

**PHASE 1 ARCHAEOLOGICAL IMPACT ASSESSMENT
PROPOSED DEVELOPMENT
DUINEPOS CHALETS
WEST COAST NATIONAL PARK**

Prepared for

AFRICAN DEVELOPMENT OPTIONS

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**JANUARY
2007**

Executive summary

African Development Options requested that the Agency for Cultural Resource Management conduct a Phase 1 Archaeological Impact Assessment for a proposed development at Duinepos in the West Coast National Park (WCNP).

The proposed development entails the construction of an office/reception building, four new accommodation units, a swimming pool, a septic tank and connecting line, parking and paths.

With the exception of the proposed four new houses, all new structures will be on the existing developed footprint.

The proposed development forms part of Phase 2 of the existing Duinepos facility, which is a community based tourism facility within the WCNP.

The aim of the study is to locate and map archaeological heritage sites and remains that may be negatively impacted by the planning, construction and implementation of the proposed project, to assess the significance of the potential impacts and to propose measures to mitigate against the impacts.

A Notification of Intent to Develop (NID) checklist has also been completed by the archaeologist and submitted to the Built Environment and Landscape Committee (BELCOM) of Heritage Western Cape.

No pre-colonial archaeological heritage remains were located on the 1.5 ha site, most of which has already been developed. The proposed four new chalets will be located alongside the existing development, within an area measuring less than 0.5 ha in extent.

A fossil bone; the distal humerus of a Black Rhinoceros (Diceros Bicornis) was, however, documented on the surface of the proposed development footprint.

According to Dr Pippa Haarhof of the West Coast Fossil Park in Langebaanweg, and research archaeologist Mr Andrew Kandel, currently working in the nearby Geelbek dunes, the isolated find is not considered to be of major importance, but its occurrence is however noted.

The Phase 1 Archaeological Impact Assessment has identified no significant impacts to pre-colonial archaeological material that will need to be mitigated prior to the proposed development activities.

Important vertebrate fossils (and possibly Stone Age tools) may however, be uncovered, should excavations expose underlying limestone or associated sediments.

Unmarked human burials may also be uncovered during earthmoving operations.

No excavation is
to
commence.

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1. INTRODUCTION

1.1 Background and brief

African Development Options requested that the Agency for Cultural Resource Management conduct a Phase 1 Archaeological Impact Assessment for a proposed new development at Duinepos in the West Coast National Park (WCNP), in the Western Cape Province.

The proposed development involves the construction of an office/reception building (approximately 80 m²), four new houses (approximately 70 m² each), a swimming pool, a septic tank and connecting line of approx 130 m, parking and paths.

With the exception of the proposed four new houses, all new structures will be on the existing developed footprint.

The proposed development forms part of Phase 2 of the existing Duinepos facility which is a community based tourism facility within the WCNP

The extent of the proposed development (about 1.55 ha) falls within the requirements for an archaeological impact assessment as required by Section 38 of the South African Heritage Resources Act (No. 25 of 1999).

The aim of the study is to locate and map archaeological heritage sites and remains that may be negatively impacted by the planning, construction and implementation of the proposed project, to assess the significance of the potential impacts and to propose measures to mitigate against the impacts.

A Notification of Intent to Develop (NID) checklist has also been completed by the archaeologist and submitted to the Built Environment and Landscape Committee (BELCOM) of Heritage Western Cape.

2. TERMS OF REFERENCE

The terms of reference for the archaeological study were:

- to determine whether there are likely to be any archaeological sites of significance within the proposed site;
- to identify and map any sites of archaeological significance within the proposed site;
- to assess the sensitivity and conservation significance of archaeological sites within the proposed site;
- to assess the status and significance of any impacts resulting from the proposed development, and
- to identify mitigatory measures to protect and maintain any valuable archaeological sites that may exist within the proposed site

3. THE STUDY SITE

A locality map is illustrated in Figure 1.

An aerial photograph of the study site is illustrated in Figure 2.

Duinepos is located in the West Coast National Park about 16 kms south of Langebaan in the Western Cape Province. The site is located on the eastern shore of the park, about 500 m from the tar road and directly opposite Geelbek Environment Centre.

The existing Duinepos facility (comprising eight accommodation units with service infrastructure) was built in 1991 and was previously used as staff housing for National Park employees (Figures 3 & 4). It was unused for five years from 1999-2004. In 2005, it was restored and developed for tourist accommodation as part of a community based tourism project. The facility is surrounded by natural vegetation (Figures 5-8). With the exception of the proposed new houses, the proposed reception building, swimming pool, parking paths and service infrastructure will be located within the existing developed footprint.



Figure 1. Site locality (3317 BB Saldanha Bay)

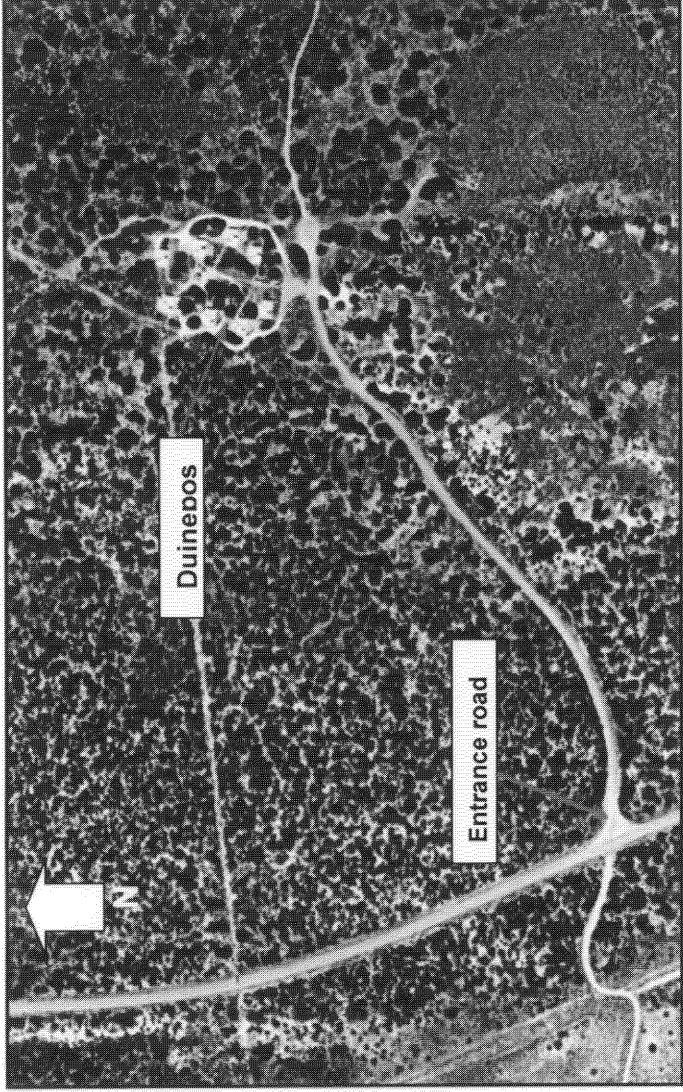


Figure 2. Aerial photograph of the study site



Figure 3. The existing Duinepos facility

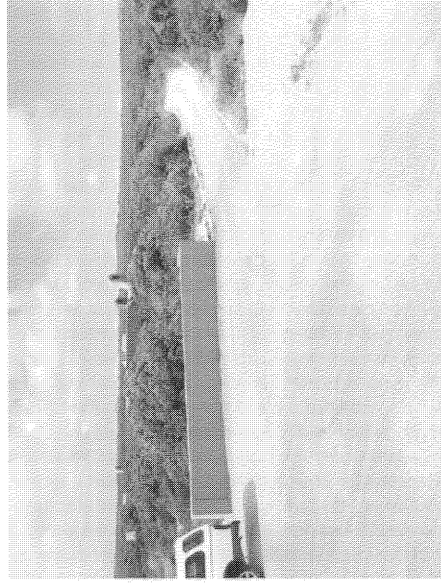


Figure 4. The existing Duinepos facility

Figure 6. View of the site (for the proposed four new houses) facing south east

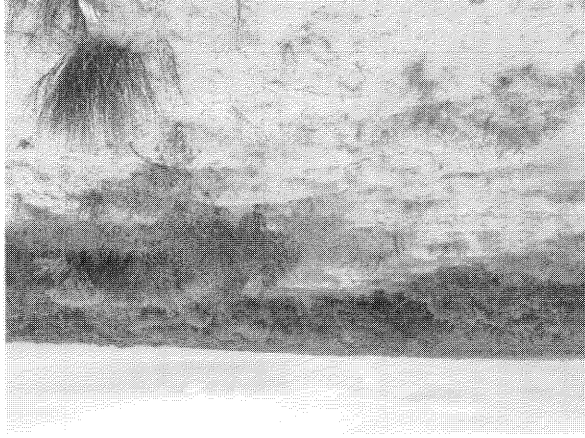


Figure 5. View of the site (for the proposed four new houses) facing north east



Figure 8. The proposed four new houses will be built in open spaces among the bushes

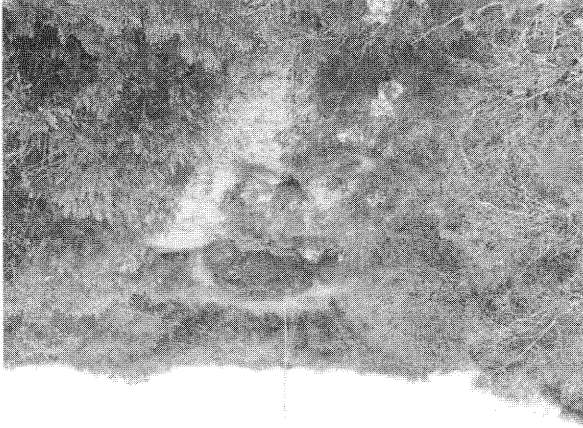
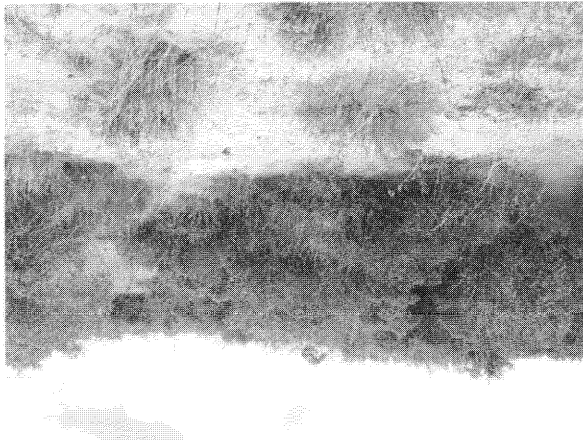


Figure 7. The proposed four new houses will be built in open spaces among the bushes



4. APPROACH TO THE STUDY

4.1 Method of survey

The approach followed in the archaeological study entailed a foot survey of the Duinepos site, with the focus being on the footprint for the proposed four new houses. The proposed houses will be located alongside (i.e. immediately east of) the existing Duinepos facility within an area measuring less than 0.5 ha in extent (refer to Figures 5 & 6 4). No new roads will be built.

The site visit and assessment took place on the 23rd of January 2007.

A desktop study was undertaken.

4.2 Constraints and limitations

Although the footprint (less than 0.5 ha in extent) for the four new houses is located within fairly thick natural veld, there were no constraints or limitations associated with the proposed project, as large open spaces do occur.

4.3 Identification of potential risks

Important vertebrate (fossil) bone and Stone Age tools may be uncovered during bulk earthworks and excavations

Unmarked human remains may also be uncovered or exposed during earthworks.

4.3 Results of the desk to study

Research has shown that many archaeological sites occur on the western shore of the Langebaan Lagoon, at Posiberg, Kreefbaai, Kraalbaai and Stofbergfontein (Kaplan 1993). A recent study has located well preserved shell midden deposits, stone tools and pottery at Preekstoel (Kaplan 2005) and Kraalbaai (Kaplan 2006).

On the western shore, archaeological excavations at Posberg Nature Reserve (Smith et al 1992:36), gives a broad picture of aboriginal material culture and economic remains within the past 1000 years in the area.

Excavations at Oudepost I, a 17th century Dutch colonial outpost at Kraalbaai has also provided evidence for interaction between soldiers at the small garrison and local Khoi pastoralists more than 300 years ago (Schrire 1992).

More recently, 120 000 year old footprints were discovered in ancient fossil dunes at Kraalbaai (Roberts 1996), among the oldest modern human footprints in the world.

At the southern most point of the Lagoon, Later Stone Age and Middle Stone Age sites with faunal remains occur in the deflation bays of the Geelbek Dune system, only about 1.5 km east of the Duinepos facility (Conard et al 1999).

It is also well established that vertebrate fossils and archaeological occurrences in the Langebaan Limestone (calcrete) formations and associated deposits in the region are extremely valuable sources of information on the sedimentary, chronological, palaeoenvironmental and palaeoecological context of the development of modern human behaviour during the Middle Stone Age (MSA) and perhaps even the Early Stone Age (ESA) (Avery 1997).

The reasons for the abundance of fossil archaeological and palaeontological remains in the Langebaan area is in part related to the highly calcareous character of the aeolianites (fossil dunes) and shallow marine sediments. Bones and implements are readily preserved by the rapid carbonate cementation of the strata in which they become entombed.

5. LEGISLATIVE REQUIREMENTS

The following section provides a brief overview of the relevant legislation with regard to the archaeology of Duinepos.

5.1 The National Heritage Resources Act (Act No. 25 of 1999)

The National Heritage Resources (NHR) Act requires that "...any development or other activity which will change the character of a site exceeding 5 000m², or the rezoning or change of land use of a site exceeding 10 000 m², requires an archaeological impact assessment"

The relevant sections of the Act are briefly outlined below.

5.2 Archaeology (Section 35 (4))

Section 35 (4) of the NHR stipulates that no person may, without a permit issued by HWC, destroy, damage, excavate, alter or remove from its original position, or collect, any archaeological material or object.

5.3 Burial grounds and graves (Section 36 (3))

Section 36 (3) of the HHR stipulates that no person may, without a permit issued by the South African Heritage Resources Agency (SAHRA), destroy, damage, alter, exhume or remove from its original position or otherwise disturb any grave or burial ground older than 60 years, which is situated outside a formal cemetery administered by a local authority.

6. FINDINGS

No pre-colonial archaeological heritage remains were located on the 1.5 ha site, most of which has already been developed.

A single, large fossil bone, identified by Dr Pippa Haarhof of the West Coast Fossil Park in Langebaanweg, as possibly the distal humerus of a Black Rhinoceros (Diceros Bicornis) was, however, documented in an open patch of wind blown sand on the surface of the proposed development footprint (Figure 9). No other fossil bone was found lying around, despite a detailed search of the surrounding area. A GPS co-ordinate for the site is S° 33 11 685 E° 18 08 328 on map datum wgs 84.

According to both Dr Haarhof and research archaeologist Mr Andrew Kandel, currently working in the nearby Geelbek dunes, the isolated find is not considered to be of major importance, but its occurrence is however noted. According to Mr Kandel (pers. comm.) it is not surprising that such a find was made as Duinepos falls within the area known as the Geelbek system. The area has been subject, over many thousand of years, to dune built up, erosion and deflation. Many fossil bones and stone artefacts from the Middle Stone Age (between 200 000 and 20 000 years ago) have been exposed and are visible on calcrete surfaces in the nearby dunes.

Both Dr Haarhof and Mr Kandel (pers. comm.) has indicated that there is the very real possibility of additional fossil bone (and possibly Stone Age tools) being uncovered or exposed during the Construction Phase of the proposed project.



Figure 9. Distal humerus of possibly a Black Rhinoceros. Scale is in cm

7. IMPACT STATEMENT

The Phase 1 Archaeological Impact Assessment has identified no significant impacts to pre-colonial archaeological material that will need to be mitigated prior to the proposed development activities.

Important vertebrate fossils (and possibly Stone Age tools) may, however, be exposed or uncovered during the Construction Phase of the proposed project.

Unmarked human burials may also be uncovered during earthmoving operations.

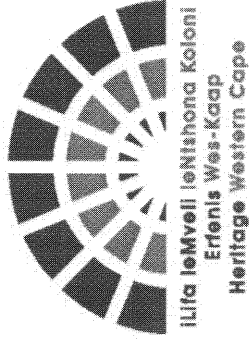
8. RECOMMENDATIONS

With regard to the proposed Duinepos development in the West Coast National Park, the following recommendations are made.

- Monitoring of bulk earthworks must be undertaken during the Construction Phase of the proposed project. Mr Kandel (currently based at Iziko: SA Museum) has offered his professional services in order train someone in what to look out for in the event of any fossil material being uncovered during earthmoving operations
- Fossil material that is uncovered could possibly be used for a display at the planned new development. Mr Kandel has offered his services to help with such an educational project. Permission for such a display would have to be obtained from Heritage Western Cape, the delegated provincial heritage authority.
- Should any unmarked human remains be disturbed, exposed or uncovered during earthworks, these should immediately be reported to the South African Heritage Resources Agency (Mrs Mary Leslie 462 4502), or Heritage Western Cape (Mr. N. Ndlovu 483 9687).

9. REFERENCES

- Avery, G. 1997. Alpha Saldanha Cement Project: archaeological potential of limestone and other calcareous deposits. Report prepared for Mark Wood Consultants.
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- Schrire, C. 1992. The historical archaeology of the impact of colonialism in 17th-century South Africa. *Antiquity* 62:214-225
- Smith, A.B., Sadr, K., Gribble, J. & Yates, R. 1992. Witklip and Posberg Reserve. In: *Guide to archaeological sites in the South Western Cape*. Edited by A.B. Smith and B. Muti. 31-40.



Our Ref: C13/3/6/2/1/1/1/C4
Enquiries: Ndukuyakhe Ndlovu
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Email: ndlovu@pgwc.gov.za

Cape Town, 06 March 2007

Mr. J. Kaplan
P. O. Box 159
Riebeeck
7306

acrm@waccess.co.za

Dear Mr. Kaplan,

Re: PHASE 1 AIA – PROPOSED DEVELOPMENT, DUINEPOS CHALETS, WEST COAST NATIONAL PARK

The Archaeology, Palaeontology and Meteorites (APM) Committee of the Western Cape Provincial Heritage Resources Authority, Heritage Western Cape (HWC), at a meeting held on 06 March 2007, discussed the Phase 1 Archaeological Impact Assessment (AIA) for the proposed development of Duinpos Chalets, West Coast National Park.

The following was noted:

- i) This was a poverty relief project from the Department of Environmental Affairs and Tourism (DEAT) to promote tourism and for social up-liftment.
- ii) The proposed development entails the construction of four new chalets (in addition to the existing ones), a swimming pool, a septic tank and connecting line of approximately 130m, parking and paths as well as an office/main reception complex.
- iii) There were no archaeological sites noted during the survey.
- iv) A single, large fossil bone, identified by Dr. Haarthof as the distal humerus of a Black Rhinoceros was found in the area.
- v) Dr. A. Kandel was willing to train someone to monitor the site during excavations.
- vi) It was suggested that fossils recovered might be used for display purposes.
- vii) A Notification of Intent to Develop (NID) was sent to Built Environment and Landscape staff and they have made their comment.

From the APM Committee area of competency, the following decisions were made.

- i) The recommendations in the report were endorsed.
- ii) A qualified archaeologist and palaeontologist must monitor all excavations. HWC must be informed on the appointment if such specialist. An archaeological permit would need to be applied for and a monitoring report must be provided at the end of monitoring.
- iii) The monitoring could be combined with a training programme.

www.capegateway.gov.za/culture_sport

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iv) In the event that human burials are uncovered or exposed during earthworks or excavations, they must be reported immediately to the South African Heritage Resources Agency (Att: Mrs M. Leslie or Mrs. C. Scheermeyer 021 462 4502) and Heritage Western Cape (Att: Ndukuyakhe Ndlovu 021 483 9685). An archaeologist will be required to remove the remains at the expense of the developer.

According to BELCOM, the applicant must ensure that the new buildings are placed in such a way that visual impacts are minimised. Natural vegetation should be used to screen the site as far as possible.

Yours faithfully



Ndukuyakhe Ndlovu
Senior Heritage Officer: Archaeologist

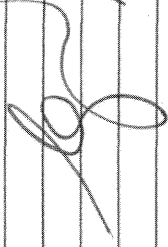
HERITAGE WESTERN CAPE
COMMENT SHEET

Ndubungyahu

I do not believe the new development will impact negatively on site. No further heritage studies (BF) would be require.

HOWEVER: (Condition)

The applicant should ensure that the new buildings should be placed in such a way that visual impacts are minimized. Natural vegetation should be used to screen the site as far as possible



14/2/2007

*Ndlovuyahle. 58 (8)
New Matter.
Nduka/Mo pass on to A. Kaplan*

Agency for Cultural Resource Management

Specialists in Archaeological Studies and Heritage Resource Management

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08 February, 2007

Mr Calvin van Wijk
Heritage Western Cape
Private Bag X 9067
Cape Town
8001

Dear Calvin

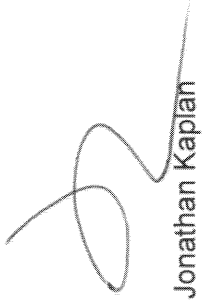
PROPOSED DEVELOPMENT DUINEPOS CHALETS, WEST COAST NATIONAL PARK

Dear Calvin

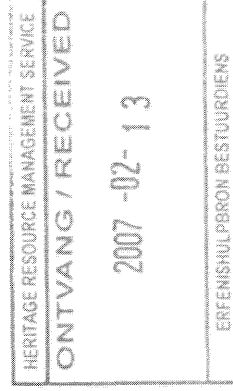
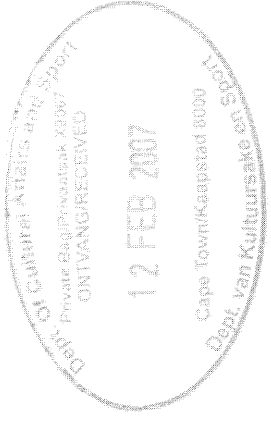
Please find the following

1. Notification to Heritage Western Cape of Intent to Develop – Checklist for the proposed development, including site layout, plans and concept drawings
 2. Report : Phase 1 Archaeological Impact Assessment Proposed development Duinepos Chalets West Coast National Park
- Please note that a copy of the Phase 1 report has also been sent to HWC – APM Committee (Att : Mr N. Ndlovu)

Yours sincerely



Jonathan Kaplan



Heritage Western Cape

Notification of Intent to Develop

Section 38 of the National Heritage Resources Act (Act No. 25, 1999)

Section 38 of the National Heritage Resources Act requires that any person who intends to undertake certain categories of development in the Western Cape (see Part 1) must notify Heritage Western Cape at the very earliest stage of initiating such a development and must furnish details of the location, nature and extent of the proposed development.

This form is designed to assist the developer to provide the necessary information to enable Heritage Western Cape to decide whether a Heritage Impact Assessment will be required.

Note: This form is to be completed when the proposed development does not fulfil the criteria for EIA as set out in the EIA regulations. It may be completed as part of the EIA process to assist in establishing the requirements of Heritage Western Cape with respect to the EIA.

1. It is recommended that the form be completed by a professional familiar with heritage conservation issues.
2. The completion of Section 7 by heritage specialists is not mandatory, but is recommended in order to expedite decision-making at notification stage.
3. Section 7.1 must be completed by a professional archaeologist or palaeontologist.
4. Section 7.2 must be completed by a professional heritage practitioner with skills and experience appropriate to the nature of the property and the development proposals.
5. Should Section 7 be completed, each page of the form must be signed by the archaeologist/palaeontologist and heritage practitioner
6. Additional information may be provided on separate sheets.
7. This form is available in electronic format so that it can be completed on computer.

FOR OFFICIAL USE

PART 1: BASE INFORMATION

1.1 PROPERTY	
Name of property	DUINEPOS CHALETS
Street address or location (e.g. off R44)	Situated in West Coast National Park, approximately 10 kms from R27 road between Cape Town and Veldriff
Erf or farm number/s	West Coast National Park
Town or District	Approx 16 kms south of Langebaan
Responsible Local Authority	West Coast District Municipality
Magisterial District	Malmesbury
Current use	Tourist accommodation
Current zoning	Nature conservation (National Park)
Predominant land use of surrounding properties	Nature conservation
Extent of the property	15 500 m2

1.2 CATEGORY OF DEVELOPMENT (S. 38 (1))	X	<i>Brief description of the nature and extent of the proposed development or activity (See also Part 3.1)</i>
1. Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length		Construction of the following additional structures as part of Phase 2 of the existing Duinepos facility, which is a community based tourism facility within the WCNP: office/reception building (approx 80 sq m), 4 new houses (approx 70 sq m each), swimming pool, septic tank and connecting line of approx 130 m, parking and paths. With exception of new houses, all new structures will be on existing developed footprint.
2. Construction of a bridge or similar structure exceeding 50 m in length		
3. Any development or activity that will change the character of a site--		
a) exceeding 5 000 m ² in extent		
b) involving three or more existing erven or subdivisions thereof		
c) involving three or more erven or divisions thereof which have been consolidated within the past five years		
4. Rezoning of a site exceeding 10 000 m ²		
5. Other (state)	X	

1.3 INITIATION STAGE OF PROPOSED DEVELOPMENT

Exploratory (e.g. viability study)		Notes:
Conceptual	X	
Outline proposals	X	
Draft / Sketch plans	X	
Other (state)		

PART 2: HERITAGE ISSUES

2.1 CONTEXT		<i>Brief description/explanation</i>
X	<i>(check box of all relevant categories)</i>	
	Urban environmental context	The Duinepos site (8 houses with service infrastructure) was previously used as staff housing for national park employees, built in 1991. Unused for 5 years from 1999-20004. Was restored to tourist accommodation as part of community based tourism project during 2005/6. Site is surrounded by natural vegetation, is approx 500 m from tar road and directly opposite Geelbek Environmental Centre in the WCNP
	Rural environmental context	
x	Natural environmental context	
Formal protection (NHRA)		
x	Is the property part of a protected area (S. 28)?	Situated within West Coast National Park (WCNP), near Geelbek, which is a declared national cultural-historic site
	Is the property part of a heritage area (S. 31)?	
Other		
x	Is the property near to or visible from any protected heritage sites?	Situated within West Coast National Park (WCNP), near Geelbek, which is a declared national cultural-historic site. It is not visible from Geelbek.
	Is the property part of a conservation area or special area in terms of the Zoning Scheme?	National Park
	Does the site form part of a historical settlement or townscape?	
	Does the site form part of a rural cultural landscape?	
	Does the site form part of a natural landscape of cultural significance?	Yes
x	Is the site within or adjacent to a scenic route?	See above
x	Is the property within or adjacent to any other area which has special environmental or heritage protection?	See above
X	Does the general context or any adjoining properties have cultural significance ¹ ?	See above

2.2 PROPERTY FEATURES AND CHARACTERISTICS		<i>Brief description</i>
X	<i>(check box if YES)</i>	
X	Has the site been previously cultivated or developed?	Previously staff village, now tourist accommodation facility
	Are there any significant landscape features on the property?	No – but site is part of the 'Geelbek system'
	Are there any sites or features of geological significance on the property?	Not in the immediate surrounding area
	Does the property have any rocky outcrops on it?	No
	Does the property have any fresh water sources (springs, streams, rivers) on or alongside it?	Not in the immediate surrounding area
	Does the property have any sea frontage?	

	Does the property form part of a coastal dune system?	No
	Are there any marine shell heaps or scatters on the property?	No
	Is the property or part thereof on land reclaimed from the sea?	No

2.3 HERITAGE RESOURCES² ON THE PROPERTY

X	(check box if present on the property)	Name / List / Brief description
Formal protections (NHRA)		
	National heritage site (S. 27)	No
	Provincial heritage site (S. 27)	No
	Provisional protection (s.29)	No
	Place listed in heritage register (S. 30)	No

General protections (NHRA)

	structures older than 60 years (S. 34)	No
	archaeological ³ site or material (S. 35)	No
	palaeontological ⁴ site or material (S. 35)	Yes – refer to specialist archaeologist report
	graves or burial grounds (S. 36)	No
	public monuments or memorials ⁵ (S. 37)	No

Other

	Any heritage resource identified in a heritage survey (state author and date of survey and survey grading/s)	Refer to archaeologist report (attached)
	Any other heritage resources (describe)	

2.4 PROPERTY HISTORY AND ASSOCIATIONS

X	(check box if YES)	Brief description/explanation
x	Provide a brief history of the property (e.g. when granted, previous owners and uses).	The Duinepos site (8 houses with service infrastructure) was previously used as staff housing for national park employees, built in 1991. Unused for 5 years from 1999-20004. Was restored to tourist accommodation as part of community based tourism project during 2005/6. Site is surrounded by natural vegetation, is approx 500 m from tar road and directly opposite Geelbek Environmental Centre in the WCNP
	Is the property associated with any important persons or groups?	No
	Is the property associated with any important events, activities or public memory?	No
	Does the property have any direct association with the history of slavery?	No
	Is the property associated with or used for living heritage ⁶ ?	No

Are there any oral traditions attached to the property?	No
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2.6 SUMMARY OF CULTURAL SIGNIFICANCE OF THE PROPERTY (OR ANY PART OF THE PROPERTY) (S. 3(3))		
X	<i>(check box of all relevant categories)</i>	<i>Brief description/explanation</i>
	Important in the community or pattern of South Africa's (or Western Cape's) history.	
x	Associated with the life or work of a person, group or organisation of importance in history.	Mr David Bester, one of the few top professional trackers in RSA lived at Duinepos when he was employed by SANParks. The trail leading from Duinepos into the Geelbek dunes was subsequently named after him.
	Associated with the history of slavery.	No
	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons	No
	Exhibits particular aesthetic characteristics valued by a community or cultural group	No
	Demonstrates a high degree of creative or technical achievement at a particular period	No
	Has potential to yield information that will contribute to an understanding of natural or cultural heritage	No
	Typical: Demonstrates the principal characteristics of a particular class of natural or cultural places	No
	Rare: Possesses uncommon, rare or endangered aspects of natural or cultural heritage	Unknown
Please provide a brief statement of significance		
The site does not embody any intrinsic heritage value, but is part of the Geelbek System, in which large numbers of fossil bone and Middle Stone Age material has been documented.		

PART 3: POTENTIAL IMPACT OF DEVELOPMENT

3.1 PROPOSED DEVELOPMENT	
Brief description of proposed development.	Construction of the following additional structures as part of phase 2 of the existing Duinepos facility, which is a community based tourism facility within the WCNP: office/reception building (approx 80 sq m), 4 new houses (approx 70 sq m each), swimming pool, septic tank and connecting line of approx 130 m, parking and paths. With exception of new houses, all new structures will be on existing developed footprint.
Monetary value.	R2.8m
Anticipated starting date.	Feb 2007
Anticipated duration of work.	10.5 months
Does it involve change in land use?	No
Extent of land coverage of the proposed development.	Total footprint of new structures is 930 m ² , total area of roads, paths and parking area is 2300 m ² . Total surface area of resort is 15 500 m ²

Does it require the provision of additional services? (e.g. roads, sewerage, water, electricity)	Additional services required is mainly upgrade of existing facilities. This include 1 additional septic tank (there are 3 already), connecting pipeline from septic tank to new houses of approx 130 m, paths from 4 new houses to link up with existing. Electricity is supplied to existing structures. Existing water supply will be augmented from new SANP water supply network.
Does it involve excavation or earth moving?	The building method will be in the form of sandbag structures. This does not require excavation of foundation trenches. The only excavations will be for the swimming pool and the septic tank and associated pipeline.
Does it involve landscaping?	Landscaping of the site will be undertaken in the form of replanting of all open spaces with indigenous plants occurring in the area, and providing visual screens between some houses.
Does it involve construction work?	Building of the above structures, using the sandbag method, and using local manual labour.
What is the total floor area?	Total footprint of new structures is 930 m2, total area of roads, paths and parking area is 2300 m2. Total surface area of resort is 15 500 m2
How many storeys including parking?	Single
What is the maximum height above natural ground level?	3.5m
3.2 POTENTIAL IMPACT	
What impact will the proposed development have on the heritage values of the context of the property? (e.g. visibility, change in character)	Zero visibility from road and Geelbek due to low lying features of the site. No change to character of the area.
Are any heritage resources listed in Part 2 affected by the proposed development? If so, how?	No
Please summarise any public/social benefits of the proposed development.	
<p>The Duinepos project is a community based tourism project, funded by DEAT as part of their poverty relief programme. Its objectives are to reduce poverty in the Langebaan area, develop alternative and sustainable development to compensate for the reduced access to marine living resources in the area, and to provide more direct and financial benefits for members of the Langebaan community from the West Coast National Park.</p> <p>The restoration of the Duinepos facility and the building of the new structures are done through employment of local unemployed persons from Langebaan. In the process they earn income for the period as well as receiving training and skills development. The primary beneficiaries of the project are three members of the PDI component of the Langebaan community who have been selected through an open and transparent process. They have received intensive training and skills development and own and manage the newly created tourism business, through a concession agreement with SANParks. They generate their own income from the business of direct benefit to themselves and their families, and also employ staff who benefit by the training received and the wages received. The community at large benefits by a percentage of the net profit of the business being paid to a community structure on an annual basis.</p>	

PART 4: POLICY, PLANNING AND LEGAL CONTEXT

X	<i>(check box if YES)</i>	<i>Details/explanation</i>
x	Does the proposed development conform with regional and local planning policies? (e.g. SDF, Sectoral Plans)	It conforms to the national park zoning scheme
	Does the development require any departures or consent use in terms of the Zoning Scheme?	No
	Has an application been submitted to the planning authority?	Pending
	Has their comment or approval been obtained? (attach copy)	No
	Is planning permission required for any subdivision or consolidation?	No
	Has an application been submitted to the planning authority?	Not yet
	Has their comment or approval been obtained? (attach copy)	No – but in principal it has support
	Are there title deed restrictions linked to the property?	No
	Does the property have any special conservation status?	Part of West Coast National Park
	Are there any other restrictions on the property?	No
x	Is the proposed development subject to the EIA regulations of the Environment Conservation Act (Act 73 of 1989)?	Yes
x	Has an application (or environmental checklist) been submitted to DECAS? What are the requirements of DECAS?	Submitted to DECAS and DEAT national, because it is situated in a national park. DEAT requires public scoping, and heritage report
x	At what stage in the IEM process is the application (scoping phase, EIA etc.)	Scoping
x	Has any assessment of the heritage impact of the proposed development been undertaken in terms of the EIA or planning process?	Refer to attached archaeologist report
x	Are any such studies currently being undertaken?	Refer to archaeology report
	Is approval from any other authority required?	
	Has permission for similar development on this site been refused by any authority in the past?	No
	Have interested and affected bodies have been consulted? Please list them and attach any responses.	

PART 5: APPLICANT DETAILS

REGISTERED PROPERTY OWNER		
Name	SANParks (Att: Mr Pierre Nel)	
Address	P O Box 25, Langebaan.7357	
Telephone	022 7722144	
Fax	022 7722607	
E-mail	pierren@sanparks.org	
Signature	Date	23 Jan 2007

DEVELOPER		
Name	African Development Options	
Address	P O Box 845, Langebaan. 7537	
Telephone	022 7722019	
Fax	022 7721631	
E-mail	Ado1@telkomsa.net	
Signature	Date	23 Jan 2007

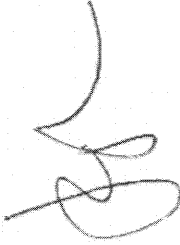
PERSON RESPONSIBLE FOR COMPLETING THE FORM		
Name	N D Geldenhuys	
Address	P O Box 845, Langebaan. 7537	
Telephone	022 7722019	
Fax	022 7721631	
E-mail	Ado1@telkomsa.net	
Field of expertise & qualifications	Environmental manager with DEAT for 20 years, general manager with SANP for 10 years. Environmental and sustainable development consultant for 4 years. M.Sc degree	
Signature	Date	23 Jan 2007

PART 6: ATTACHMENTS


x	Plan, aerial photo and/or orthophoto clearly showing location and context of property.
	Site plan or aerial photograph clearly indicating the position of all heritage resources and features.
x	Photographs of the site, showing its characteristics and heritage resources.
x	Relevant sketch proposals, development plans, architectural and engineering drawings and landscaping plans.
	Responses from other authorities.
	Responses from any interested and affected parties.
x	Any archaeological reports or other reports that may have been carried out on the property or properties within the immediate area.
	Any other pertinent information to assist with decision-making.

PART 7. RECOMMENDATIONS BY HERITAGE SPECIALISTS

It is recommended that this section be completed in order to expedite the approval process.

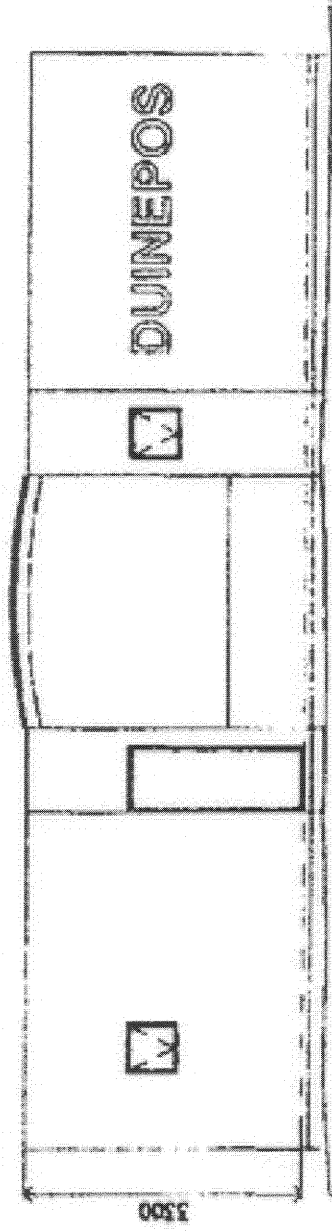
7.1 RECOMMENDATIONS OF ARCHAEOLOGIST/PALAEONTOLOGIST		
<i>Further investigation required</i>	<i>Yes/No</i>	<i>Describe issues and concerns</i>
Palaeontology	Yes	Monitoring to take place during Construction Phase of proposed project
Pre-colonial archaeology	Yes	Monitoring to take place during Construction Phase of proposed project
Historical archaeology	No	
Industrial archaeology	No	
No further archaeological or palaeontological investigations		
Other recommendations (use additional pages if necessary)		
<p>I have reviewed the property and the proposed development and this completed form and make the recommendations above.</p> <p>Name of Archaeologist/Palaeontologist Jonathan Kaplan.</p> <p>Qualifications, field of expertise MA (1989) Archaeology, Univ. of Cape Town. Stone Age.</p> <div style="text-align: center;">  </div> <p>Signature. _____ Date 03 February, 2007</p>		

7.2 RECOMMENDATIONS OF GENERALIST HERITAGE PRACTITIONER

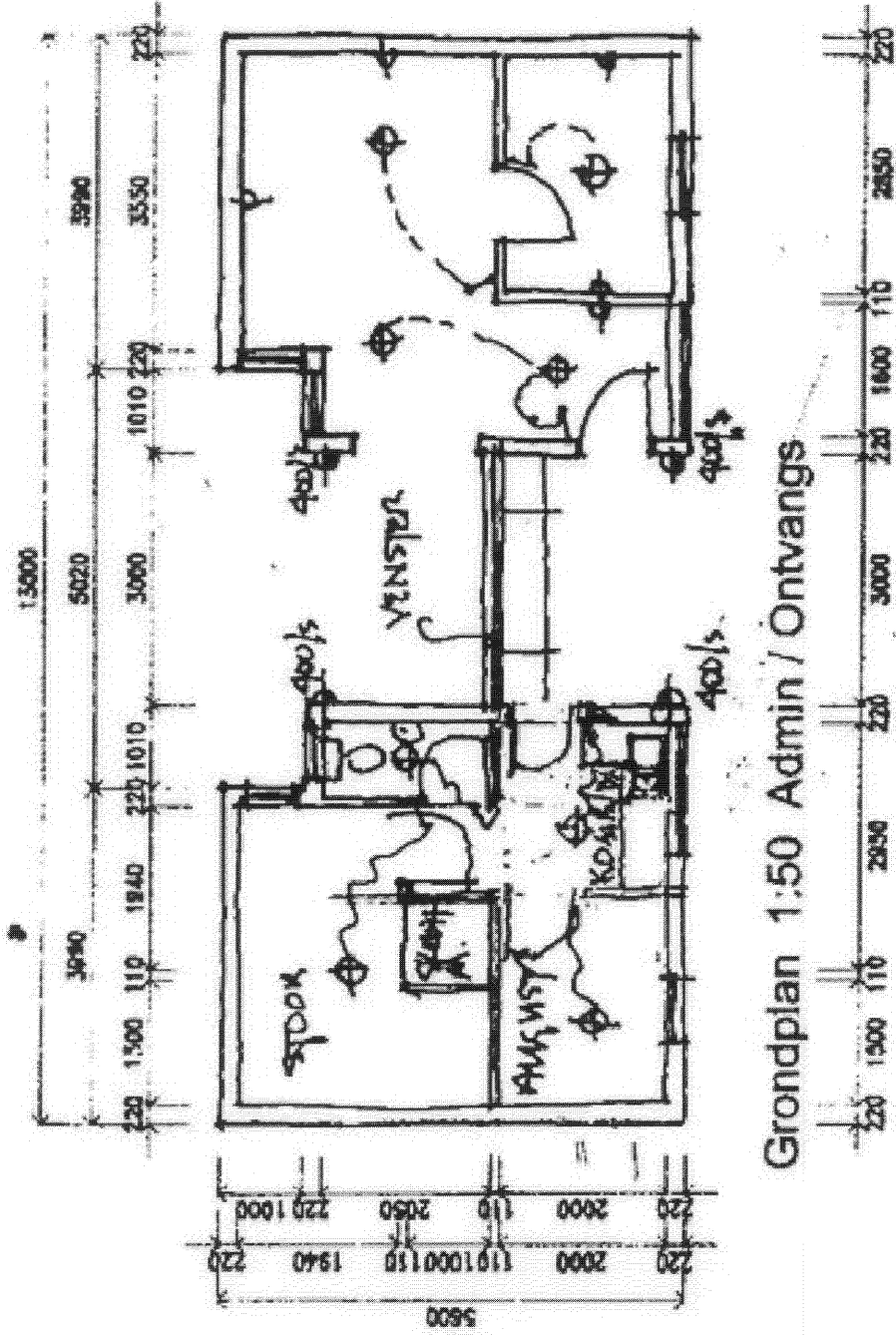
<i>Further investigation required</i>	<i>Yes/No</i>	<i>Describe issues and concerns</i>
Existing Conservation and Planning Documentation	No	
Planning	No	
Urban Design	No	
Built Environment	No	
Architecture	No	
Cultural Landscape	No	
Visual Impact	No	
History	No	
Archival	No	
Title Deeds Survey	No	
Published Information	No	
Oral History	No	
Social History	No	
Other specialist study (specify)		
Public Consultation		
Specialist Groups		
Neighbours		
Open House		
Public Meeting		
Public Advertisement		
Other		
No further specialist conservation studies required		
Heritage Impact Assessment required, to be co-ordinated by a generalist heritage practitioner	No	
Other recommendations (use additional pages if necessary)		
I have reviewed the property and the proposed development and this completed form and make the recommendations above.		
Name of Heritage Practitioner Jonathan Kaplan.		
Qualifications, field of expertise MA (1989) Archaeology. Univ. of Cape Town. Stone Age		
Signature.		
		..Date 03 February, 2007

Notes:

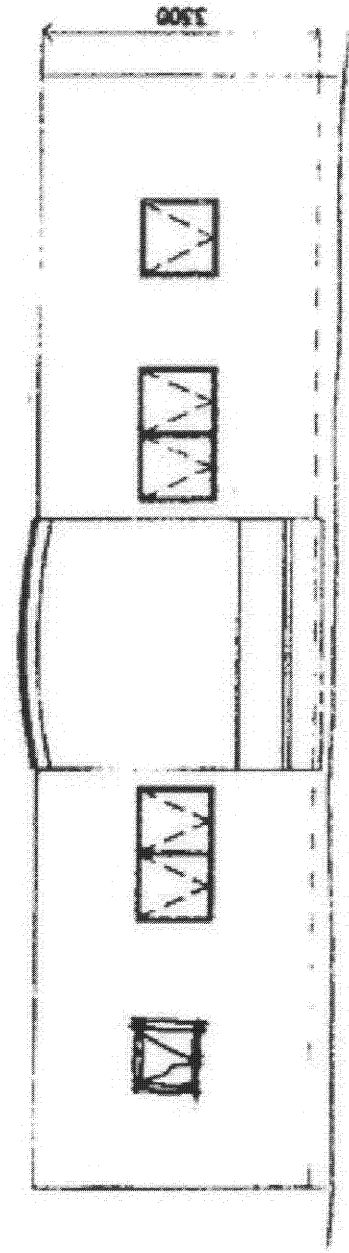
- 1 Cultural significance means aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance.
- 2 Heritage resource means any place or object of cultural significance.
"Place" includes –
 - (a) a site, area or region;
 - (b) a building or other structure which may include equipment, furniture, fittings and other articles associated with or connected with such building or other structure;
 - (c) a group of buildings or other structures [and associated equipment, fittings, etc];
 - (d) an open space, including a public square, street or park; and
 - (e) in relation to the management of a place, includes the immediate surroundings.
- 3 Archaeological means –
 - (a) material remains resulting from human activity which are in a state of disuse and are in or on land and which are older than 100 years, including artefacts, human and hominid remains and artificial features and structures;
 - (b) rock art, being any form of painting, engraving or other graphic representation on a fixed rock surface or loose rock or stone, which was executed by human agency and which is older than 100 years, including any area within 10m of such representation;
 - (c) wrecks, being any vessel or aircraft, or any part thereof, which was wrecked in South Africa or in the maritime zone of the Republic, any cargo, debris or artefacts found or associated therewith, which is older than 60 years or which Heritage Western Cape considers to be worthy of conservation; and
 - (d) features, structures and artefacts associated with military history which are older than 75 years and the site on which they are found.
- 4 Palaeontological means any fossilised remains or fossil trace of animals or plants which lived in the geological past, other than fossil fuels or fossiliferous rock intended for industrial use, and any site which contains such fossilised remains or trace.
- 5 Public monuments and memorials means all monuments and memorials –
 - (a) erected on land belonging to any branch of ... government or on land belonging to any organisation funded by or established in terms of the legislation of such a branch of government; or
 - (b) which were paid for by public subscription, government funds, or a public-spirited or military organisation, and are on land belonging to any private individual.
- 6 Living heritage means the intangible aspects of inherited culture, and may include cultural tradition, oral history, performance, ritual, popular memory, skills and techniques, indigenous knowledge systems and the holistic approach to nature, society and social relationships.



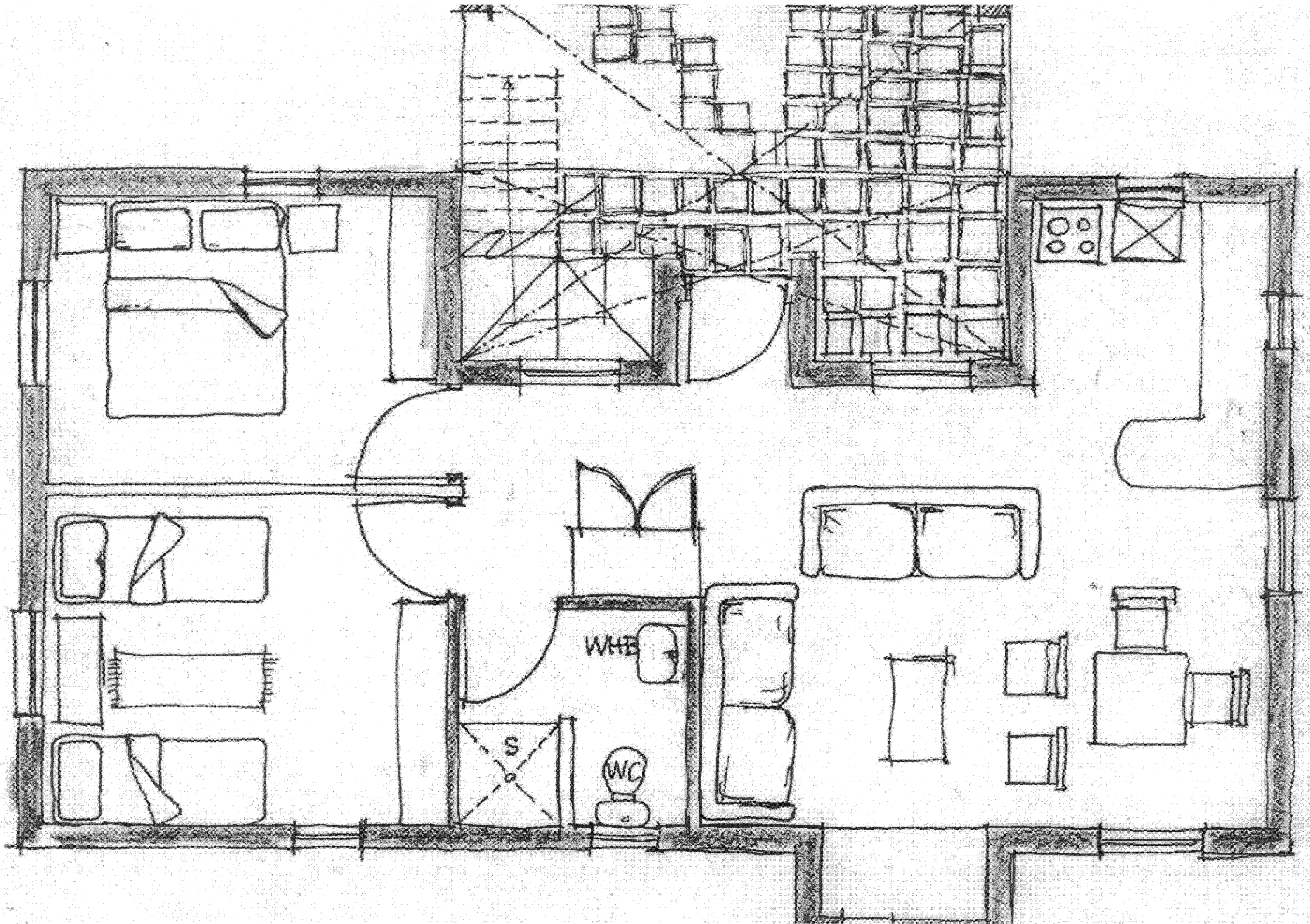
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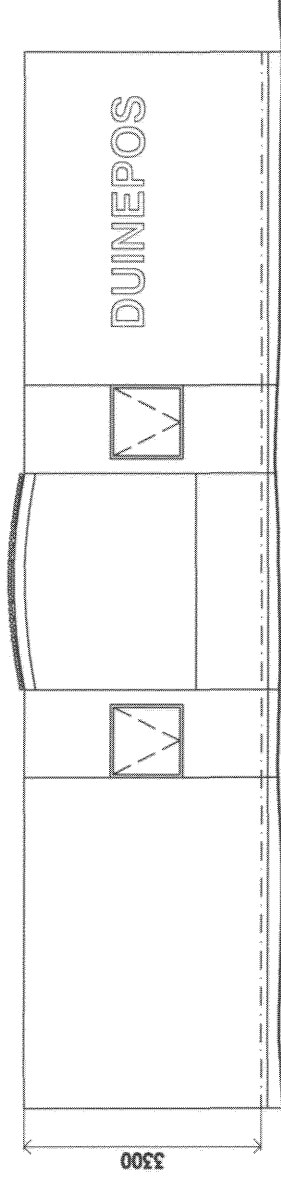


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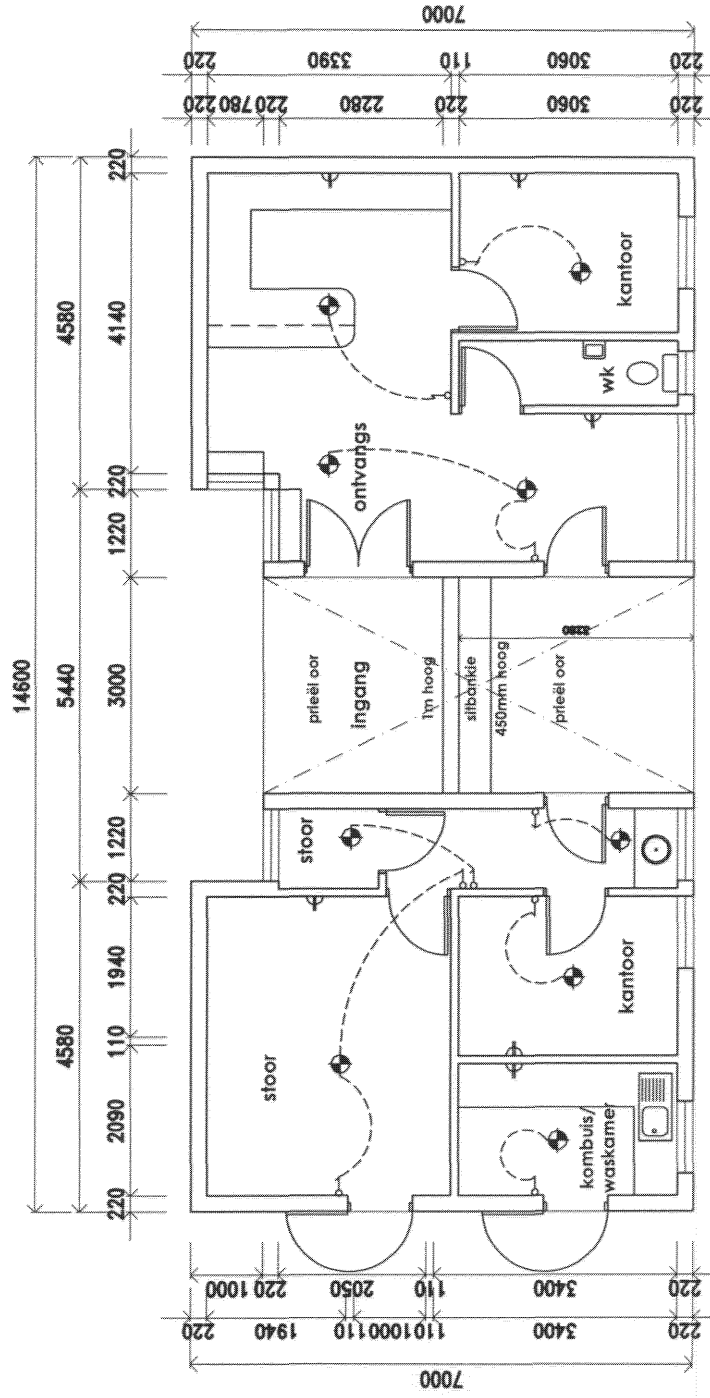


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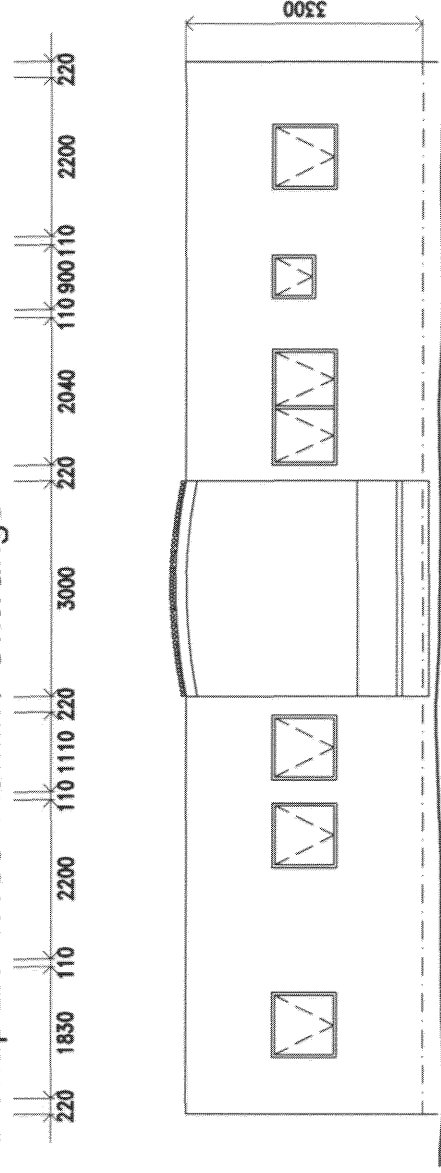




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Grondplan 1:100 Admin / Ontvangs



Binnehof 1:100 Admin

