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ANNEXURES:

1. Official Notice of Intent to Develop form
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1. INTRODUCTION

PERCEPTION Heritage Planning has been appointed by the developer, being Camdebo Eco Estate (Pty) Ltd 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). Details of the proposed development are as set out in paragraph 2 below.

The proposed development would include the following individual properties:

	Property description	Size (Ha)	Title deed Nr.
1	De Vrede 286	2930,9595ha	T20204/1979
2	Bo Plaat 287	521,5038ha	T20204/1979

NOTE: For purposes of this report the portions of the above properties proposed to be developed, will be referred to as the "development site".

2. LAND USE PLANNING APPLICATION

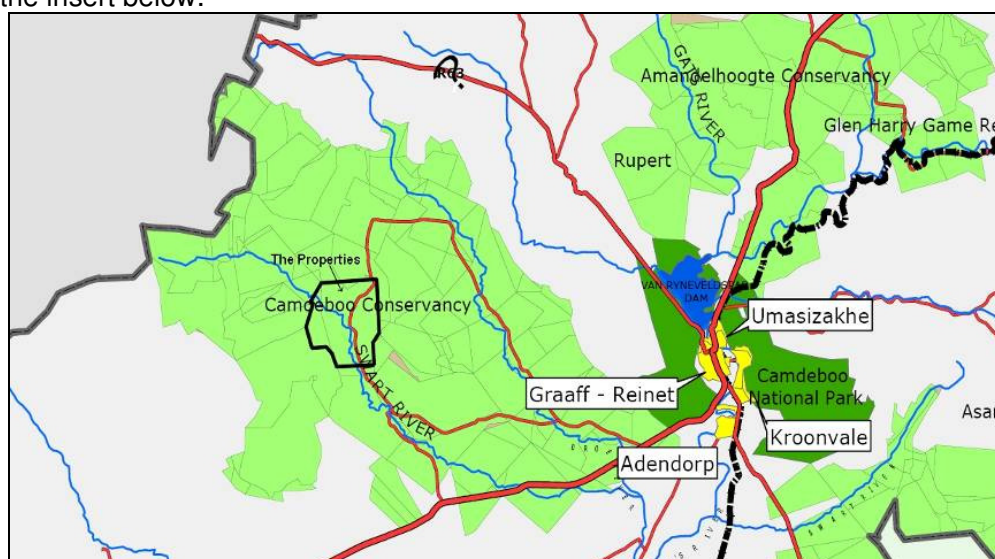
The proposed development would entail the following land use planning applications in terms of Sections 17 and 24 of the Land Use Planning Ordinance, 1985 (Ord. 15 of 1985):

- Rezoning of 28 portions ($\pm 1,200\text{m}^2$ each) of the said properties from "Agricultural Zone I" to "Resort Zone II" to allow for the construction of 28 holiday housing units (maximum 120m^2 in extent) as indicated on the Site Development Plan;
- Subdivision of the development site in accordance with the above.

A copy of the proposed former Site Development Plan is attached as Annexure 3. Please note that the proposed holiday housing units, if permitted, will be sited in proposed development areas one and two, subject to the requirements of relevant authorities and approvals.

3. SITE DESCRIPTION

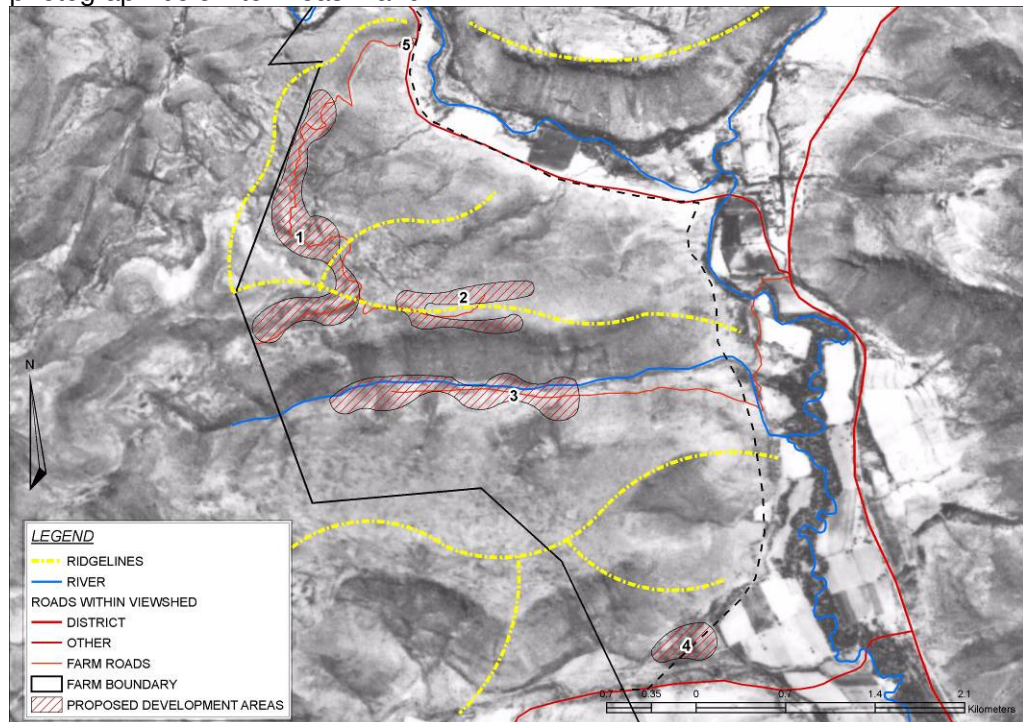
The subject properties are located within the Camdeboo Conservancy, approximately 30km west of Graaff Reinet as indicated (circled in black line) with the insert below:



Note that this Conservancy (including a rural area of approximately 80,000ha in extent) is not the same as the Camdeboo National Park, which is located directly adjacent to Graaff Reinet. The topography of the area within which the properties area located can be described as a mountainous Karoo landscape with natural ground levels varying between 700m – 1,500m above mean sea level. Vegetation types found on the said properties are described as Central Lower Karoo and Spekboom Succulent Thicket.¹ It is otherwise described as a mixture of Camdeboo-Aberdeen Karoo, Escarpment Spekboomveld and Southern Karoo Alluvia, the latter of which is concentrated along the Swart river corridor.²

Existing land use on the properties includes cultivated lands (commercial dry/irrigated lands), the larger remainder being Shrubland, low Fynbos as well as Thicket and Bushland. A low-key guesthouse is operated on a seasonal basis from the existing farmstead.

Please note that for the purpose of this report the term “development site” does not refer to the two subject properties but includes Proposed Development Areas 1 and 2 (comprising 47ha and 19ha respectively) as indicated on the aerial photograph below. Vehicular access to the development site would be via an existing 4x4 track extending from the locality indicated as “Area 5” on the aerial photograph below to Areas 1 and 2.



Aerial photograph of the development site. For clarification please note that Proposed Development Area 3 and 4 would not be developed. (Source: VRMA)

The development site would be located on the upper plateau overlooking portions of the Camdeboo Valley. Geology of the plateau primarily consists of exposed dolerite and mudstone (form of scale). The landscape is overgrown with indigenous vegetation on areas where rocky outcrops are less prominent. As is evident from the photographs below the landscape along the plateau consists of a series of “steps”, creating a number of natural amphitheatres.

¹ *Rebello & Low*

² *STEP Vegetation Classification*



Facing south showing southern section of Area 1 showing sections of exposed dolerite



Showing views over the Camdeboo Valley (northeast direction)



Facing east showing Area 2

4. HISTORICAL BACKGROUND

Details of current ownership of the respective properties are as set out in the table below. A copy of the relevant title deed (consolidated title) is attached as Annexure 4 to this report.

	Property Description	Current Registered Owner
1	De Vrede 286	John Allan Biggs
2	Bo Plaat 287	John Allan Biggs

The earliest surveyed record of the farm De Vrede 286 (S.G. Diagram No. 275/1815) shows that it was measured on horseback and surveyed and finally registered on 6th March 1815 (attached as part of Annexure 5). The farm is stated as situate in the Field Cornetcy of Camdebo, Graaff Reinet district. At the time this new farm bounded onto the following properties/ allotments ("erfpacht"):

- Paardekraal (allotted to DS van der Merwe)
- Veugd (John Jaco Oberholster)

- Eensamheid (Jacobus Theron)
- Zwart Rivier (W de Clerck)
- Klippedrift (J Cloete and other)

S.G. Diagram No. 530/1839 (Bo Plaat 287) (attached as part of Annexure 5) indicates this farm as situate in the Field Cornetcy of Camdebo, Graaff Reinet district. According to the SG Diagram it was registered during 1839 and at the time, bound onto the following allotments:

- Paardekraal (DS van der Merwe)
- Kouterskraal (DS van der Merwe)
- Portion of land petitioned at the time by J van der Merwe
- Vrede (J van der Merwe)

5. OWNERSHIP TIMELINES

The current title deed and S.G. Diagrams are attached as part of Annexures 4 and 5 respectively. No records of previous ownership of the respective properties, other than that referred to in paragraph 4 above, could be found. Details of the two properties as registered with the Deeds Office are attached as Annexure 6. Should further information be required by SAHRA in this regard a full Title deed survey would have to be commissioned.

6. RELEVANT POLICY GUIDELINES

6.1 *Camdeboo Draft Spatial Development Plan (December 2006)*

This draft policy guideline document (attached as Annexure 7) merely indicated that the development site is located within an area where the preferred land use is Private/ Other parks and reserves. The Land Capability of the two properties are primarily described as being suitable only for wildlife while some lower-lying areas are considered useful for grazing purposes.

Paragraph 5.7 (attached as Annexure 8) of the Draft SDF states that the following forms of tourism development may be considered in rural areas:

- Tourist facilities – gift shops, farms stalls, farm stored and recreation facilities;
- Tourist accommodation facilities – guesthouses, guest farms, bed and breakfast enterprises;
- Tourist residential facilities – resorts, camping, hotels and game or eco-tourism farms.

Policies relating to Tourist Residential Facilities include:

- Should only be permitted on uneconomically viable agricultural land uses;
- Should only be permitted based on the resource-orientated approach;
- Should as spin off, if supported by Council, enhance conservation with adequate environmental management strategies and plans in place;
- Should “as a general principle” not be subdivided into smaller portions (resorts).

7. PUBLIC PARTICIPATION

A Public Participation Process has been invoked through the National Environmental Management Act, 1998 (Act 107 of 1998) as the proposed development triggers a number of activities listed in terms of the relevant Regulations.

A Draft Scoping Report, compiled by CEN Integrated Environmental Management Unit in terms of NEMA, has been submitted to the relevant authorities.

A further public participation process will be initiated through lodgement of the land use planning application in terms of the Land Use Planning Ordinance, 1985 (Ord. 15 of 1985). This application is currently being finalized and will be submitted to Camdeboo Municipality in due course.

8. HERITAGE RESOURCES

8.1 *Buildings/ structures older than 60 years, gravesites*

No buildings or structures were found on the development site itself. A number of buildings and structures older than 60 years are located on the two properties none of which fall within any one of the proposed "Development Areas" as indicated on the aerial photograph in paragraph 3, page 3 of this report. These buildings/ structures will therefore not be impacted upon by the proposed development. For the sake of completeness it is nevertheless considered necessary to at least refer to all heritage resources located on the properties.

The said buildings/ structures, which include a manor house and its demesne, associated outbuildings, a derelict watermill, labourers' cottages, a graveyard and a system of water furrows, are mostly clustered as is evident from the photograph below.



Aerial view showing Manor house (with swimming pool) in the centre with associated outbuilding directly to the left, right thereof. Labourers' cottages visible in the top left-hand corner (February 2006)



Manor house



Primary outbuildings



Derelict watermill



Labourers' cottages

The four photographs above depicts some of the existing buildings/ structures on the said properties, which are older than 60 years and considered to be of conservation-worth. Again, note that these will not be impacted upon through the proposed development.

8.2 *Archaeological sites*

While an Early Stone Age (ESA) artefact has reportedly been found in the proximity of the proposed development sites along the plateau (Proposed Development Areas 1 and 2), none could be found during the site visit. Having regard to the elevation, harsh climate of the plateau as well as the absence of a sustainable natural water source, it is considered unlikely that the area around the development site would have been suitable for habitation. It is however likely that it could have served as a hunting ground for early hunters.

A number of ESA hand tool flakes and ESA flakes/broken hand tool chunks (shown below) were found in the valley identified as "Development Area 3" on the aerial photograph shown in paragraph 3 of this report. No development is however proposed in this area. The two photographs of ESA hand tool flakes and fragments below (top of page 8) were documented along the river valley in "Development Area 3".

It is recommended that a Phase One Archaeological Impact Assessment desktop study be commissioned for the development site and not the entire surface area of the subject properties as suggested in the Scoping Report compiled by CEN Integrated Environmental Management Unit.



ESA hand tool flakes and fragments above found along the river valley in "Development Area 3"

8.3 *Palaeontological sites*

As mentioned in paragraph 1 of this report, the geology along the plateau (i.e. the development site) consists of exposed dolerite and mudstone (form of shale) rock formations (see photographic inserts below taken from the air). The natural processes and forces involved in the exposure of these rock formations to the earth's surface (being pushed up directly from lower rock strata) suggests that fossils are highly unlikely to occur along the plateau/ development site.



Fossils founds have however been recorded on other portions of the subject properties, none of which will be impacted upon through the proposed development.

8.4 *Landscape character*

The proposed development site is located within a unique natural/ rural landscape interspersed with limited human habitation and agricultural activity, thus being part of what can be referred to as part of a "local cultural landscape"⁴. It is situate on an elevated location and partly along a series of ridgelines, which renders it visually sensitive in terms of vested intrinsic values. Apart from its location within the Camdeboo Conservancy, the natural/rural landscape within which the development site is located is considered to be of regional importance and therefore necessary to preserve from a heritage perspective.

Sections of proposed Development Areas 1 and 2 would be visible from the "rural hamlet" of which the Manor house could be argued to be the visual focal point. A preliminary visual impact assessment was commissioned, the recommendations of which are summarised with the

³ VRM Africa

⁴ A cultural landscape can broadly be defined as a natural landscape and its transformation over extended periods of time as people respond to and live within such landscape.

diagram³ contained in Annexure 9. It is recommended that areas indicated as being of Very High and High regional visual importance (Annexure 9) be avoided so as not to detract from the rural amenities of the area within which it is located. Development in areas indicated as being of Medium regional visual importance should be limited and if permitted, sited in a manner that is inconspicuous.

9. MITIGATORY MEASURES

Proposed structures must be carefully designed so as to ensure it has the minimal (if any) visual impact. Only single storey units should be permitted and only non-reflective, earth-related colour schemes may be used for all exterior surface areas. Window surfaces areas should be recessed and/or orientated to avoid reflection. Care must be taken to minimise the potential nocturnal footprint of the proposed development. Both indoor and outdoor lighting to be provided for the proposed development should be installed in accordance with a lighting scheme so as to minimise the overall nocturnal footprint of the development. The scheme should e.g. include the installation of subdued and downward-orientated outdoor light-emitting fixtures, fitted low so as to reduce lighting overspill. Should the possibility of using solar panels be investigated, such units must be places so as not to result in undue reflection.

The development site is partly overgrown by unique indigenous vegetation, which should not be disturbed and/or removed as this forms an intrinsic part of the landscape. Development should rather be sited in locations that do not contain indigenous vegetation.

The installation of services and infrastructure must be designed so as not to have any visual impact on the landscape either by ways of scarring or introducing engineering structures that are in any way visual obtrusive. As an example, hard surfaces, stormwater drainage equipment to be introduced with upgrading of the existing access track should be done by using materials that match surrounding rocks and earth in colour. No bulky structures should be permitted.

10. CONCLUSION

From the site visit, carried out on 8th November 2007 it is evident that the two subject properties contain a number of heritage resources (e.g. buildings, structures, gravesites), most of which are considered to be significant within a local, and possibly, regional context. Furthermore, the properties are located within a rural landscape considered to be of regional and national importance, by reason of its uniqueness.

While the proposed development formerly included a proposal to construct a total of 70 – 100 holiday housing units to be accommodated within five proposed development areas (as indicated on aerial photograph in paragraph 3, page 3 of this report), the development proposal has been reduced to 28 holiday housing units to be sited within two proposed development areas as explained in paragraph 3 of this report. The proposal would not impact on heritage resources mentioned above.

³ VRM Africa

As such, it is considered that the proposed development in its present form, if designed and sited in accordance with the above mitigatory measures, would not detract from the rural amenities, or negatively impact upon the overall landscape quality, of the area.

11. RECOMMENDATIONS

Having regard to the above assessment, it is recommended that an Integrated Heritage Impact Assessment be undertaken with focus on the following further detailed assessment:

- Historic background research;
- Built environment and cultural landscape analysis;
- Visual Impact Assessment;
- Archaeological Impact Assessment.

PERCEPTION Heritage Planning
18th March 2008

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