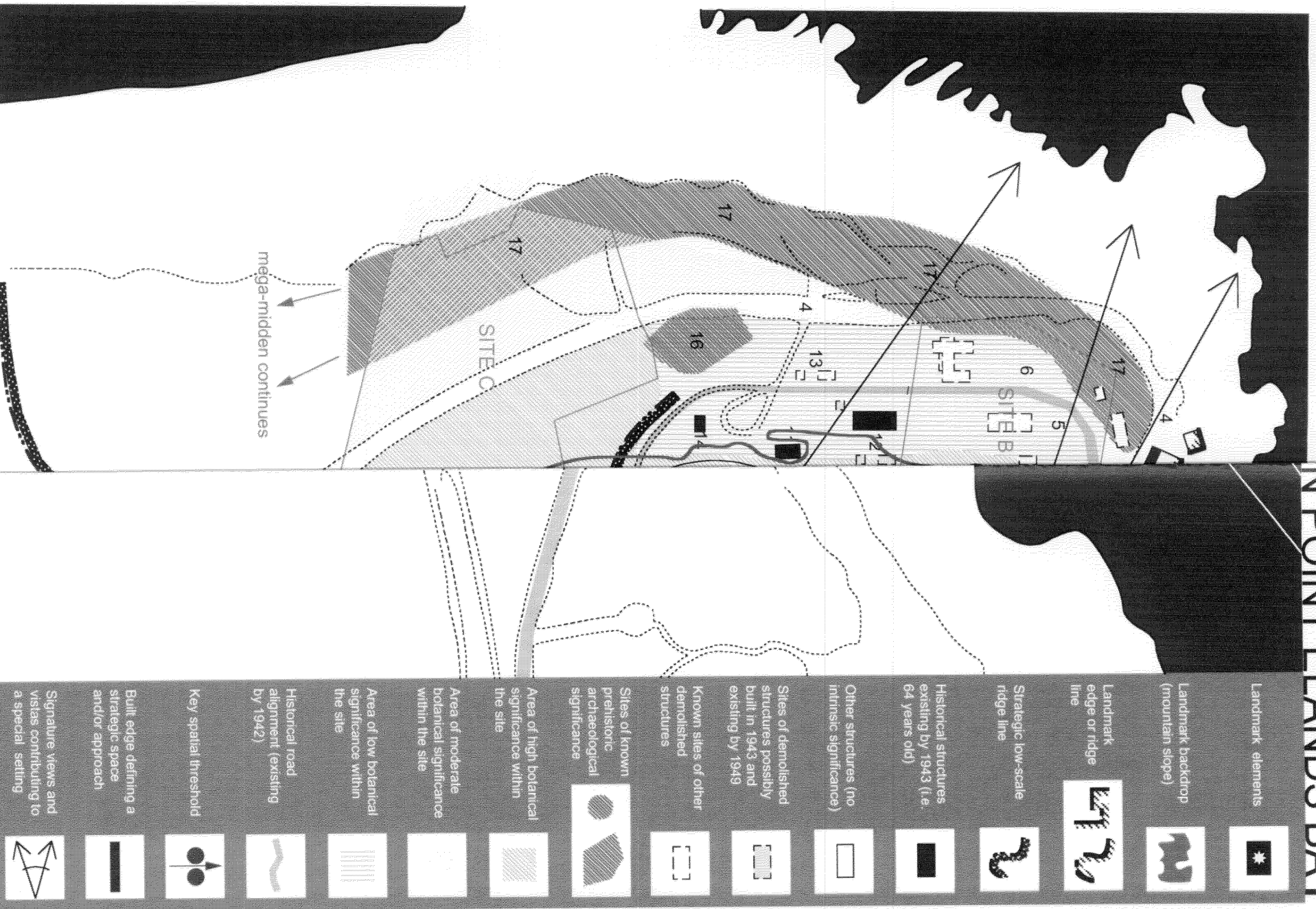
- 1 Elands Fisheries buildings (off the site)
- 2 Public slipway (off the site)
- 3 Elands Fisheries buildings (off the site)
- 4 Existing road from Elands Bay to Dwaarskroos
- 5 Demolished building platform
- 6 Concrete platforms & septic tank
- 7 Elands Bay Open archaeological site (surrounded by additional sites: see Diagram 3)
- 8 Water storage tank
- 9 WW2 radar central operations building
- 10 WW2 radar gantry
- 11 WW2 quarters (possibly for officers)
- 12 WW2 barracks with demolished building platforms on east side
- 13 Demolished building platforms
- 14 WW2 radar station diesel generator room
- 15 Elands Cave archaeological site
- 16 Borrow Pit Midden & Later Stone Age archaeological site
- 17 Cape Desecra Midden (megamidden) archaeological site (extent southwards not fully determined)
- 18 Hailstorm Midden archaeological site
- 19 'Cave 3' archaeological site
- 20 Microwave mast



IDENTIFICATION OF COMPONENTS & ELEMENTS

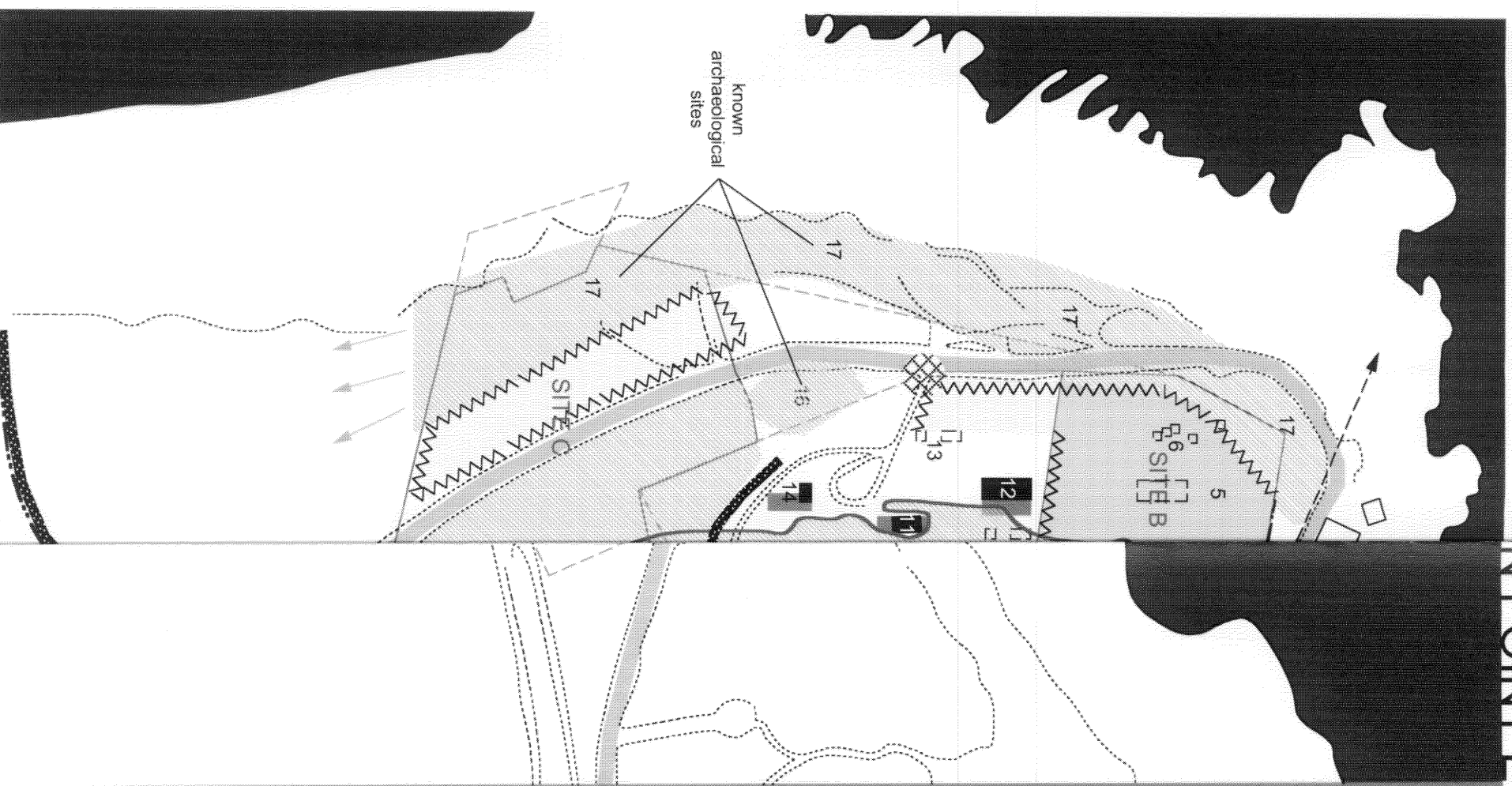
IMMEDIATE CONTEXT DIAGRAM 2

IN POINT ELANDS BAY



SIGNIFICANT SITES & SCONTEXT **DIAGRAM 3**

N POINT ELANDS BAY

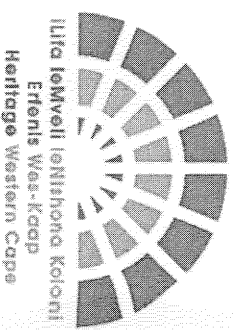


No-go areas for future development	
Potential area for intermediate scale development (not a development footprint) subject to VIA	
Possible area for low-scale development subject to VIA	
Possible area for very sparse low-scale development subject to VIA	
Structures that should be retained, refurbished and/or possibly extended	
Structures or remains of structures that could be removed	
Edge with space-defining potential	
Soft, permeable edge	
Controlled view opportunity	
Potential axial relationship	
Edge with focal potential	
Place with gateway potential	
Road alignment to be retained	
Strategic coastal terrace ridge line serving as screening feature	
Edge of proposed development site (Sites A, B & C)	
Contour marking the 'edge' of the steep slope (1:4)	

DESIGN INFORMANTS: CONTEXT **DIAGRAM 4**

Annexure 1

APM Response to the NID dated 15 June 2007



Our Ref: C13/3/6/1/1/1/C2
Enquiries: Ndukuyakhe Ndlovu
Tel: 021 483 9685
Email: mdlovu@pgwc.gov.za

Cape Town, 15 June 2007

Mr. G. Jacobs
8 Fontein Street, Darling, 7345

Dear Mr. Jacobs,

**RE: PROPOSED RESIDENTIAL DEVELOPMENT, PORTION 4 OF
VERLORENVLEI FARM NO. 8, REMAINDER OF Erf 66, Erf 65, ELANDS BAY,
CEDERBERG MAGISTERIAL DISTRICT**

The Archaeology, Palaeontology and Meteorites (APM) Committee of the Western Cape Provincial Heritage Resources Authority, Heritage Western Cape (HWC), at a meeting held on 05 June 2007, discussed the Notification of Intend to Develop (NID) form for the proposed residential development.

The following was noted:

1. The proposed development involves three sites (Site A, B and C). There would be 25, 18 and 32 erven respectively. The total property is about 21 ha.
2. Rezoning of the land is part of the application. Remainder of Erf 66 and Portion 4 of Verlorenvlei Farm no. 8 from Agricultural Zone 1 to subdivisioal Area for Residential purposes. Erf 65 would be rezoned from Industrial Zone 1 to subdivisioal area for residential purposes.
3. The area has, in terms of Section 29 of the National Heritage Resources Act, been provisionally declared as a Provincial Heritage Site (PHS). A nomination document has been circulated to all stakeholders for comment.
4. A Heritage Impact Assessment (HIA) would be undertaken. Archaeological Impact Assessment (AIA) would be part of the HIA.

From the APM Committee area of competency, the following was decided:

1. Attention should be drawn to the apparent under evaluation of the cultural landscape by listing a NO on Pages 9 of the NID Form (2nd row) and Pages 16 and 17 on the DEA&DP form with reference to culture and scenic routes. This can also be considered to be in contrast with statements made in other sections of the NID and the DEA&DP form.
2. The Built Environment and Landscape Committee (BELCOM) must review the NID form as well for their input.

Kind regards,

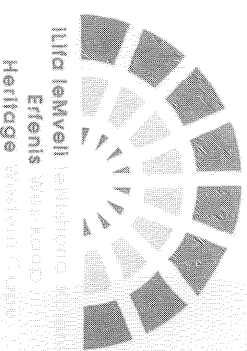
Ndukuyakhe Ndlovu
Senior Heritage Officer: Archaeologist

www.capegateway.gov.za/culture_sport

Annexure 2

Belcom Response to the NID dated 31 May 2007

Our Reference: **HM/ELANDS BAY / ERF 66**
Enquiries: M Abrahams
e-mail: muabrahama@pgwc.gov.za
31-05-07



Heritage Western Cape hereby notifies:

Graham Jacobs
8 Fontein Street Darling 7345

RECORD OF DECISION
Heritage Western Cape Built Environment and Landscapes Committee

**of its decisions, comments and recommendations in terms of
Section 38(8) of the National Heritage Resources Act, 1999 (Act 25 of 1999)**

For: Proposed residential development.

At: Baboon Point Elands Bay

DECISIONS, COMMENTS AND RECOMMENDATIONS:

The committee decided that the HIA to be carried out by Graham Jacobs, although a component of an EIA, should be comprehensive and satisfy all of the requirements of Section 38(3) and also that the following be satisfied:

- that a range of alternate subdivision and development options (including a no-build option) be considered and assessed, particularly in view of the fact that the nomination motivation proposed that a considerable part of the site be designated as a PHS;
- that the visual impact of the proposed subdivisions (and alternates) and development be assessed, giving particular attention to:
- views from Elands Bay and the backdrop of the Bobbejaansberg;
- the contextual and environmental appropriateness of the each of the development sites;
- the impacts of development on each of the sites on the landmark, even iconic, quality of the Bobbejaansberg when viewed from all sides including the sea;
- the impacts the proposed dwellings (and any ancillary buildings) with particular attention to scale and massing, roof shapes and landscaping;

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- that the integration of landscaping (including road surfaces, boundary definitions, security and lighting) of the development alternatives be designed to mitigate any potential negative impacts and be assessed;
- that the many impacts of the proposal and alternatives on the highly significant archaeological resources and any other heritage resources and their meaning be addressed, assessed and, if possible, mitigated; and
- that the impacts of the proposed development (and any alternatives) on the significance of the heritage resources listed in the motivation for the nomination as a PHS be carefully assessed and any adverse impacts be mitigated.

Please feel free to contact this office for any other information.

Yours faithfully



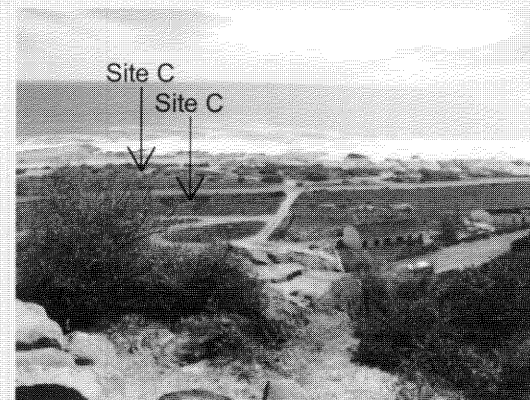
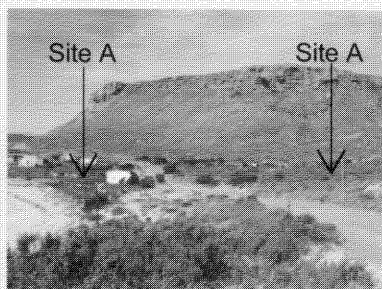
Mu-Ammar Abrahams
for **Accounting Officer: Heritage Resource Management Service**

Annexure 3

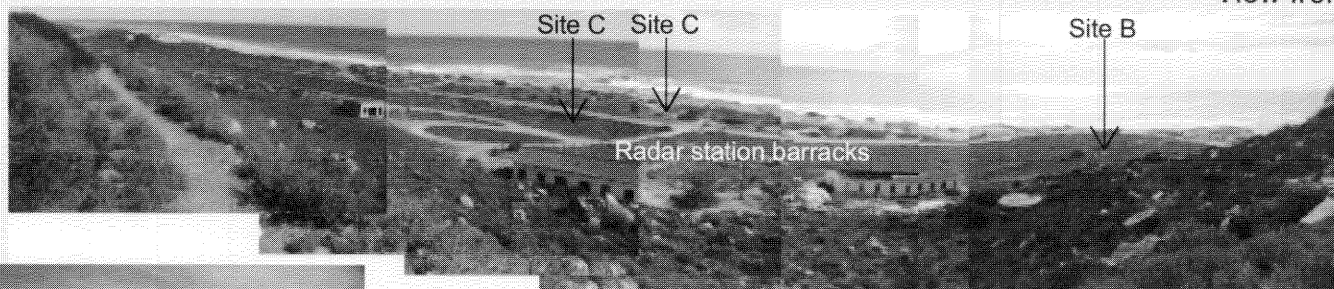
Photographic images of the site



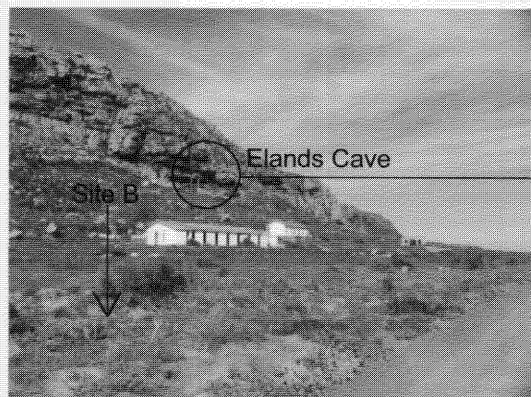
View eastward towards Site A



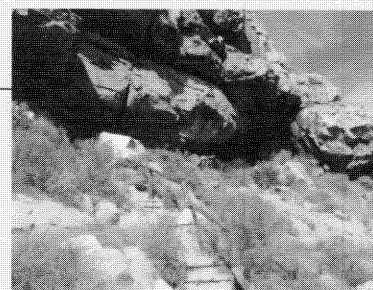
View from Elands Cave



Panorama from Elands Cave



View across Site B to Elands Cave



Elands Cave



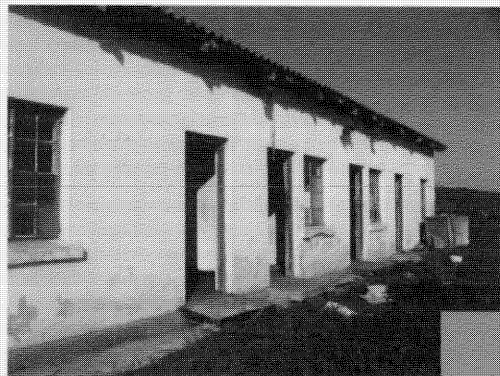
Radar station and mast

FIGURE 1

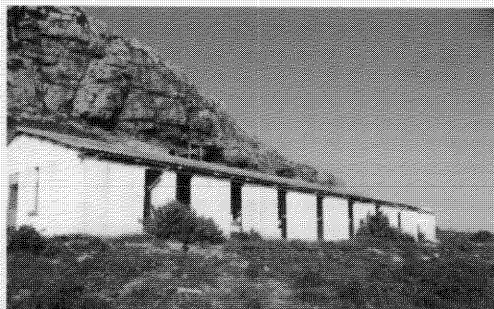
PTN 4, VERLORENVLEI FARM NO 8, REM ERF 66, & ERF 66 ELANDS BAY
HIA STAGE 1: GENERAL VIEWS OF SITES A, B & C

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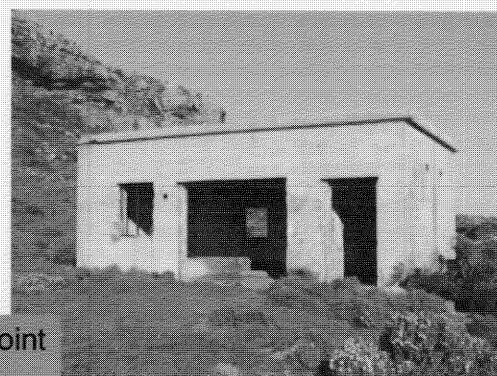




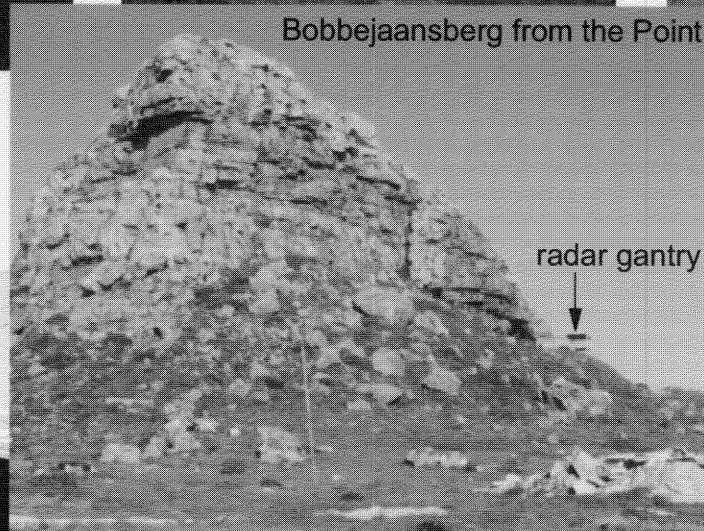
Radar barracks buildings
(above & centre)



Bobbejaansberg from the Point



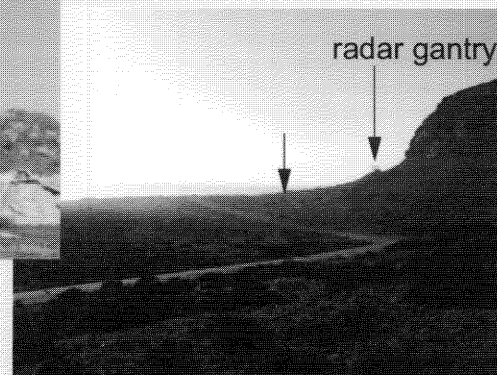
Radar station generator building
(above)



radar gantry



Elandia fish factory along approach
to the Point (above) & from the Point
looking east (right)



radar gantry

Coastline approach from the south
showing ridge (arrowed left)
screening Site C (above)

FIGURE 2

PTN 4, VERLORENVLEI FARM NO 8, REM ERF 66, & ERF 66 ELANDS BAY

HIA STAGE 1: GENERAL VIEWS OF THE SITE

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