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**HERITAGE IMPACT ASSESSMENT
PROPOSED DEVELOPMENT
OUBAAI GOLF ESTATE
GEORGE**

Prepared for

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By

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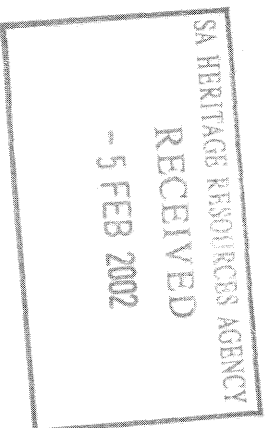
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**NOVEMBER
2001**



Executive summary

Significant heritage remains were located during a study of Oubaii, near George, on the southern Cape coast.

The proposed Oubaii project envisages a golf estate and mixed use development, comprising residential housing and recreational activities, on about 250 ha of mostly disturbed agricultural land.

An environmental centre is also planned.

Between 1852 and 1857, Oubaii, or Dutton's Cove as it was previously known, was the site of a small harbour to which goods for George were shipped and unloaded. The ships anchored out at sea and sent in longboats, which were unloaded by a series of winches.

The ringbolts used for securing the longboats, the old transport road to the harbour, and ruins of a stone building and terracing overlooking the cove, are all that remain.

The trawler Baywyke was also wrecked in Dutton's Cove.

In addition to these historical remains, large numbers of Stone Age tools were located, alongside the transport road leading to the steep coastal cliffs.

The relatively well preserved remains of an ancient shell midden were also found at the proposed whale viewing site overlooking the bay.

Present development on the property comprises a recent farmstead and outbuildings and labourers cottages. These buildings are not considered to be significant.

Two modern buildings, almost completely demolished, occur in some dense forest above the steep cliffs.

The archaeological and historical heritage of Oubaii is a sensitive fragile and non-renewable cultural resource. Land-use outside of the development 'envelope' must be controlled in order to minimise further damage to the cultural resources, by the integration of protective measures into the planning and development of the project.

There are exciting opportunities for integrating the cultural heritage (for example, the maritime and mercantile history of Dutton's Cove) of the site, with the overall development and management of the proposed project..

With regard to the proposed Oubaii Golf Estate development in George, the following heritage recommendations are therefore made.

1. A Heritage Management Plan (HMP) must be implemented. This will ensure the effective protection and sustainable development of cultural resources on the property. A HMP should be seen as an integral to the development of the project.

2. The shell midden at the proposed whale-watching site should be secured, stabilised and protected.

This could be done effectively with the sensitive use of signage and information boards.

Landscaping and replanting of vegetation could be also undertaken in order to protect the site.

3. A collection of Stone Age tools could be made and used for display and educational purposes in the proposed environment centre.
- Collection of archaeological material may not be undertaken without a permit issued by the South African Heritage Resources Agency.
4. Proposed plans to destroy the labourer's cottage must first be approved by the South African Heritage Resources Agency, for which a permit is required..

The above recommendations are subject to the approval of the South African Heritage Resources Agency.

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1. INTRODUCTION

Hilland Associates have requested the Agency for Cultural Resource Management to undertake a heritage impact assessment (HIA) of Oubai, in George, on the southern Cape coast.

The proposed Oubai project envisages a golf estate and mixed use development, comprising residential housing, and recreational activities such as mountain biking, horse and hiking trails, on about 250 ha of land.

An environmental education centre is also planned.

The aim of the study is to locate, identify and map archaeological and historical remains that may be negatively impacted by the proposed project, to propose measures to mitigate against the impact and to guide the development process.

1. 2. Terms of reference

The terms of reference for the HIA study were:

1. to determine whether there are likely to be any archaeological and historical sites of significance on the proposed site;
2. to identify and map any sites of archaeological and historical significance on the proposed site;
3. to assess the sensitivity and significance of archaeological and historical sites on the proposed site;
4. to assess the status and significance of any impacts resulting from the proposed development, and
5. to identify mitigatory measures to protect and maintain any valuable archaeological and historical sites that may exist.

2. THE STUDY SITE

The study site for the proposed project is illustrated in Figures 1 and 2.

The property, originally known as Buffelsfontein farm, is located between the mouth of the Gwaining River ("the place where crocodiles once walked") and Herolds Bay on the southern Cape coast.

The proposed development area comprises mostly disturbed agricultural land.

Present development on the property comprises a recent farmstead and outbuildings and labourers cottages. Two modern buildings, almost completely demolished, also occur in some dense forest above the steep cliffs.

Between 1852 and 1857, Oubai, or Dutton's Cove as it was previously known, was the site of a small harbour to which goods for George were shipped and unloaded. The ships anchored out at sea and sent in longboats, which were unloaded by a series of winches.

The trawler Baywyke was also wrecked in Dutton's Cove.

3. STUDY APPROACH

The approach used in the archaeological study entailed a foot survey of the study site.

4. LEGISLATION

Archaeological sites and buildings, structure and features over 60 years old are protected under the National Heritage Resources Act (No. 25 of 1999).

It is an offence to destroy, damage, excavate, alter, or remove from its original position, or collect, any archaeological material or object, without a permit issued by the South African Heritage Resources Agency (SAHRA).

5. RESULTS OF THE IMPACT ASSESSMENT

The ring bolts used for securing the longboats, the old transport road to the harbour, and ruins of a stone building and terracing overlooking the cove, are all that remain of Dutton's Cove brief maritime history.

The stone ruin, probably a warehouse used for storing goods, is well preserved and relatively intact (Figure 3). The ruins are located just above the old transport road overlooking Dutton's Cove (Figure 4). Measuring about 3.5m x 5.5m the four-walled stone ruins are constructed with dry packed uncut rectangular quartzite blocks. An entrance to the ruins occurs in the south-eastern corner of the ruin, while some stone walling has collapsed inside.

A section of stone wall terracing about 7 metres long, overlooks the steep coastal cliffs about 15 metres south of the ruined building (Figure 5).

Significance of finds: **high**

Suggested mitigation: A Heritage Management Plan should be implemented to ensure the protection of these important cultural resources

In addition to these historical remains, large numbers of Stone Age tools were located alongside the transport road leading to the steep coastal cliffs (Figure 6).

Modified and unmodified Middle Stone Age (MSA)¹ flakes in quartzite were found on soft sandy deposits in and alongside the track, while much larger older Early Stone Age² (ESA) flakes and flaked cobbles were located on underlying heavily eroded and washed gravels in the track.

The tools were found in a severely disturbed context and are not considered to be significant.

A few tools were also found in open patches among the vegetated coastal cliffs.

Significance of finds: **low**

Suggested mitigation: a collection of tools could be made for display purposed in the proposed environment centre

The remains of a Later Stone Age³ (LSA) shell midden were found at the proposed whale viewing site overlooking Oubaii (Figures 7).

¹ A term referring to the period between 200 000 and 20 000 years ago.

² A term referring to the period between 2 million and 200 000 years ago.

³ A term referring to the last 20 000 years of precolonial history in southern Africa.

The bulk of the midden has been destroyed by the construction of a gravel track leading to the edge of the steep coastal cliffs. However, some relatively well preserved midden material, about 5 cm thick in parts, remains intact alongside the track, and on the steep east facing slopes (Figure 8).

The shellfish remains comprise mainly crushed and fragmented bleached shell, dominated by limpet, with some brown mussel and burrupena also represented. A few crude quartz flakes, some chunks and a core were found amongst the surface scatter of shell.

Significance of finds: **medium to high**

Suggested mitigation: **the midden should be secured, stabilised and protected.**

The almost completely demolished ruins of two modern houses were located alongside either side of a gravel track in the dense forest above the steep coastal cliffs (Figures 9 &10). Hillland Associates have proposed that the buildings be converted into an environmental and education centre.

Significance of finds: **low**

Suggested mitigation: **none required**

A relatively modern farmhouse, outbuildings and labourers cottages also occur on the property (Figures 11 & 12). These buildings are not considered to be significant.

Significance of finds: **low**

Suggested mitigation: **none required, but a permit to destroy the labourer's cottage (Figure 12) must first be approved by the South African Heritage Resources Agency**

6. IMPACT STATEMENT

The proposed Oubai development will not impact negatively on historical and archaeological remains. However, a Heritage Management Plan (HMP) is required to ensure the protection of historical and archaeological cultural resources that occur on the property.

Implementation of a HMP will enhance the positive benefits of the proposed Oubai Golf Estate.

7. CONCLUDING STATEMENT

The archaeological and historical heritage of Oubai is a sensitive fragile and non-renewable cultural resource. Land-use outside of the development 'envelope' must be controlled in order to minimise further damage to the cultural resources, by the integration of protective measures into the planning and development of the project.

There are exciting opportunities for integrating the cultural heritage (for example, the maritime and mercantile history of Dutton's Cove) of the site, with the overall development and management of the proposed project..

8. MITIGATION AND MANAGEMENT ACTIONS

With regard to the proposed Oubai Golf Estate development in George, the following mitigation and management actions are made.

1. A HMP must be implemented. This will ensure the effective protection and sustainable development of cultural resources on the property. Such a plan should be seen as integral to the development of the project.
2. The shell midden at the proposed whale watching site should be secured, stabilised and protected. This could be done effectively with the sensitive use of signage and information boards. Landscaping and replanting of vegetation could be also be undertaken in order to protect the site.
3. A collection of Stone Age tools could be collected and used for display and educational purposes in a proposed environment centre.
- Collection of archaeological material may not be undertaken without a permit issued by the South African Heritage Resources Agency.
4. Proposed plans to destroy the labourer's cottage (Figure 12) must first be approved by the South African Heritage Resources Agency, for which a permit is required.

The above recommendations are subject to the approval of the South African Heritage Resources Agency Plans Committee.

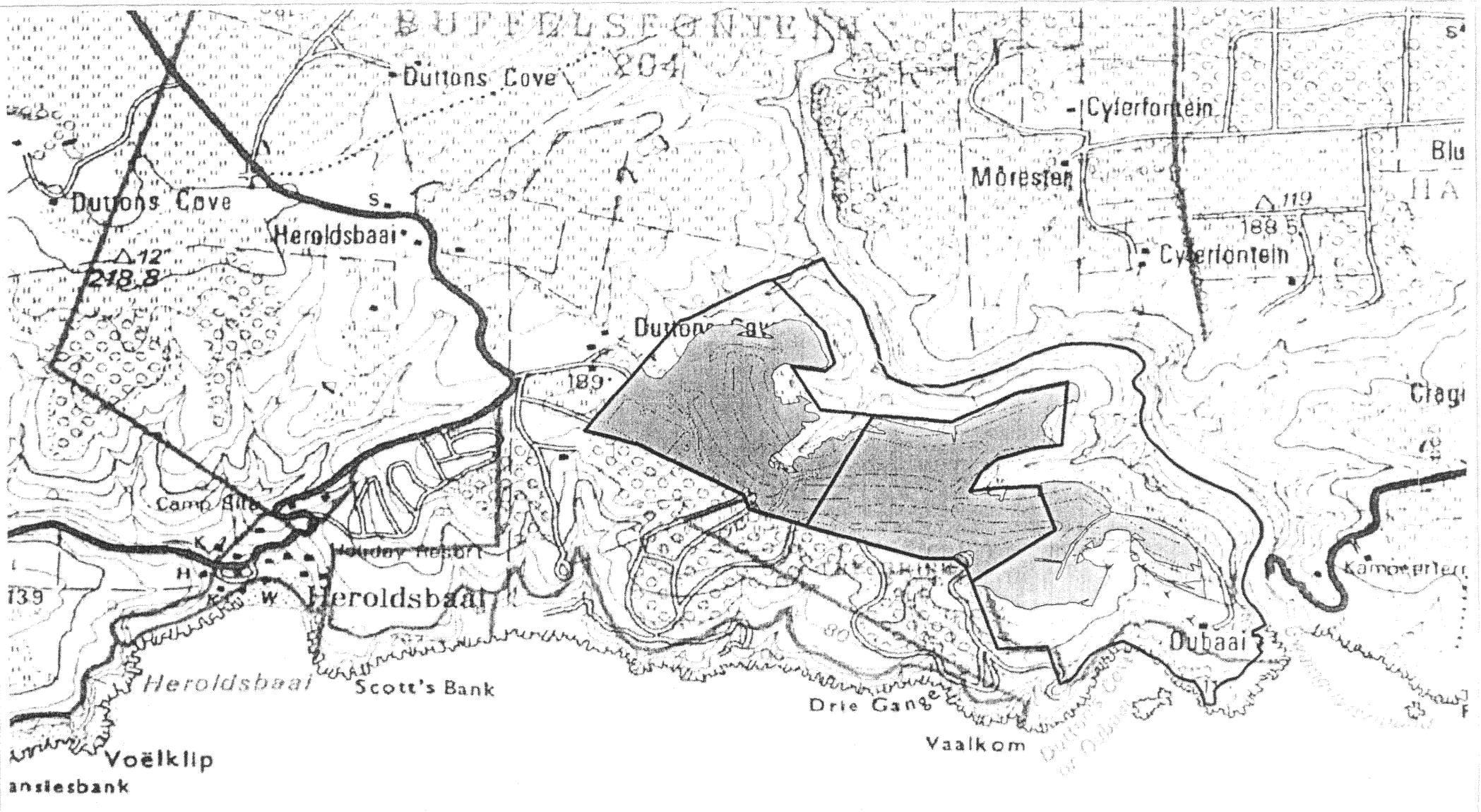
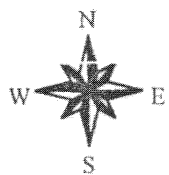



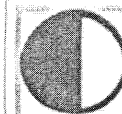
Figure 1. Heritage Impact Assessment, proposed Oubaai Golf Estate: study site



0 0.8 1.6 Kilometers

 Proposed golf course (working)
 Proposed development area

09 October 2001



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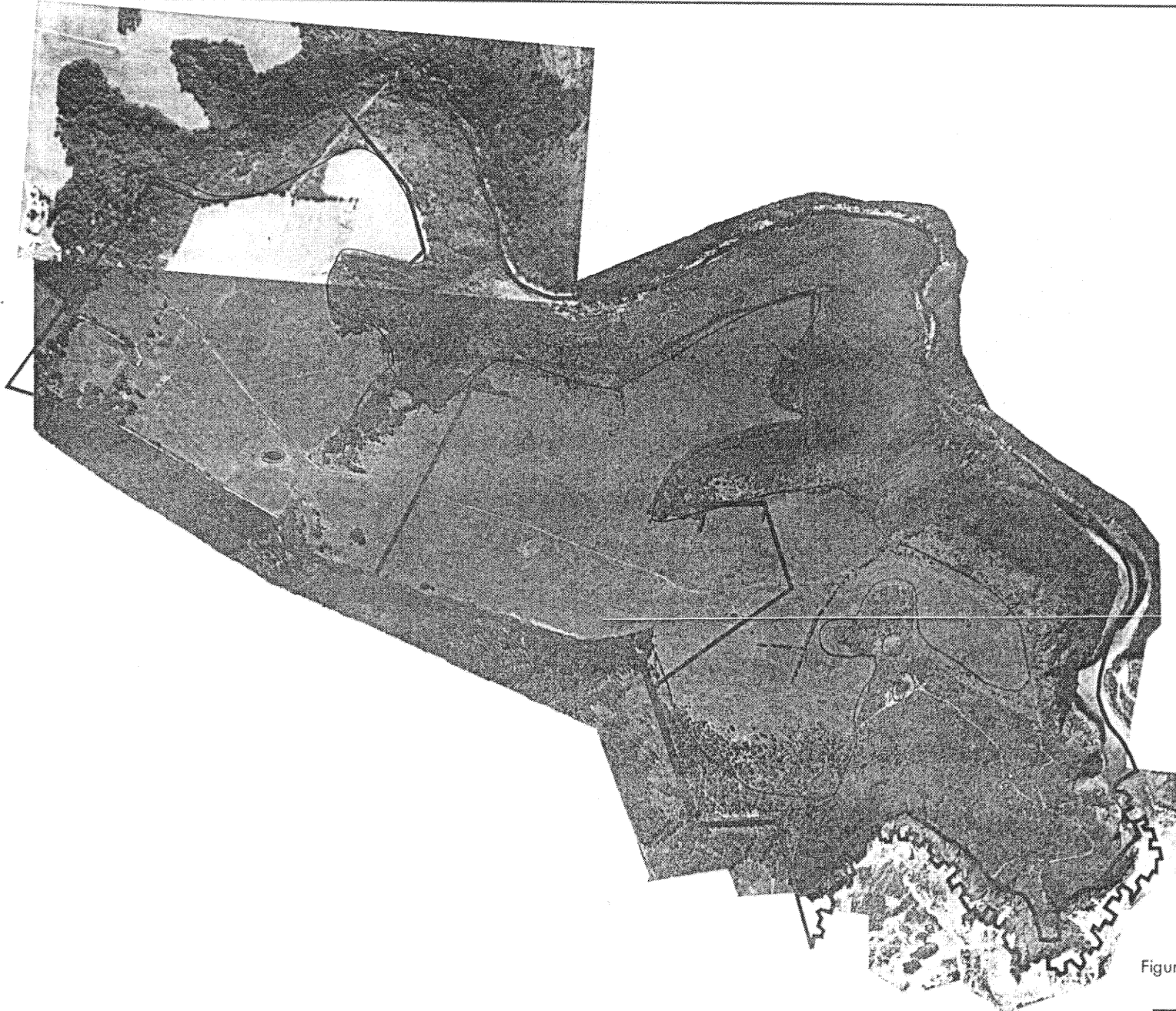
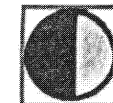


Figure 1: Aerial photograph indicating cadastral boundaries of Oubaai

Figure 2. Heritage Impact Assessment, proposed Oubaai Golf Estate: aerial photograph indicating cadastral boundaries of the site



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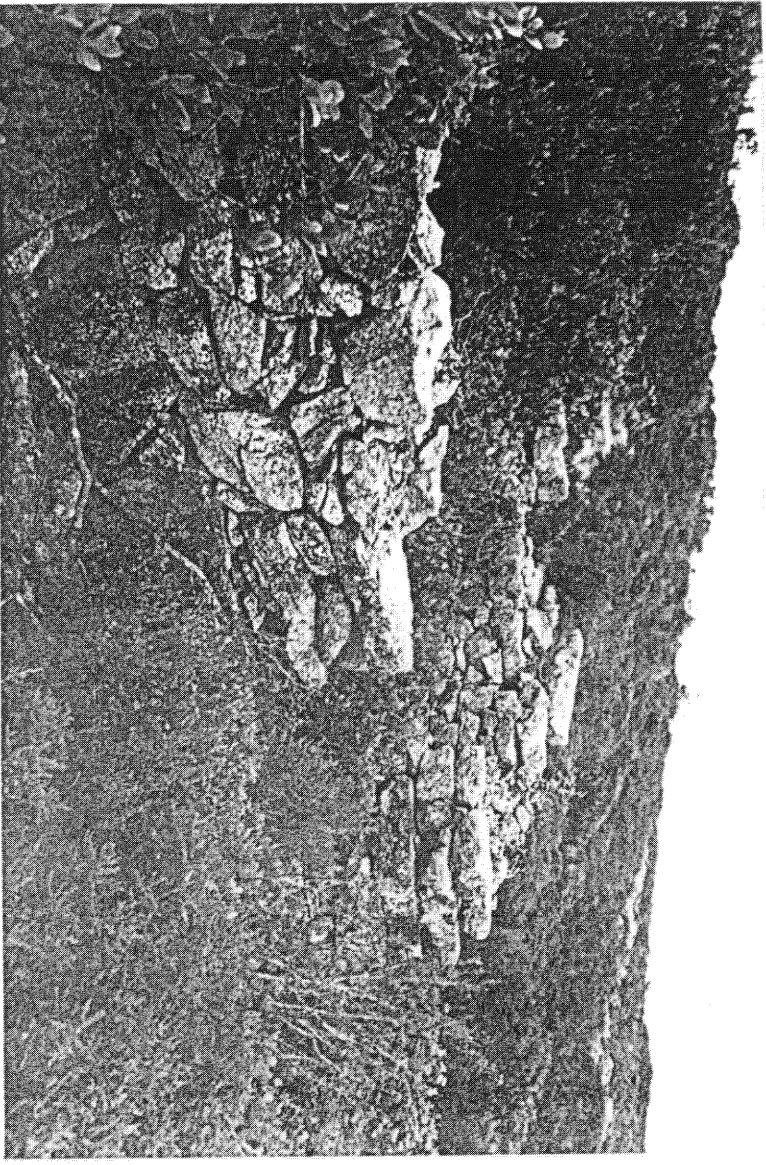


Figure 3. Heritage Impact Assessment, proposed Oubai Golf Estate: stone ruins

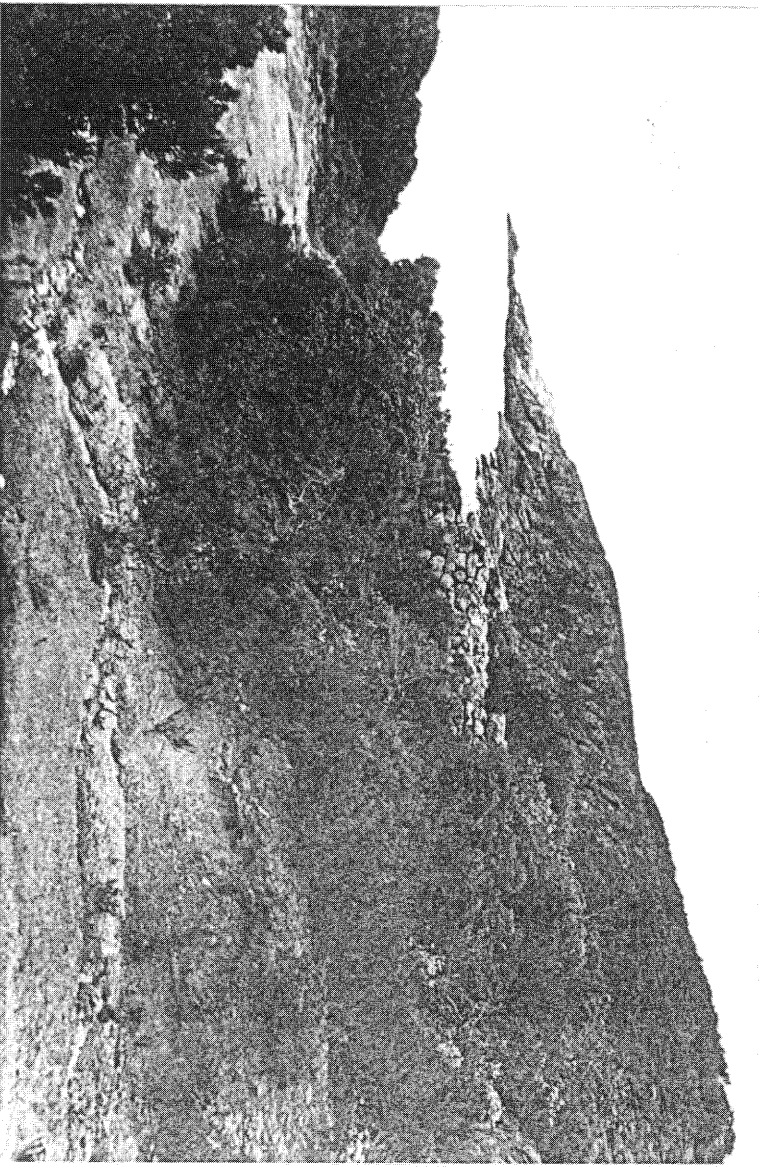


Figure 4. Heritage Impact Assessment, proposed Oubai Golf Estate: transport road leading to the old harbour, with stone ruins in the background

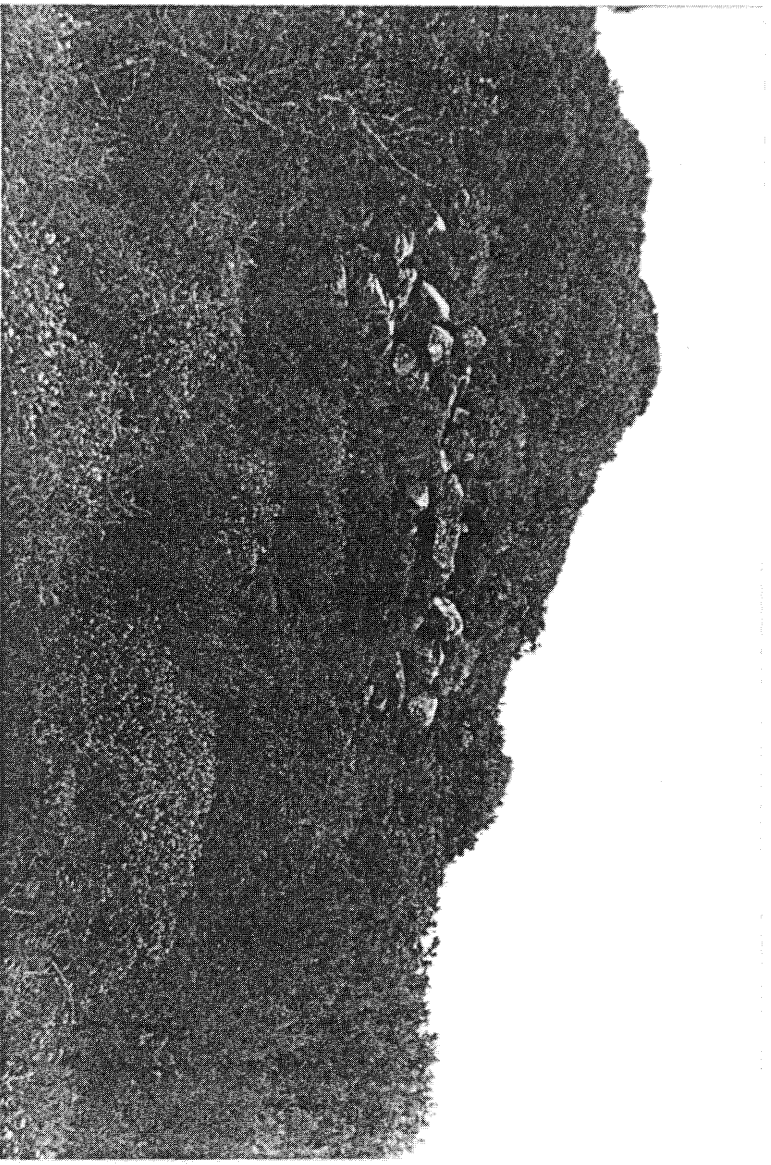


Figure 5. Heritage Impact Assessment, proposed Oubai Golf Estate: stone wall terracing overlooking Dutton's Cove

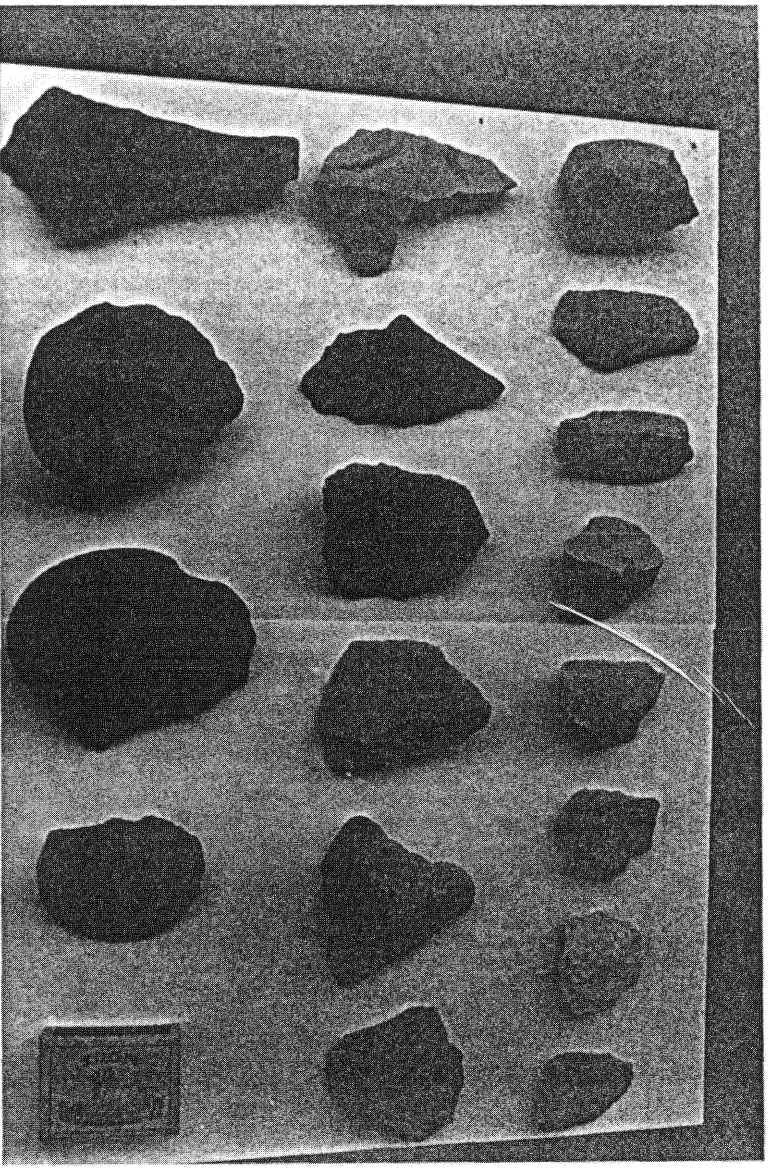


Figure 6. Heritage Impact Assessment, proposed Oubai Golf Estate: collection of stone tools

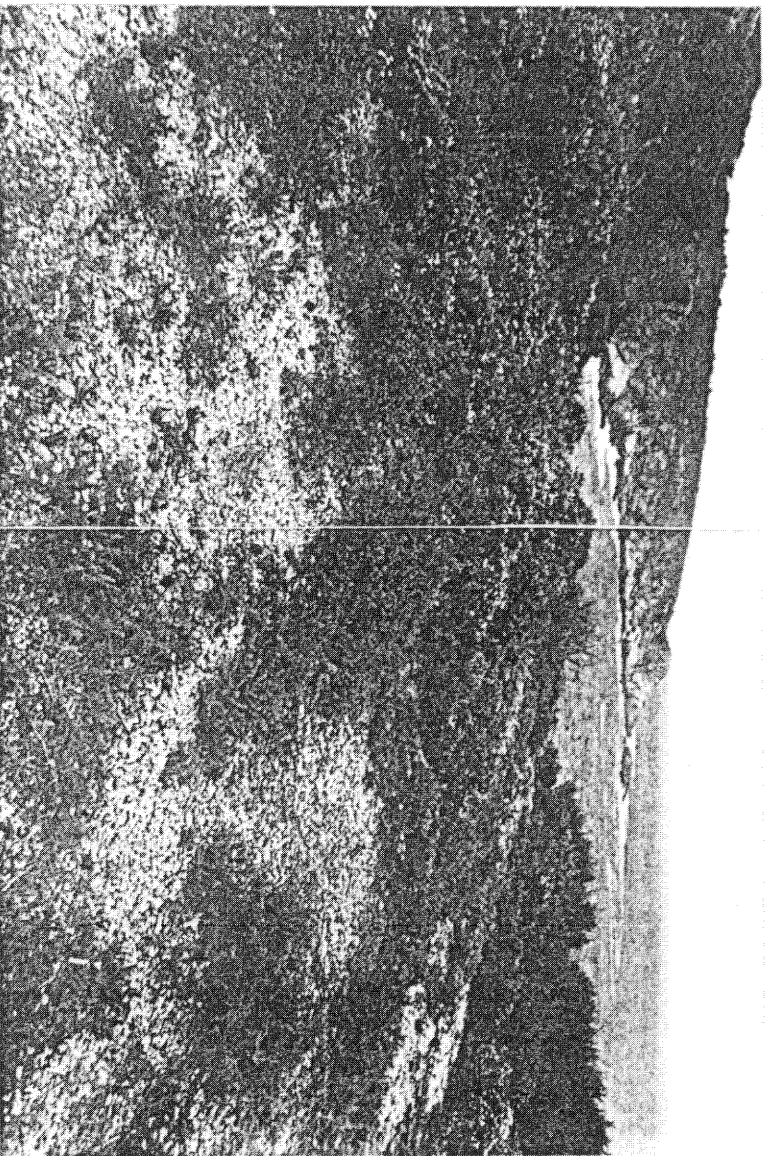


Figure 7. Heritage Impact Assessment, proposed Oubai Golf Estate: shell midden at proposed whale viewing site



Figure 8. Heritage Impact Assessment, proposed Oubai Golf Estate: shell midden on steep east facing slopes

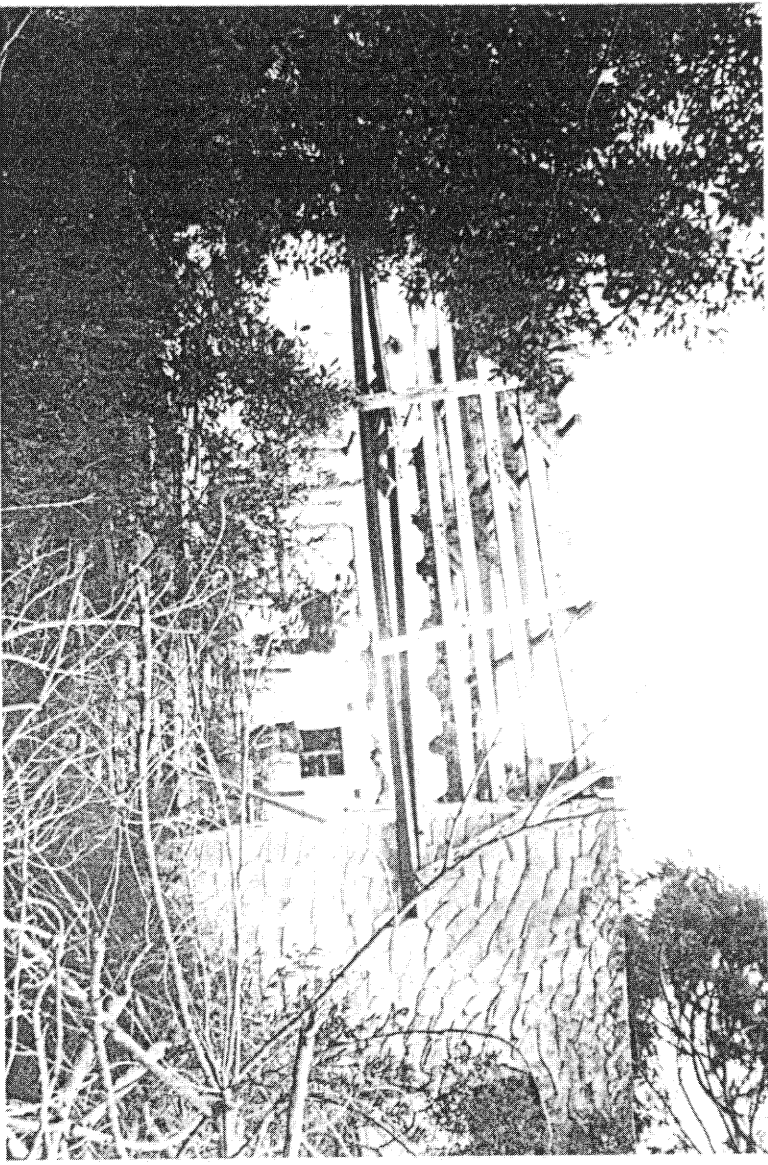


Figure 9. Heritage Impact Assessment, proposed Oubai Golf Estate: ruins of modern home in thick coastal forest

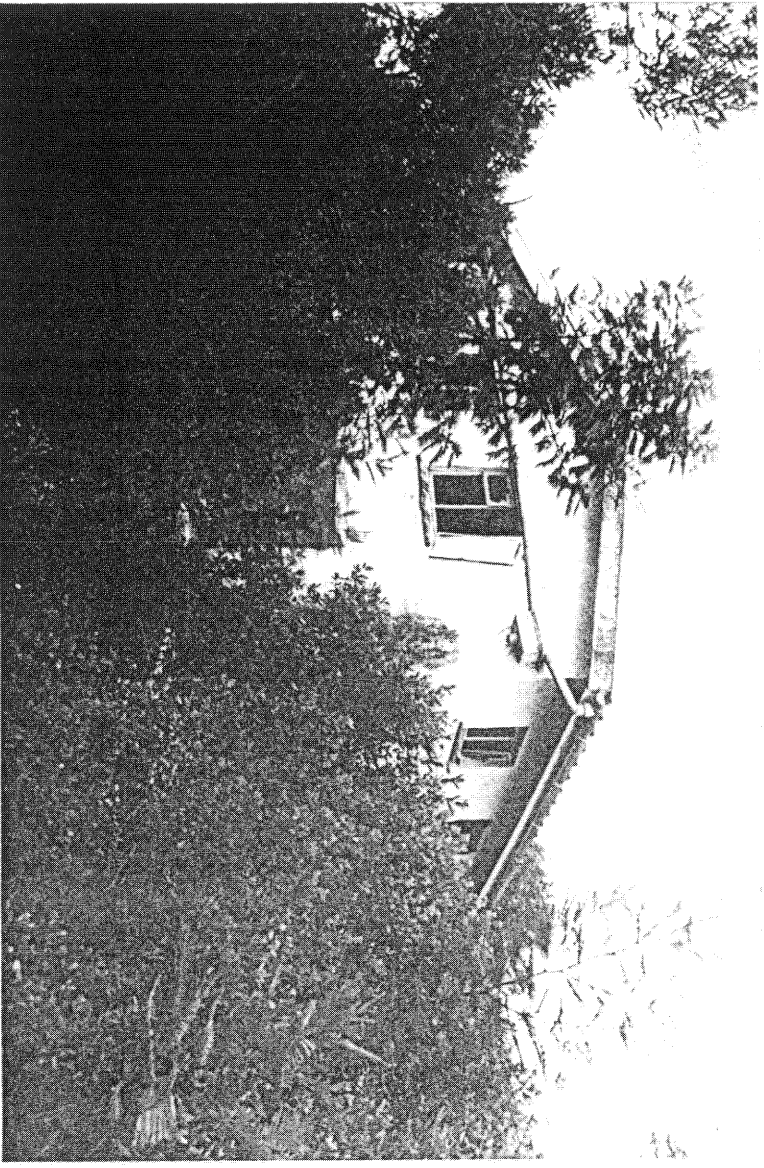


Figure 10. Heritage Impact Assessment, proposed Oubai Golf Estate: ruins of modern home in thick coastal forest

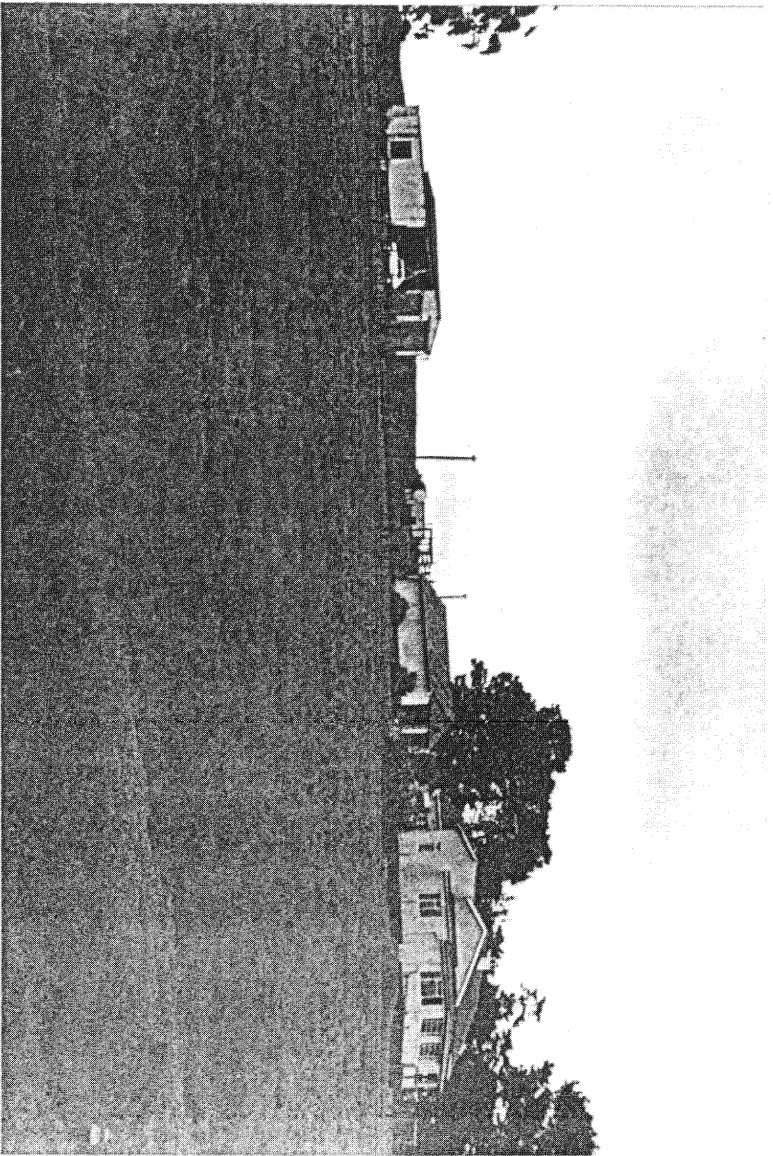


Figure 11. Heritage Impact Assessment, proposed Oubai Golf Estate: modern farmhouse and outbuildings

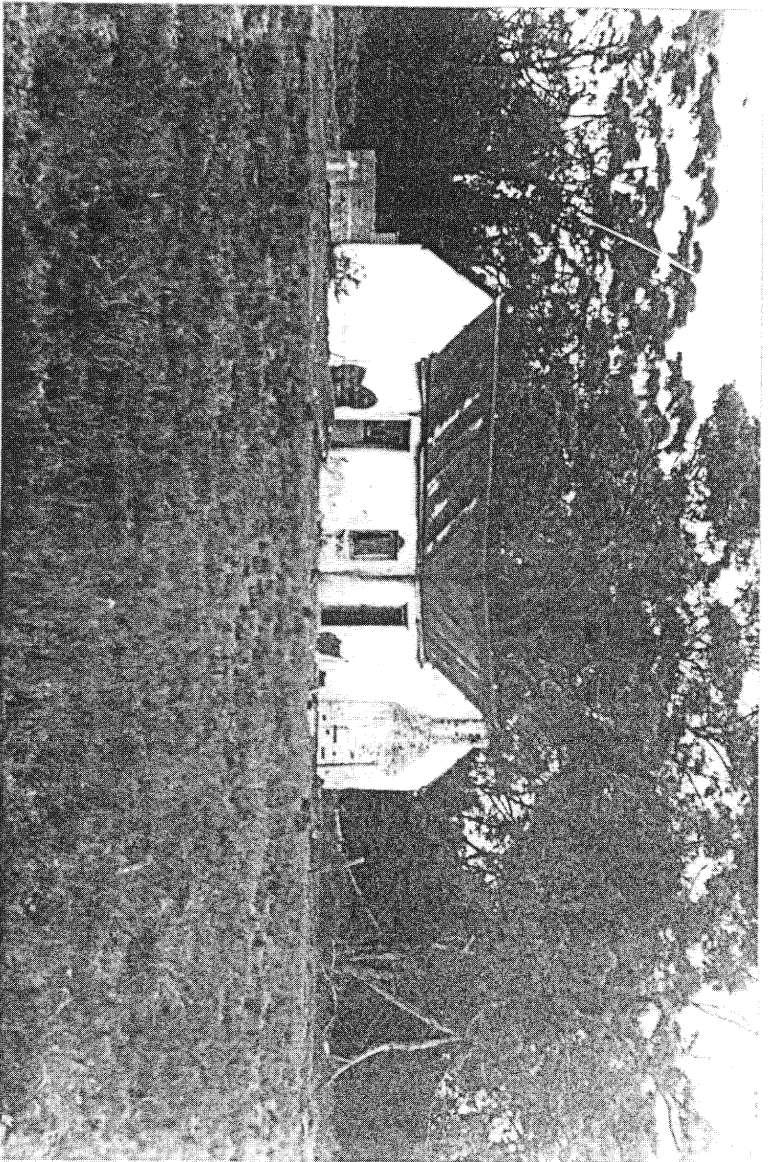


Figure 12. Heritage Impact Assessment, proposed Oubai Golf Estate: labourer's cottage