

HERITAGE IMPACT ASSESSMENT FOR THE PROPOSED NEW FACILITIES AT HANTAM NATIONAL BOTANICAL GARDEN, NIEUWOUDTVILLE, CALVINIA MAGISTERIAL DISTRICT, NORTHERN CAPE

Required under Section 38 (8) of the National Heritage Resources Act (No. 25 of 1999).

Report for:

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EXECUTIVE SUMMARY

ASHA Consulting (Pty) Ltd was appointed by Sillito Environmental Consulting to conduct an assessment of the potential impacts to heritage resources that might occur through the proposed upgrades to existing infrastructure and the development of a new educational and research facility on Portion 3 of Farm Groenrivier 660, Nieuwoudtville, in the Northern Cape Province. The farm portion is part of the Hantam National Botanical Garden and the new facilities are required for the furtherance of education and botanical research in the area.

The site of the new structure is flat and grassed, while the various other works will occur in the main werf area where a number of existing buildings occur.

Several archaeological stone artefacts were identified on site but their low density meant that they were considered background scatter and are of no significance. Four of the structures on site are greater than 60 years of age and thus generally protected under the NHRA. Three of these, all built in stone, are deemed to be of heritage significance because their construction style and materials strongly characterise the Nieuwoudtville area and are uncommon. The fourth structure is a corrugated iron shed. The R27 is a significant scenic route, while the local cultural landscape is of value for its high degree of intactness.

Impacts to archaeology, the scenic route and the cultural landscape are of very low significance and are of no further concern. Impacts to the built environment are rated as being of potentially medium significance because alteration of the exterior of one of the buildings could detract from its character. However, with appropriate treatment of this alteration, it is quite likely that the impacts will be of low significance and the proposal should be supported in principle.

It is recommended that the proposed project be allowed to proceed but subject to the following recommendations:

- The final detailed plans for alterations to the guesthouse should be presented to Ngwao-Boswa Ya Kapa Bokoni for their approval prior to construction (note that they may require that this recommendation be met through a built environment permit application for each heritage structure to be worked on); and
- If any archaeological material or human burials are uncovered during the course of development then work in the immediate area should be halted. The find would need to be reported to the heritage authorities and may require inspection by an archaeologist. Such heritage is the property of the state and may require excavation and curation in an approved institution.

Glossary

Background scatter: Artefacts whose spatial position is conditioned more by natural forces than by human agency.

Early Stone Age: Period of the Stone Age extending approximately between 2 million and 20 000 years ago.

Later Stone Age: Period of the Stone Age extending over the last approximately 20 000 years.

Middle Stone Age: Period of the Stone Age extending approximately between 200 000 and 20 000 years ago.

Werf: A farm complex (Afrikaans term in common use by heritage practitioners).

Abbreviations

ASAPA: Association of Southern African Professional Archaeologists

CRM: Cultural Resources Management

ESA: Early Stone Age

GPS: global positioning system

HIA: Heritage Impact Assessment

LSA: Later Stone Age

MSA: Middle Stone Age

NHRA: National Heritage Resources Act (No. 25) of 1999

SAHRA: South African Heritage Resources Agency

SAHRIS: South African Heritage Resources Information System

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1. INTRODUCTION

ASHA Consulting (Pty) Ltd was appointed by Sillito Environmental Consulting to conduct an assessment of the potential impacts to heritage resources that might occur through the proposed upgrades to existing infrastructure and the development of a new educational and research facility on Portion 3 of Farm Groenrivier 660, Nieuwoudtville, in the Northern Cape Province (Figure 1). The farm portion is part of the Hantam National Botanical Garden and the new facilities are required for the furtherance of education and botanical research in the area.

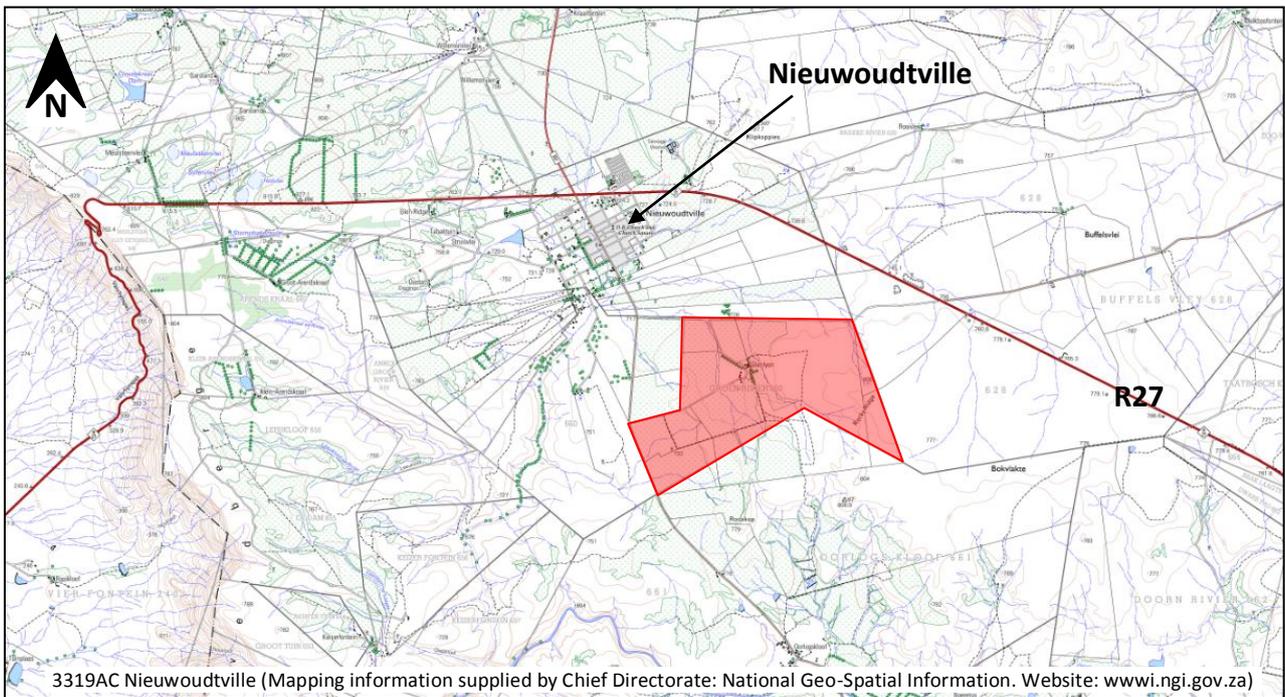


Figure 1: Map showing the location of the study area. The red polygon indicates portion 3 of Farm 660, just southeast of the town of Nieuwoudtville.

1.1. Project description

Existing infrastructure currently on the developed portion of farm 660/3 consists of the following:

- Access Road (entering the site from the north-west).
- Administration Building;
- Meeting Room;
- Staff Kitchen;
- Guest building;
- Water Purification Plant;
- Water Reservoir;
- Workshop;
- Small Garage; and
- Small Shed.

SANBI has been allocated funds by the DEA for the period 2013/14-2015/16 for refurbishment, upgrading, repair and maintenance of this existing immovable infrastructure, vehicles and equipment as well as the construction of new infrastructure. The DEA funded developments will address the needs of SANBI from an administrative, research and educational and tourism perspective. The proposed works will be undertaken in two phases:

Phase 1:

Phase 1 will entail the redevelopment and alterations to the existing infrastructure on site situated on the developed section of 660/3. Redevelopment will consist of the following (note that impacts to a historic structures greater than 60 years of age are highlighted by annotations italics):

- Reorganisation of vehicular access and parking;
- Creation of additional staff parking near the administration building;
- Reconfiguration of public ablution facilities;
- Extension of existing staff kitchen to accommodate the public ablutions;
- Refurbishment of the guest house to become a meeting room (*this will involve demolition of internal walls to create a single large space, construction of a new wall to create a kitchenette, closing up of main central entrance from veranda, and closing in of the veranda to create a small office space*; Figures 3 – 5);
- Reorganisation of the existing buildings to provide staff facilities;
- Creating pedestrian linkages with the existing guest building, admin building and ablutions;
- Dismantling and disposing of all asbestos roofing;
- Replacement of corroded corrugated iron roofing (*this affects the guest house and water purification shed*);
- Repairing the leaking reservoir; and
- Refurbishment of the water storage barn.

All Phase 1 activities will occur within the existing development footprint.

Phase 2:

Phase 2 will entail the construction of a new, environmentally appropriate research facility with a small access road and parking area (Figures 6 – 8). The research facility will be approximately 740m² in extent and will be located to the north of the present administration building (Figure 2). The research facility will include the following:

- Laboratories
- Herbarium
- Storage Rooms
- Drying Ovens for flowers
- Conference Facility



Figure 2: Aerial view of the current complex at the Hantam National Botanical Garden. Existing structures are indicated by blue stars, while the proposed new structure is marked by a green star. The red star denotes the present admin building, and the yellow star the present guest house to be changed into a meeting room.

1.2. Terms of reference

ASHA Consulting was asked, firstly, to provide advice on the requirements for the heritage impact assessment and, secondly, to produce and submit any heritage studies that would be required for the application. In practice, the latter consisted of:

- Informing the South African Heritage Resources Agency (SAHRA) of the proposed development;
- Conducting a field survey of the site; and
- Producing an HIA that would meet the requirements of SAHRA.

It should also be noted, however, that following S.38(3) of the National Heritage Resources Act (No. 25 of 1999), even though certain specialist studies may be specifically requested, all heritage resources should be identified and assessed.

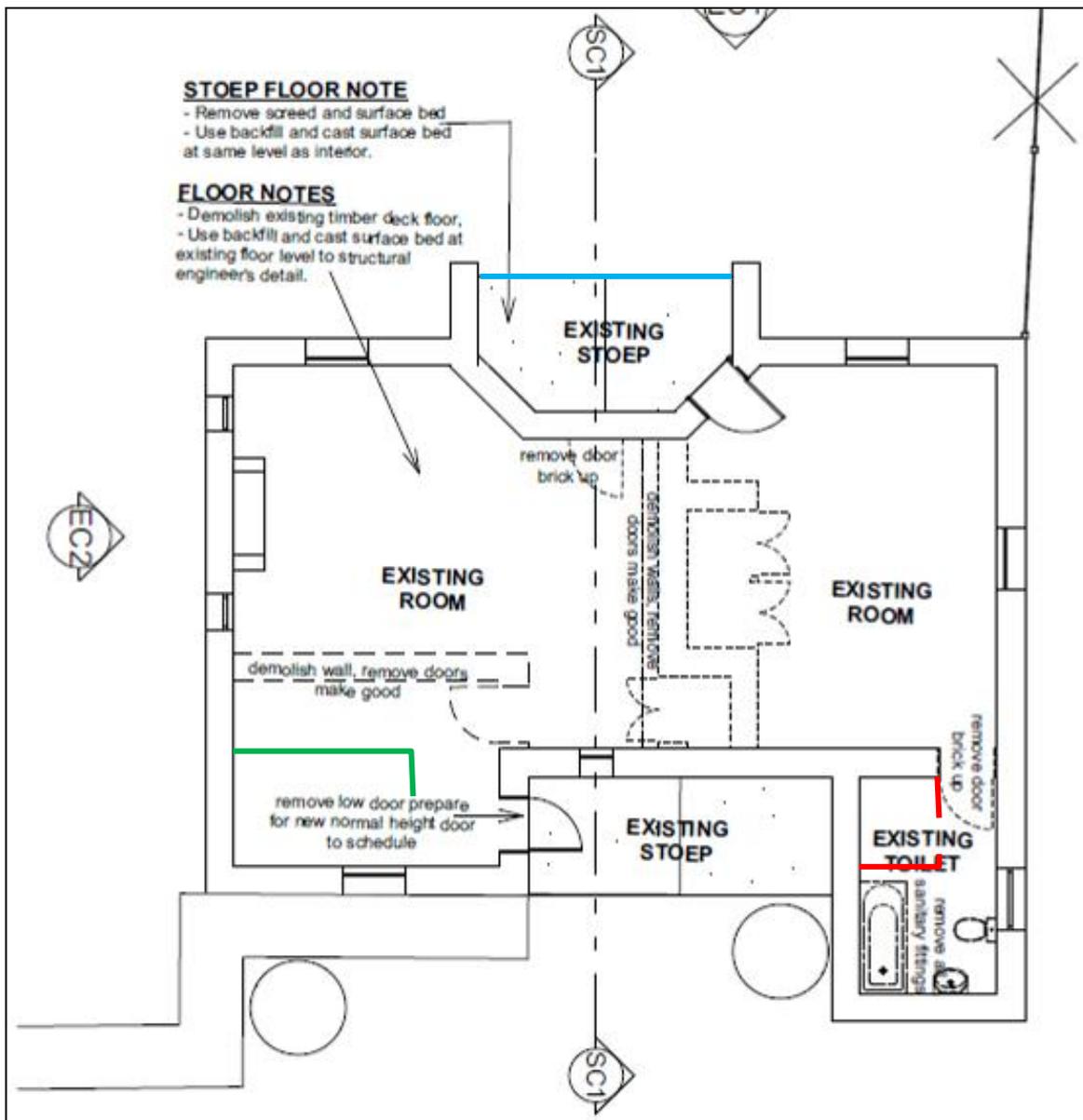


Figure 3: Proposed alterations to the present guest house to create a meeting room. New work will entail construction of a small internal wall in the southwest (green line) and southeast (red lines) corners, and closing in of the veranda (blue line).

1.3. Scope and purpose of the report

A heritage impact assessment (HIA) is a means of identifying any significant heritage resources before development begins so that these can be managed in such a way as to allow the development to proceed (if appropriate) without undue impacts to the fragile heritage of South Africa. This HIA report aims to fulfil the requirements of the heritage authorities such that a comment can be issued for consideration by the National Department of Environmental Affairs (DEA) who will review the Basic Assessment and grant or withhold authorisation. The report will outline any mitigation requirements that will need to be complied with from a heritage point of view and that should be included in the conditions of authorisation should this be granted.

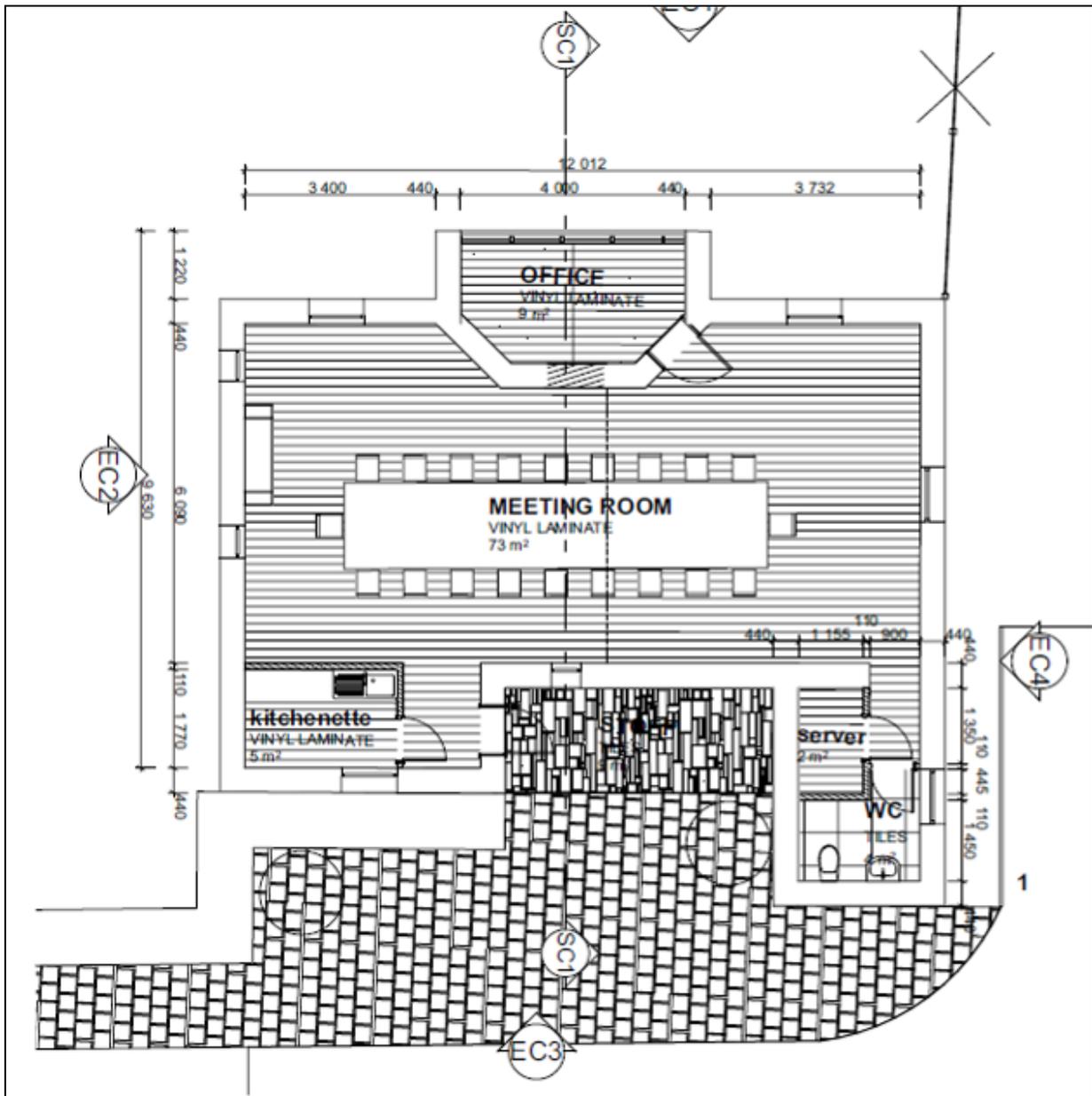


Figure 4: Proposed final layout of the 'meeting room'.

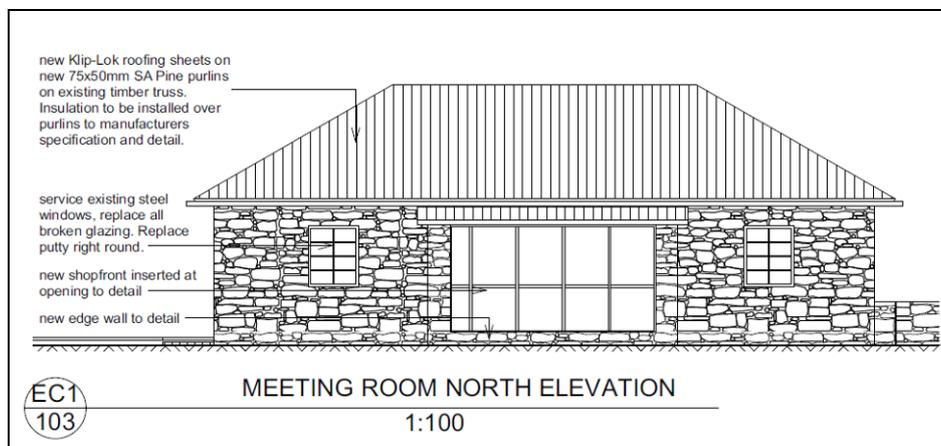


Figure 5: View of the proposed alterations to the façade of the guesthouse.



Figure 6: Aerial perspective of the proposed research and education facility. Image provided by Miradi Group (Pty) Ltd.



Figure 7: View from the southwest of the proposed research and education facility. Image provided by Miradi Group (Pty) Ltd.

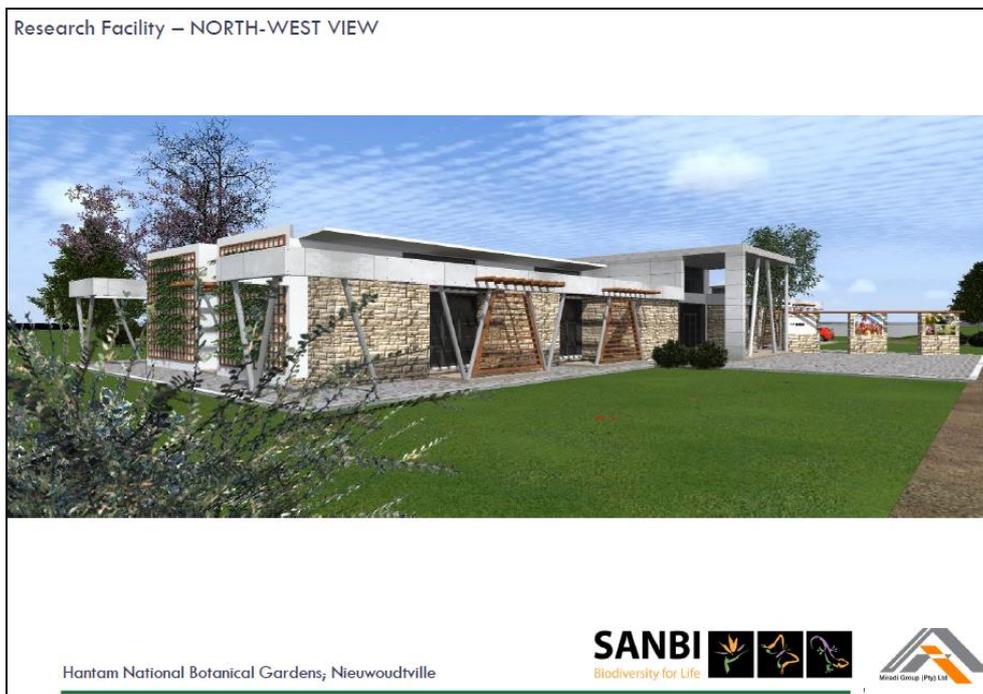


Figure 8: View from the northwest of the proposed research and education facility. Image provided by Miradi Group (Pty) Ltd.

1.4. The author

Dr Jayson Orton has an MA (UCT, 2004) and a D.Phil (Oxford, UK, 2013), both in archaeology, and has been conducting Heritage Impact Assessments and archaeological specialist studies in the Western Cape and Northern Cape provinces of South Africa since 2004. He has also conducted research on aspects of the Later Stone Age in these provinces and published widely on the topic. He is accredited with the Association of Southern African Professional Archaeologists (ASAPA) CRM section (Member #233).

1.5. Declaration of independence

ASHA Consulting (Pty) Ltd and its consultants have no financial or other interest in the proposed development and will derive no benefits other than fair remuneration for consulting services provided.

2. HERITAGE LEGISLATION

The National Heritage Resources Act (NHRA) No. 25 of 1999 protects a variety of heritage resources as follows:

- Section 34: structures older than 60 years;
- Section 35: palaeontological, prehistoric and historical material (including ruins) more than 100 years old;
- Section 36: graves and human remains older than 60 years and located outside of a formal cemetery administered by a local authority; and

- Section 37: public monuments and memorials.

Following Section 2, the definitions applicable to the above protections are as follows:

- Structures: “any building, works, device or other facility made by people and which is fixed to land, and includes any fixtures, fittings and equipment associated therewith”;
- Palaeontological material: “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”;
- Archaeological material: 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, whether on land, in the internal waters, the territorial waters or in the maritime culture zone of the Republic, as defined respectively in sections 3, 4 and 6 of the Maritime Zones Act, 1994 (Act No. 15 of 1994), and any cargo, debris or artefacts found or associated therewith, which is older than 60 years or which SAHRA considers to be worthy of conservation”; and d) “features, structures and artefacts associated with military history which are older than 75 years and the sites on which they are found”;
- Grave: “means a place of interment and includes the contents, headstone or other marker of such a place and any other structure on or associated with such place”; and
- Public monuments and memorials: “all monuments and memorials a) “erected on land belonging to any branch of central, provincial or local 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.”

While landscapes with cultural significance do not have a dedicated Section in the NHRA, they are protected under the definition of the National Estate (Section 3). Section 3(2)(c) and (d) list “historical settlements and townscapes” and “landscapes and natural features of cultural significance” as part of the National Estate. Furthermore, Section 3(3) describes the reasons a place or object may have cultural heritage value.

Section 38 (2a) states that if there is reason to believe that heritage resources will be affected then an impact assessment report must be submitted. This report fulfils that requirement.

Under the National Environmental Management Act (No. 107 of 1998; NEMA), as amended, the project is subject to a Basic Assessment. Ngwao-Boswa Ya Kapa Bokoni (Heritage Northern Cape; for built environment and cultural landscapes) and SAHRA (for archaeology and palaeontology) are required to provide comment on the proposed project in order to facilitate final decision making by the National Department of Environmental Affairs (DEA).

3. METHODS

3.1. Literature survey

A survey of available literature was carried out to assess the general heritage context into which the development would be set. This literature included published material, unpublished commercial reports and online material.

3.2. Field survey

The site was subjected to a detailed foot survey, while surrounding roads were driven to assess the cultural landscapes and views to and from the site. The fieldwork took place on 30th May 2014. During the survey the positions of finds were recorded on a hand-held GPS receiver set to the WGS84 datum. Photographs were taken at times in order to capture representative samples of both the affected heritage and the landscape setting of the proposed development.

3.3. Grading

Section 7 of the NHRA provides for the grading of heritage resources into those of National (Grade 1), Provincial (Grade 2) and Local (Grade 3) significance. Grading is intended to allow for the identification of the appropriate level of management for any given heritage resource. Grade 1 and 2 resources are intended to be managed by the national and provincial heritage resources authorities, while Grade 3 resources would be managed by the relevant local planning authority. These bodies are responsible for grading, but anyone may make recommendations for grading – something that is, at times, required in HIAs.

It is intended that the various provincial authorities formulate a system for the further detailed grading of heritage resources of local significance but this is generally yet to happen. Heritage Western Cape (2012), however, uses a system in which resources of local significance are divided into Grade 3A, 3B and 3C. These approximately equate to high, medium and low local significance, while sites of very low or no significance (and generally not requiring mitigation or other interventions) are left ungraded.

3.4. Impact assessment

For consistency, the impact assessment was conducted through application of a scale supplied by Sillito Environmental Consulting.

3.5. Assumptions and limitations

The study is carried out at the surface only and hence any completely buried archaeological sites will not be readily located. However, given the substrate, such sites are not expected to occur in the study area.

The study is limited by the fact that the terms of reference were altered after the site visit. This meant that no detailed examination and analysis of the built structures took place on site. The provision of photographs taken by the environmental practitioner, however, helped alleviate this

shortcoming. To this end, Kirsty Robinson of Sillito Environmental Consulting is thanked for providing access to her site photographs.

4. PHYSICAL ENVIRONMENTAL CONTEXT

4.1. Site context

The site is part of the Hantam National Botanical Garden which sits in the middle of a strongly agricultural context. The property was once a farm and this character carries over into today's botanical garden which was established in 2007. The development site lies some 2.5 km south of the R27 and 2.6 km southwest of the town of Nieuwoudtville.

4.2. Site description

The site of the proposed new structure is a level, open field (Figures 9 & 10). A few large trees occur along the north-western edge but otherwise vegetation at the time of the survey was limited to grass. Figure 11 shows a view across the northern part of the werf towards the site of the proposed new structure. The rest of the project will be carried out in the existing werf area which has a scattering of buildings of varying size and form interspersed by gravelled areas, grassed areas and a number of trees. Some of this character is evident in the photographs below as well as that in Figure 12.



Figure 9: View towards the west showing the approximate footprint of the structure proposed for Phase 2 of the project.



Figure 10: View towards the southwest showing the approximate footprint of the structure proposed for Phase 2 of the project.



Figure 11: View towards the east from the access road towards the site of the structure proposed for Phase 2 of the project. The building would be located to the right of the gum trees in the background.



Figure 12: Panoramic view of the main werf area facing south on the left hand side of the image and northwest on the right hand side. The stone guest house is just out of picture to the right.

5. CULTURAL HERITAGE CONTEXT

This section of the report establishes what is already known about heritage resources in the vicinity of the study area. What is found during the field survey may then be compared with what is already known in order to gain an improved understanding of the significance of the newly reported resources.

5.1. Archaeological aspects

The area is not well studied and, as such, limited information concerning archaeological heritage resources is available. From surveys and research in the Oorlogskloof Nature Reserve and surrounds it is known that rock art is common (Hollman 1993; Humphreys *et al.* 1991; Orton 2013; Webley & Orton 2012; Yates 2003). The art includes both San art (realistic imagery) and Khoekhoe art (geometric images). Associated archaeological remains, however, tend to be quite ephemeral (Webley & Orton 2012). Amschwand (2010) has noted that LSA artefacts and ostrich eggshell beads have been reported from Nieuwoudtville. Research into these remains is lacking in the area. Further south, the vicinity of the Doring River and Cederberg Mountains have abundant archaeological sites, some with deep deposits. It is likely that should a large research project be initiated in this region then similarly important sites are likely to be found in the sandstone ridges and valleys. Along the R27 between Nieuwoudtville and Calvinia, Halkett and Hart (n.d.) located two light scatters of artefacts. One was a mixed occurrence with occasional Early Stone Age (ESA) and Middle Stone Age (MSA) artefacts amongst a scattering of Later Stone Age (LSA) material.

5.2. Historical aspects and the built environment

The Onder-Bokkeveld, as the area is also known, was, during the 18th century, a dangerous area. This is because it was on the fringes of the Cape colony and trekboers who arrived in the region at the time competed with the Khoekhoen for water resources (Penn 2005). However, by the 1770s, the Bokkeveld area was completely settled by white farmers who had subjugated the indigenous population such that the majority became workers on the farms (Amschwand 2010). Historical settlements, largely pertaining to early agricultural activities abound in the region. In the Oorlogskloof Nature Reserve, these comprise of ruins of stone and mud brick structures, often with associated graveyards (Webley & Orton 2012).

The first white farmer at Groenrivier, the farm on which the Nieuwoudtville was later built, was Nicolaas Loubser who registered the place in 1742. In 1834 the farm was granted as a perpetual quitrent to Jeremias Cornelis Nieuwoudt; the farm was comprised of the original loan place and a portion of government land. In 1886 the farm was divided up amongst family members and in 1897 Lot 2 was sold to the Dutch Reformed Church for the formation of a village (Amschwand 2008). Several buildings, largely built of stone, dating back to the beginnings of the village survive today. The likely date largely to the first decade of the 20th century. The most important is the church, which dates to 1906 (Fransen 2004). It should be noted that the original Groenrivier werf is situated at the south-western corner of the village, some 3.2 km from the proposed development site. While most buildings survive, many of them are currently in a state of ruin.

6. FINDINGS OF THE HERITAGE STUDY



This section describes the heritage resources recorded in the study area during the course of the project.

6.1. Archaeology

A small number of stone artefacts, all in quartzite, were noted scattered among the surface gravels on the site for the proposed new structure (Figure 13). These artefacts are likely to be of MSA antiquity, although one might be ESA. They are in variable states of weathering with none being fresh and ascribable to the LSA. The artefacts were found in secondary context and can be considered background scatter. They have no research value. No historical materials were seen during the survey.



Figure 13: Photograph of stone artefacts located in the site of the proposed new structure. Scale in cm.

6.2. Built environment

There are three significant structures greater than 60 years of age present on the site. They occur as a cluster, with other structures scattered about the werf area being more recent buildings no doubt added for various reasons while the property was still a working farm (See Appendix 1). The three buildings of concern are all stone-built structures. External alterations to the main (administration) building are evident in the closed up doorways visible in the southern elevation (Figure 14). These doors must have been closed quite early on because the construction style of the infill section perfectly matches the rest of the structure. The newer windows and roof betray a recent renovation and it appears that the lintels and window sills of the house were also replaced. Unfortunately these details could not be checked on site. The second stone structure is a small store room located just near the south-eastern corner of the administration building (Figures 14 & 15). It too appears to have been renovated in recent years.



Figure 14: View of the southern elevation of the main admin building. Two closed up doorways are evident to the left in this view. The small store room is visible to the right. Photograph: Kirsty Robinson (SEC).



Figure 15: View of the north-eastern corner of the administration building. The small store room is visible to the left.

The third stone building is a house located directly to the east of the administration building. It is built in the same style but has different (older) fenestration and roofing (Figure 16). It appears as though the administration and store buildings have been recently renovated. This house retains far more of its original character than the other two structures because of the greater degree of authenticity given it by its older, perhaps original, joinery and roof. It is also the structure that will experience the greatest impact from the proposed development. Figures 17 and 18 indicate the spatial relationship between the three buildings. The two largest are built in the identical orientation, facing north, but the smaller house is set back a few metres from the plane occupied by the larger structure.

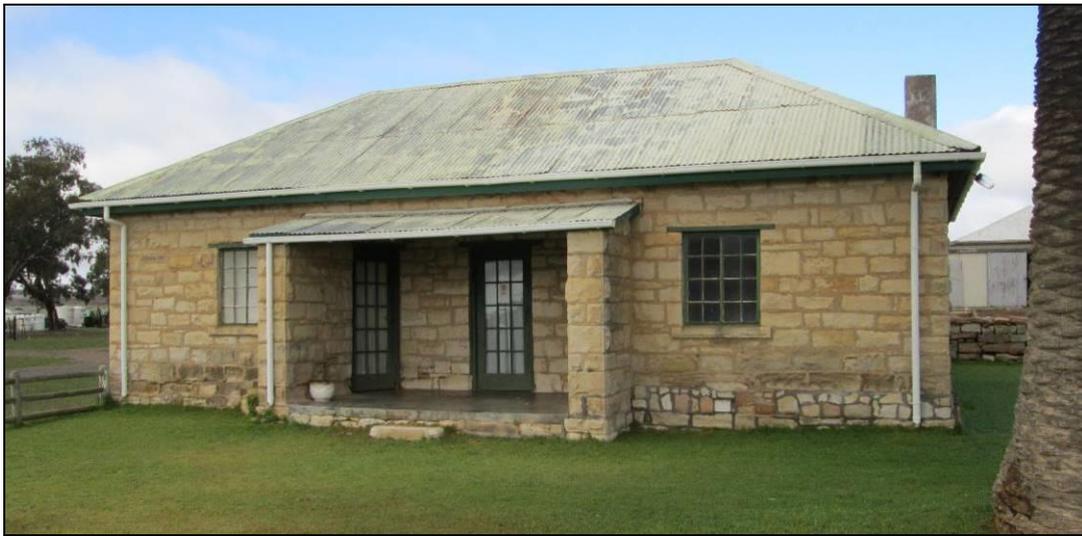


Figure 16: View of the north elevation of the stone house.



Figure 17: View of the three stone structures from the north-east.



Figure 18: View of the three stone structures from the north. Photograph: Kirsty Robinson (SEC).

The age of these structures is unknown, but it seems logical to conclude from the similar styles here and in the village that they are approximately or just more than 100 years old, dating to around the time of the founding of Nieuwoudtville. Nigel Amschwand (pers. comm. 2014) who has researched the history of this area, agrees with this estimate. Figure 19 compares the earliest available aerial photograph for the area with a modern view. Over 60 years it is clear that the

primary wharf structure has remained relatively unchanged with fields, tree lines and roads all being common to both images. Some trees have been removed, however, while others have been planted.



Figure 19: Comparative aerial views of the site as seen today (left) and in 1951 (right).

Figure 14 also shows that one of the large sheds (Figure 20) and the cement decorative breeze block dam (Figure 21) were also present by 1951, making them generally protected by S.34 of the NHRA. However, they have no particular heritage significance.



Figure 20: View towards the south of the corrugated iron shed that predates 1951.



Figure 21: View towards the west of the decorative breeze block dam that predates 1951.

6.3. Scenic route and the cultural landscape

The R27 passing to the north of the site can certainly be regarded as a scenic route. It traverses some very spectacular parts of the local landscape and is used as a route for flower-seeking in the Spring months. The proposed new structure would be 2.4 km from the R27 at its nearest point.

The cultural landscape is very strongly rural in character with large fields and occasional tree lines defining it. The large properties in Nieuwoudtville itself contribute to this rural village character. The intactness of this landscape lends it heritage value.

6.4. Summary of heritage indicators and provisional grading

Archaeological resources, the R27 scenic route and the cultural landscape are not expected to be impacted to any great degree and do not merit further discussion. The cluster of three stone-built structures, however, can be given a suggested grading of Grade 3B (in terms of the HWC system). The corrugated iron shed and breeze block dam are left ungraded. The significance of the stone structures lies in the history of stone construction in Nieuwoudtville and the character that these structures lend to the local urban environment. They are excellent examples of the stone masonry skills required to construct such buildings.

7. ASSESSMENT OF IMPACTS

The three sections below assess the impacts to those heritage resources identified on the site. Should the development not proceed then the status quo would remain and there would be no negative or positive impacts to any of the identified heritage resources.

7.1. Archaeology

The archaeological material located on the site of the new structure is of very low significance and no further material of significance is expected below surface. Although the impacts are direct, they are of low significance. No mitigation or management measures are required. Table 1 provides an assessment of the impacts to archaeological resources.

Table 1: Assessment of archaeological impacts.

Potential impacts on cultural-historical aspects:	
Nature of impact:	Direct destruction and damage to archaeological resources (stone artefacts).
Extent and duration of impact:	Local extent, permanent duration
Intensity of impact:	Low
Probability of occurrence:	Highly probable
Degree to which the impact can be reversed:	Low (archaeological sites/material cannot be recreated)
Degree to which the impact may cause irreplaceable loss of resources:	High (archaeological resources are irreplaceable)
Cumulative impact prior to mitigation:	Very low (because there will be much similar archaeological material in the area)
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low
Degree to which the impact can be mitigated:	n/a (none required due to low significance)
Proposed mitigation:	n/a (the low significance does not warrant any mitigation)
Cumulative impact post mitigation:	n/a
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low

7.2. Built environment

The built environment resources have varying significance in heritage terms. The three stone-built structures are the main concern with the current guesthouse building being the one to experience the most impacts. It is the impacts to this structure that are assessed here. Impacts will be direct because the structures themselves will be affected but there are no fatal-flaws. Some cumulative impact to stone-built structures in the region can be expected because there are not very many such buildings in the vicinity. Retention of individual structures in their original configurations thus gains value. Table 2 provides an assessment of the impacts to built environment resources.

Table 2: Assessment of built environment impacts.

Potential impacts on cultural-historical aspects:	
Nature of impact:	Direct damage to historical structures through alteration of their built fabric.
Extent and duration of impact:	Local extent, permanent duration
Intensity of impact:	Medium
Probability of occurrence:	Definite
Degree to which the impact can be reversed:	Low (for areas where historical fabric is removed) but could be high for areas where modern materials are added in a sympathetic manner)

Degree to which the impact may cause irreplaceable loss of resources:	High (historical structures cannot be recreated as original items)
Cumulative impact prior to mitigation:	Medium (because there are not very many similar stone structures in the area and they are historically significant)
Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Medium-High
Degree to which the impact can be mitigated:	Medium (internal removal of fabric cannot be mitigated but addition of new fabric can be done in a sensitive manner)
Proposed mitigation:	Retention of all external fabric including both veranda doors, and the introduction of materials that contrast with the historical fabric but yet do not detract from the qualities of the historical structure. These measures will reduce the intensity and hence the significance of the impacts.
Cumulative impact post mitigation:	Low (because the outer appearance of the historic structures will not be much different to what it is pre-implementation.
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low

Because the structures are given a provisional 3B grading (in terms of the Western Cape scheme), modification of the interior should be permitted. Similarly, like-for-like replacement of elements like roofs should also be allowed because they will not result in significant changes in appearance to the structures. However, it is the changes to the façade of the guesthouse that are of most concern. Should this change be allowed (i.e. closing in of the veranda), then the design would need to be sensitive to the local architectural tradition, avoid damage to existing fabric and joinery, and preferably be entirely reversible (in this light it is recommended that both doors into the veranda be retained but one is just left unused). Use of contrasting materials that do not become the visual focus of attention would serve to emphasize the original fabric. In this way it is expected that impacts can be reduced to low significance. These suggested measures are expected to be easily implementable.

7.3. Scenic route and the cultural landscape

Impacts here are all indirect, contextual impacts. No fatal flaws are expected. The R27 is regarded as a significant scenic route but, because of the nature of the proposed development and its distance from the R27, the impacts to this scenic route are expected to be of very low significance. The cultural landscape is also of heritage significance for its rural characteristics, but the new structure, despite its modern appearance, is not expected to introduce a significant impact on this landscape. Table 3 assesses the potential impacts to the scenic route and cultural landscape.

Table 3: Assessment of impacts to the scenic route and the cultural landscape.

Potential impacts on cultural-historical aspects:	
Nature of impact:	Introduction of new structures that would result in a visual intrusion into the landscape.
Extent and duration of impact:	Local extent, permanent duration
Intensity of impact:	Low
Probability of occurrence:	Definite
Degree to which the impact can be reversed:	high (with demolition of the structure)
Degree to which the impact may cause irreplaceable loss of resources:	Low (the landscape is extensive and many similar open vistas are available in the vicinity)
Cumulative impact prior to mitigation:	Low (because of the extensive landscape and many views available)

Significance rating of impact prior to mitigation (Low, Medium, Medium-High, High, or Very-High)	Low
Degree to which the impact can be mitigated:	Low (the structure cannot be readily hidden from view)
Proposed mitigation:	n/a (the low significance does not warrant any mitigation)
Cumulative impact post mitigation:	n/a
Significance rating of impact after mitigation (Low, Medium, Medium-High, High, or Very-High)	Low

8. CONCLUSIONS

The only significant heritage indicator is the built environment in the form of three stone-built structures that strongly characterise the local built fabric in Nieuwoudtville. Impacts to the one that will be altered are deemed to be of medium heritage significance, but could be reduced to low significance with proper treatment of the external aspects of the proposed works. It is expected that this goal could be easily met and the development proposal as presented here is thus supported in principle.

9. RECOMMENDATIONS

It is recommended that the proposed project be allowed to proceed but subject to the following recommendations:

- The final detailed plans for alterations to the guesthouse should be presented to Ngwao-Boswa Ya Kapa Bokoni for their approval prior to construction (note that they may require that this recommendation be met through a built environment permit application for each heritage structure to be worked on); and
- If any archaeological material or human burials are uncovered during the course of development then work in the immediate area should be halted. The find would need to be reported to the heritage authorities and may require inspection by an archaeologist. Such heritage is the property of the state and may require excavation and curation in an approved institution.

10. REFERENCES

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APPENDIX 1

Photographs of other buildings on site less than 60 years of age. None of these structures is of any heritage value but they are noted here for the record. All pictures by Kirsty Robinson (SEC).

