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REFERENCES and ACKNOWLEDGEMENTS:

1. Fransen, Hans: *Old Towns and Villages of the Cape*, Jonathan Ball Publishers. Johannesburg & Cape Town, 2006
2. Kathleen Schulz, Southern Cape historian
3. S.G. Office, Cape Town

ABBREVIATIONS:

AIA – Archaeological Impact Assessment
 CDSM – Chief Directorate: Surveys & Mapping, Mowbray
 HIA – Heritage Impact Assessment (in terms of Section 38 of the NHRA)
 HWC – Heritage Western Cape
 NHRA – National Heritage Resources Act, 1999 (Act 25 of 1999)
 NID – Notice of Intent to Develop (in terms of Section 38 of the NHRA)
 PPP – Public Participation Process

1. INTRODUCTION

PERCEPTION has been appointed by the registered property owner to compile and lodge a Notice of Intent to Develop to Heritage Western Cape in terms of Section 38 of the National Heritage Resources Act, 1999 (Act 25 of 1999) to Heritage Western Cape. Details of the proposed development are as set out in paragraph 3 below.

Sanction for submission of this Notice of Intent to Develop was provided by Eden District Municipality, being the registered property owner, and is attached as part of Annexure 1 ("Part 5" to the NID form).

2. BACKGROUND

The registered property owner is of the intention to develop the said property for expansion of the existing Uniondale landfill site and subsequently commissioned *PERCEPTION* to compile and submit to Heritage Western Cape a Notice of Intent to Develop (NID) and Heritage Statement for adjudication.

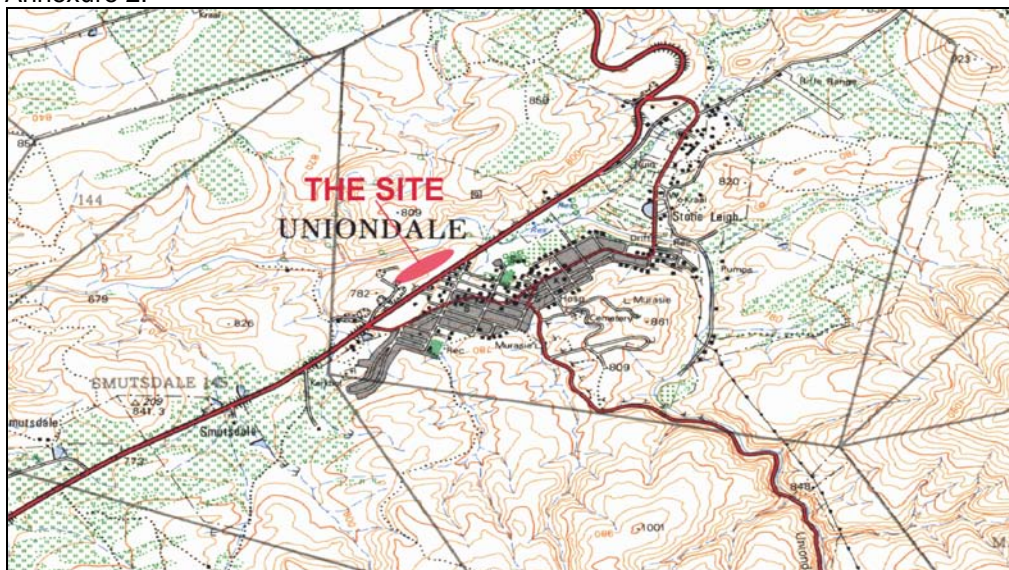
The purpose of this assessment is not only to serve as a NID application to Heritage Western Cape, but also to assist/ contribute to the project as follows:

- To identify heritage issues, development constraints and opportunities at an early stage;
- To avoid potential negative impacts of the proposed development on heritage – related aspects;
- To provide guidance for planning and design of the proposed development.

NOTE: This Heritage Statement should be read in conjunction with the completed NID application form attached as Annexure 1 hereto.

3. STUDY AREA

The subject site (approximately 7,701ha in extent is part of Erf 524 (91,6236ha)) and forms part of the original commonage for the former townlets of Hopedale and Lyons (now Uniondale). The site is situated north of the town and is bound by the N9 National road stretching between George, Graaff Reinet and beyond as indicated on the insert below. Photographs of the site and environs are attached as part of Annexure 2.



Extract from 1:50,000 Topo-cadastral series (Source: CDSM)

The proposed site is located along a natural ridgeline overlooking Uniondale and the N9 National road to the south and deep Kamanassie River valley to the north. Much of this ridgeline has a moderate north-facing slope, which abruptly ends with a steep rocky cliff-face extending down to the river valley below. The western section of the site formerly accommodated the municipal sewerage oxidation ponds but had, after being de-commissioned, been transformed into the current municipal landfill site.

The entire site consists of rocky soils, sub-strata. While the western section has been completely transformed through earthmoving, probably in association with its former use for sewerage oxidation ponds, the eastern section is overgrown by what appears to be recently-disturbed (possibly veld fire) natural vegetation. An old track running along the site has fallen into disuse. No structures could be found on the site, with the exception of ruins of an old stonewall, which probably served as an old kraal wall. Evidence suggests that a piggery was kept here during former use of the site for sewerage oxidation ponds.

There is an existing vehicular access to the current landfill site directly from the N9. An alternative access via an existing subway under the N9 (just southwest of the currently-used access), seems to have fallen in disuse. According to the Final Scoping Report, "The site is not operated properly due to limited landfill equipment and waste is not covered daily. Windblown litter seems to be a major problem and waste is burnt. The landfill site is comprised of old oxidation dams that are being filled and nearing their end capacity.



3D/ Bird's eye view of the property (generated through GoogleEarth).

4. PROPOSED DEVELOPMENT

The proposal is aimed at making provision for the continued future delivery of basic services to the towns of Uniondale, Haarlem and Avontuur in terms of waste disposal. As part of the EIA process, three potential sites for establishment of a communal landfill site in Uniondale were investigated. The three alternatives, as described in the Final Scoping Report (Andrew West Environmental Consultancy) included the following three alternatives¹, the locality of which are shown on Annexure 3.

¹ Final Scoping Report for Uniondale Waste Disposal Site, Andrew West Environmental Consultancy, March 2009

Note that while Site Options B and C (paragraphs 4.2, 4.3 below) were discarded by DEADP and are no longer considered as part of the EIA process, we merely include reference to indicate that alternative site options had been considered by the proponent.

4.1 **Site Option A**

This portion of land is located adjacent to the existing landfill site on Erf 524 to the north of the town of Uniondale. It is zoned as "Authority zone" in terms of section 8 scheme regulations. The proposed extension to the existing site would cover a land area of 7,070m² i.e. 7,07ha. Access to the site already exists. The planned refurbishment of the existing subway under the N9 road will eliminate traffic congestion problems/dangers at the site access.

This the preferred option because of the fact that there is space for expansion, it will not be visible from the road or the town and prevailing winds are not from that direction. The main advantage is that a new node of disturbance activity will not be taking place.

4.2 **Site Option B**

This portion of land is located adjacent and to the east of the existing Uniondale Waste Water Treatment Works on municipal land with no agricultural land use or potential. The site is visible from the N9 and the southern approach to the town. A major housing project is now planned to the west of Uniondale and the location of a landfill site is not compatible with this.

4.3 **Site Option C**

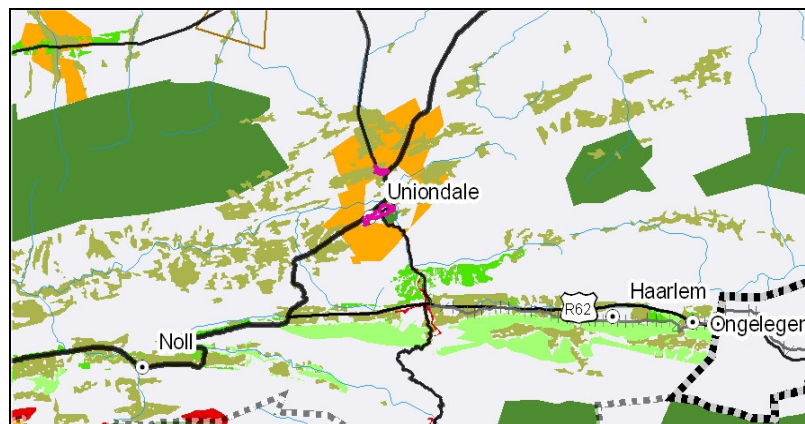
This proposed site is located to the north east of the town adjacent to the rifle range on land zoned as agriculture (Rem Erf 531). Correspondence received has shown that the area in the vicinity is still actively farmed and is in proximity to a river and storage dam. The site would be visible from the north when entering Uniondale. Due to the zoning and the environmental sensitivity of the land, this particular option is not considered viable at this stage.

In light of the above, the preferred Option B is proposed for expansion of the existing Uniondale municipal landfill site to cover a total surface area of 70.71ha as shown with the layout plan attached as Annexure 4 hereto.

5. RELEVANT POLICY GUIDELINES

5.1 **Eden Draft Spatial Development Framework, June 2009**

According to this draft policy guideline document the subject property is situate outside the current Uniondale urban edge and outside "potential areas for land reform".



Extract from Eden Draft SDF

5.2 **Eden District Municipality – Heritage Study and Policy, 2007**

The subject property is not listed in the Uniondale and Haarlem built environment heritage inventory compiled as part of this study.

5.3 **Uniondale Draft Spatial Development Plan, 2007**

This draft policy guideline document does not necessarily make proposals that are considered pertinent to the proposal, with the exception of a recommendation that an alternative access to the landfill site be investigated. As this aspect has been addressed it is considered that the proposal would be consistent with the draft SDP.



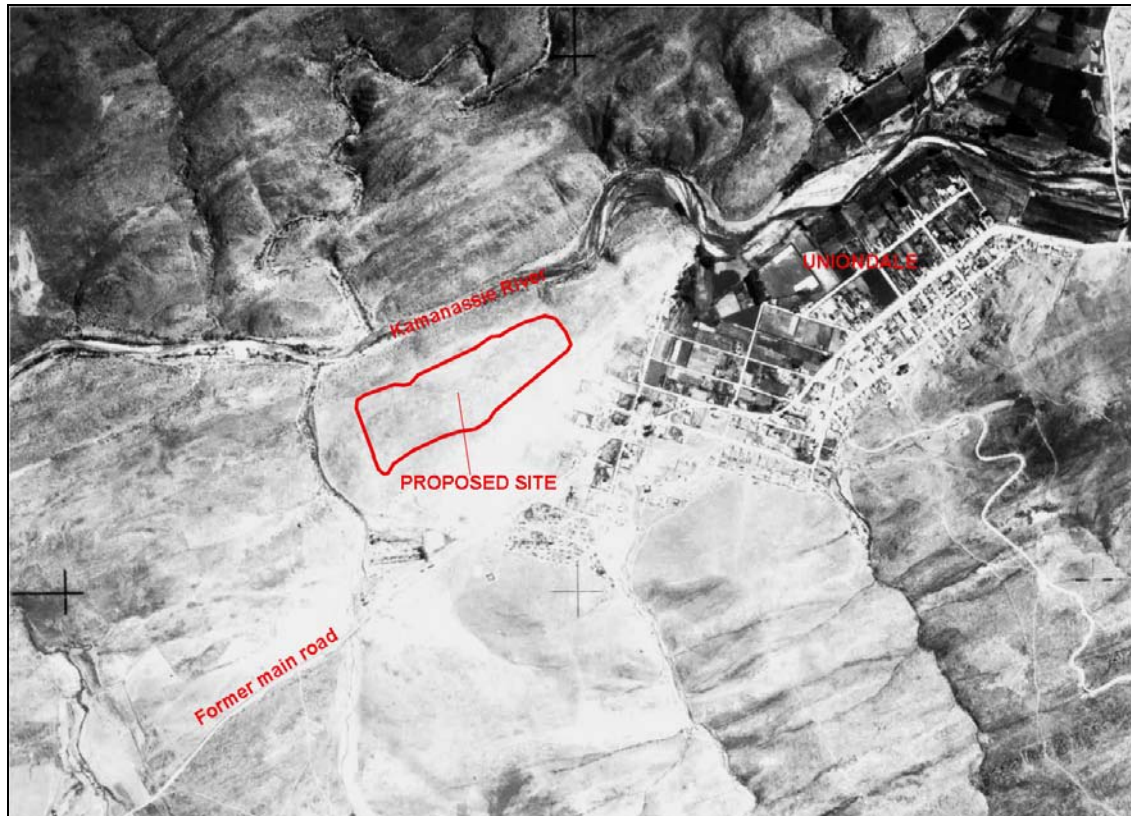
Extract from Uniondale Draft Spatial Development Plan (Source: NuPlan Africa)

6. BRIEF HISTORICAL BACKGROUND

The town of Uniondale in its current form was created through an amalgamation of two hamlets established in 1856 on the farms Lyons (to the west) and Hopedale (to the east) by their respective owners. The two separate grid layouts, intersecting at sharp angles, are very legible in the present layout of Uniondale and are connected by the main street. As with other Karoo-towns, Uniondale benefited from the ostrich-feather boom but also its decline during the 20th century as larger towns such as Oudtshoorn were favoured, partly due to rail linkages that existed².

As is evident from S.G. Diagram 16/1846 (Annexure 5), the subject property is situated on the Uniondale commonage, formerly part of the loan farm Riet Vally. The outline of the former farm Lyons is legible on the S.G. Diagram and from the said diagram it appears that the subject site is situated across a small portion of the farm Lyons. The diagram also shows the approximate positions of what must have been prominent residences during the 1840's, including that of C. van Rooyen who was the owner of the farm on which the village Hopedale was established.

² Fransen, Hans: *Old Towns and Villages of the Cape*, Jonathan Ball Publishers. Johannesburg & Cape Town, 2006



Approximate location of subject site imposed on extract from 1942 Aerial of subject site (Source: CDSM)

The 1942 aerial photograph series of Uniondale and its environs precedes construction of the current N9 National road. Due to poor legibility it is difficult to ascertain from the photograph what land use pattern (if any) applied to the subject site at this time. It would appear that the site remained undeveloped at the time. The outline of earthworks, most likely a quarry, is visible directly south of the proposed site.

7. HERITAGE RESOURCES & ISSUES

7.1 *Built Environment*

No structures could be located on the subject site or within its direct proximity. Ruins of what appears to have been a roughly-sacked stonewall and small shed (constructed of modern cement blocks) were noted, as illustrated with the photographs attached (Annexure 2). The locality of these ruins is a short distance east of the former sewerage oxidation ponds now used as landfills (locality also illustrated on the recent aerial photograph on the top of page 7). From an interview with officials with the Eden District Municipality it is understood that the former shed and stonewall however relates to use of a portion of the site as a piggery during the time when the sewerage oxidation ponds were operational.

It is not considered that the subject site contains any structures or ruins older than 60 years of cultural significance.

7.2 *Landscape Issues*

As mentioned in paragraph 3 above, the subject site is located along a natural ridge, the south-facing slope of which is visually prominent when viewed from the N9 National road and Uniondale. As such, the layout was designed so as to site proposed expansion of the Uniondale communal landfill along the north-facing slope

of the ridge as this would not be visible from adjoining (public) areas. This orientation takes into consideration the direction of prevailing winds. Note that the two other alternative sites, namely the existing water treatment works (Option B) or rifle range (Option B) would be highly visible from the N9, Uniondale and its environs, thus making is less desirable from a visual point of view (refer Annexure 3).



Approximate location of proposed site and its environs (Source: Google Earth)

Given the nature, location and resultant potential visual impact of the proposed alternative sites and provided that the proposal does not occur beyond of the skyline/ along the northern slope of the ridge, we do not consider the proposal would significantly degrade the existing rural landscape character within the proximity of the site and its environs.

During the site visit held on 16th October 2009 it was found that much of the site was strewn with wind-blown rubbish. It would therefore appear that better management of the site as intended through the proposed development is necessary. Note that the responsibility for municipal services in the currently Eden District Municipality managed District Management Area (DMA) will be transferred to George Municipality during 2010. It is therefore recommended sufficient measures be implemented to avoid rubbish being wind-blown and thus materially altering the natural landscape quality of the area.

7.3 Archaeology

While no archaeological material/ elements were noted during the site visit, it is recommended that Heritage Western Cape's APM Committee make a decision regarding the need for further assessment in this regard.

8. PUBLIC PARTICIPATION

The proposed development would trigger a number of development activities listed in terms of the National Environmental Management Act, 1998 (Act 107 of 1998). The

EIA process is being managed by Andrew West Environmental Consultancy and the Final Scoping Report has been submitted to DEA&DP for adjudication.

9. RECOMMENDATIONS

Having regard to the above assessment, it is recommended:

- 9.1 That this Heritage Statement fulfils the requirements of a NID submission In terms of Section 38 of the National Heritage Resources Act, 1999 (Act 25 of 1999);
- 9.2 That no further heritage studies and/or heritage impact assessment would be required but that Heritage Western Cape's APM Committee consider the need to undertake an Archaeological Impact Assessment.

PERCEPTION Heritage Planning
26th October 2009

SE DE KOCK

B-Tech(TRP) MIPI TRP(IRL) EIA Mgmt (IRL) APHP