HERITAGE IMPACT ASSESSMENT

PROPOSED ECO TYPE RESIDENTIAL DEVELOPMENT ON PORTION 36 OF FARM FRANSKRAAL NO. 708, OVERSTRAND LOCAL MUNICIPALITY, HERMANUS MAGISTERIAL DISTRICT, WESTERN CAPE

Assessment conducted under Section 38 (3) of the National Heritage Resource Act (No. 25 of 1999)

HWC CASE 23102704

Prepared for

Lornay Environmental Consulting
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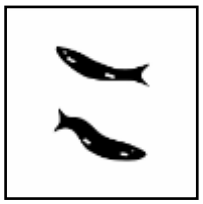
Applicant

T. DE VILLIERS

By



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SEPTEMBER 2024

Declaration of Independence

This report has been compiled by Jonathan Kaplan, Director of the Agency for Cultural Resource Management, an independent Heritage Practitioner registered with the Association of Southern African Professional Archaeologists (ASAPA), CRM Membership No. 64.

The views expressed in this report are entirely those of the author and no other interest was displayed during the decision-making process for the Project.

I further declare that I: **Jonathan Kaplan**

- act/ed as the independent specialist in the compilation of the above report.
- regard the information contained in this report as it relates to my specialist input/study to be true and correct, and
- do not have and will not have any financial interest in the undertaking of the activity, other than remuneration for work performed in terms of the NEMA, the Environmental Impact Assessment Regulations, 2014 and any specific environmental management Act.
- have and will not have any personal stake in the proposed activity proceeding.
- have disclosed to the EAP any material information that has or may have the potential to influence the decision of the competent authority or the objectivity of any report, plan or document required in terms of the NEMA, the Environmental Impact Assessment Regulations, 2014 and any specific environmental management act.
- have provided the EAP with access to all information at my disposal regarding the application, whether such information is favourable to the applicant or not; and
- am aware that a false declaration is an offence in terms of regulation 48 of the 2014 NEMA EIA Regulations.

Signature of the specialist

Date: 30 September 2024

Executive summary

1. Name of site

Proposed Eco Type Residential Development on Portion 36 of Farm Franskraal No. 708, Overstrand Local Municipality, Hermanus Magisterial District, Western Cape

2. Site location

The proposed development is located immediately north of Franskraal, on the western edge of the Uilkraal Lagoon, in Uilenkraalsmond (Figures 1 & 2)

3. GPS Co-ordinates

S 34°35'58.76" E 19°24'55.76"

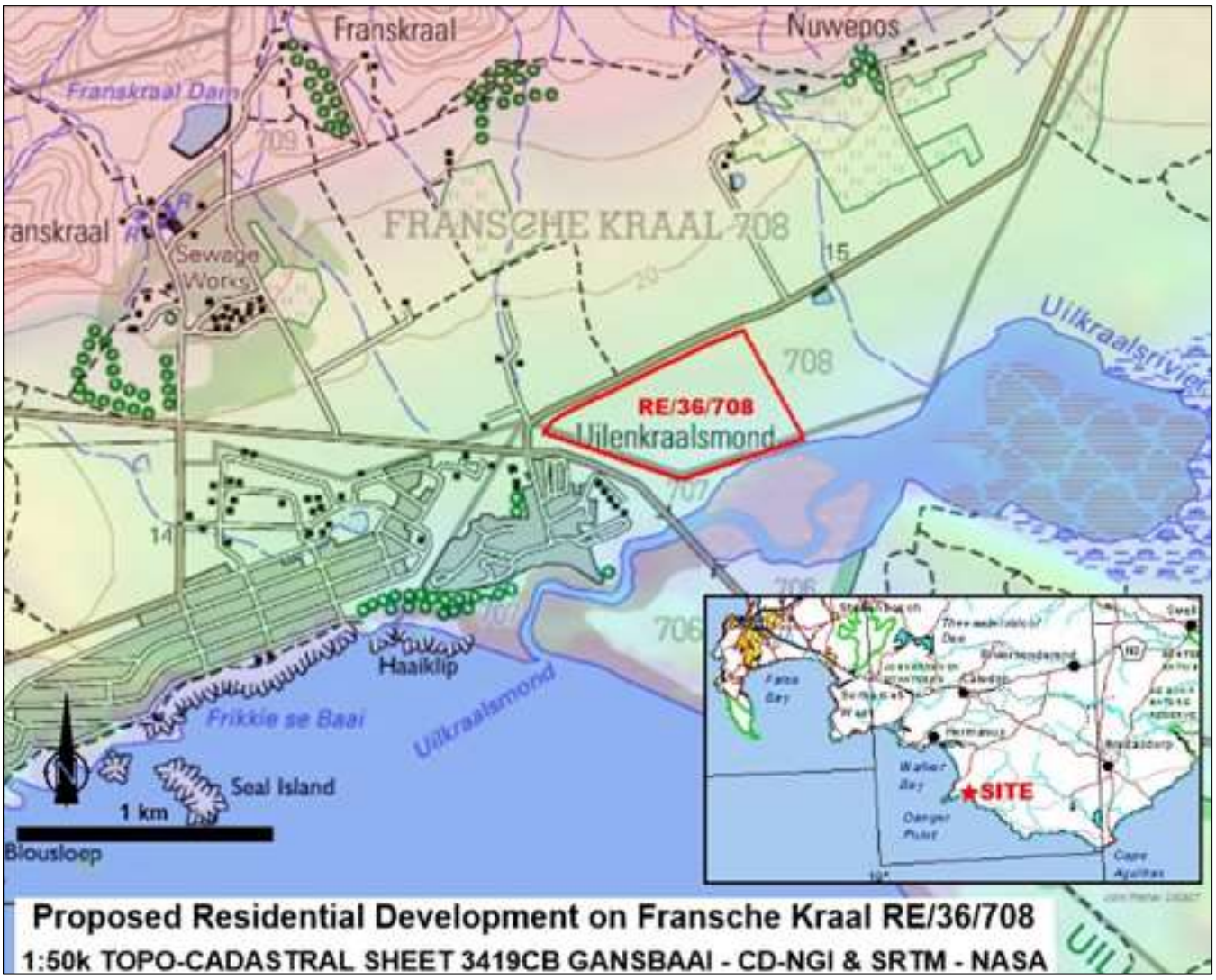

Figure 1. Locality Map

Figure 2. Google Earth satellite map indicating the location of the study site(red polygon) near Franskraal in the Overberg region of the Southern Cape

3. The development proposal

The proposal is for a low-density eco type residential development with the majority of the site remaining Open Space.

The property extent is about 34ha and is vacant land zoned as Agricultural.

It is important to note that the architectural design, building materials, visual and landscaping elements have been conceptualised around the sensitive environmental and cultural landscape context of the `site'.

The current layout proposal shows the following development opportunities (Figure 3).

- 55 residential erven
- A gate house
- A communal facility with a coffee-shop/clubhouse
- A utility erf, and
- Road reserve areas

A small commercial site (± 2085m²) is planned on a portion of the site which lies across the road from the property, on the other side of the Baardskeerdersbos/Elim road. This erf is situated external to the fenced edge of the residential estate. It is envisaged that a small farm stall would be appropriate for this erf which would be sold off to a third party and will be subject to its own building plan approval process.

The proposed fifty-five residential erven are limited to mostly single storey homes, but some erven will be allowed to have a small double storey element. Erven are 600m² and 750m² in size, with maximum 50% coverage allowed on all erven.

All homes will be constructed using steel frame construction, lightweight, and sitting slightly above the natural vegetation. Building heights above proposed floor levels are to be maximum 4.5m for single storey homes, excluding chimneys, and 6.5m to the upper top of second floors (where these are allowed on some erven). Boundaries of erven will not be fenced or demarcated in any way other than within the building footprint.

Instead of conventional building foundations consisting of trenches with concrete strip footings it is proposed to use Self Drilling Anchor piles as the foundation solution for the units. The piles are strategically placed to support the suspended subframe of the building, allowing the building to “float” just above the natural ground. This is much less intrusive than conventional foundations and uses a fraction of the amount of concrete as only a grout is pumped in around the anchors.

All development on the erf will be limited to within the building footprint, including paving, tanks, decking, pools, and landscaping. Building line edges are to be rehabilitated to natural fynbos after construction of a unit. Boundaries of erven will not be fenced or demarcated in any way other than within the building footprint.

The design of the buildings are intentionally recessive, to blend into the landscape, with light steel construction, flat roofs, and lightweight infill panels using dark greys and black and other naturally recessive colours. Rain water tanks (maximum two per site), will be located within the building footprint.

Sheet metal roofs in dark charcoal or black will be allowed only on carport or veranda roofs and garages and carports must be joined to the house. Planted roof are encouraged. Where roofs are not planted, they shall have dark grey stone chip cover. Roofs with solar panels, must have planted vegetated edges.

No other locations for solar panels will be allowed. No plumbing may be visible on building facades. Pool pumps, gas tanks ,filters, water pumps or AC units etc to be fully hidden and enclosed and must sit within the building footprint.

Swimming pools, in mid grey or darker grey, or an approved brown sand colour, will only be allowed within building footprints. Swimming pools to be limited to 12.5m x 4m maximum size.

Satellite dishes must be painted to match the aluminium colour, or black, and aerials must sit below the roof line and within the building footprint.

Walking trails will be of a soft material, such as gravel, together with timber boardwalks over wetlands and swales.

The following materials will not be used on the development site:

- Facebrick
- Ornate timber doors
- Reflective glass
- Stainless steel railings
- Stainless steel braais or chimneys (they must be black)
- Lighting on buildings – only downlighting, - no exterior lights other than within courtyards will be allowed.
- No masts or antennae allowed, satellite dishes must sit below the roof line and must be painted to match the aluminium colour, or black

Land Use	Total Area	Number of Erven	Average
Residential 500m² (25mx25m)	29600m²	35	846m²
Residential 625m² (25mx20m)	19175m²	20	959m²
Clubhouse	1600m²	1	1600m²
Road	24165²	1	24165²
Utility	147m²	2	74m²
Open Space	239089m²	12	19924m²
Total	313776m²	71	N/A

Figure 3. Proposed Site Layout Plan.

4. Heritage Impact Assessment

A Heritage Impact Assessment (HIA) comprising an Archaeological Impact Assessment (AIA), a Palaeontological Impact Assessment (PIA), and a Visual Impact Assessment on the Cultural Landscape was requested by Heritage Western Cape (HWC), following the submission of a Notice of Intent to Develop (NID).

ACRM was appointed to conduct the AIA and to write up the integrated HIA report, which includes comments from the Overstrand Local Municipality, registered conservation bodies and Interested and Affected Parties (I&APs).

Consulting palaeontologist John Pether was appointed to conduct the PIA (Appendix A). The palaeontological assessment is to inform about the palaeontological sensitivities of the Project Area and the probability of fossils being uncovered in the subsurface and being disturbed or destroyed during the Construction Phase of the proposed development.

A Visual Impact Assessment (VIA) has been conducted by Megan Anderson Landscape Architects (Appendix B).

Lornay Environmental Consulting is the independent environmental assessment practitioner (EAP) responsible for facilitating environmental authorisation for the project.

An Environmental Basic Assessment (BA) process will be followed in the application.

5. Aim of the study

The overall purpose of the study is to assess the sensitivity of archaeological and palaeontological heritage resources in the proposed development site and to determine the potential impacts (of the development) on such resources.

The impact of the development proposal on the Cultural Landscape has been assessed in the VIA report.

6. Constraints and limitations

Almost the entire footprint area of the proposed estate development is covered in dense, impenetrable, invasive alien (Rooikrantz) vegetation resulting in very poor archaeological visibility. Leaf litter also covers much of the surface area of the property. A few tracks and small footpaths (from along the edge of the vlei) allowed some access into the site.

7. Results

7.1 Archaeology

A field assessment was conducted by ACRM on 31 January 2024, in which the following observations were made:

No archaeological heritage resources were encountered during the field study. However, as indicated above, the almost the entire property is infested with invasive alien vegetation and is virtually impenetrable.

7.2 Palaeontology

According to Pether (2024), the project site is underlain by bedrock of the Table Mountain Group Peninsula Formation (Fm.) quartzitic sandstones. This bedrock is mostly covered by a relatively thin mantle of coversands of mainly windblown origin, which is not shown on the relevant geological map, but elsewhere where thicker, is depicted as the Qg coversands (light grey to pale red sandy soil). Residual “raised beach” deposits of the Quaternary Klein Brak Formation may occur beneath these coversands.

Close to the estuary in the southeastern corner of the property the coversands are underlain by the calcreted aeolianite of the late Quaternary Waenhuiskrans Formation.

7.3 Visual Impact

According to Anderson (2024), the proposed development is in a visually sensitive environment, very close to the Uilkraal Lagoon and the R43 (Scenic Route), and if not mitigated `could become visually intrusive'. The proposed site and development is in an area that is highly rated for its Scenic Resources, within the Greater Gansbaai Urban Edge. The Scenic Resources of the area and its surrounds can be described as natural (undeveloped coastal plain heavily infested with alien vegetation), the Uilkraal River/lagoon/estuary, Franskraal se Berge/mountains and nature reserves, rural landscape north of the R43 and residential (Franskraal). These are Highly, to Moderately (recent urban development) rated by Anderson (2024).

However the proposed development philosophy indicates a sensitive approach to the design and the development `has the potential to visually enhance the site and its surrounds' (Anderson 2024:41).

7.4. Built Environment

There are no buildings, structures or features on the proposed development site, therefore no impact on the built environment will occur.

7.5. Graves

No graves were encountered during the field assessment, but it is noted that ground visibility was very poor due to extremely dense vegetation cover.

8. Comments

Comments from the Overstrand Local Municipality, registered conservation bodies and Interested and Affected Parties will be included in the Final HIA report to be submitted to Heritage Western Cape.

9. Anticipated impacts

9.1 Archaeology

Being on the edge of the Uilkraal Lagoon/vlei environment, shellfish, stone tools, and pottery for example, may be uncovered during vegetation clearing operations.

Unmarked Khoisan burials may be exposed during construction phase excavations, but the probability of this occurring is considered to be low. The proposed residential units will be raised off the ground, and subsurface excavations will be much less intrusive than conventional foundations. Services infrastructure for water, electricity and sewerage will be in conventional trenches about 1m deep along the road reserves and connected to the municipal network.

9.2 Palaeontology .

Pether (2024) notes that although the Peninsula Fm. bedrock is rated as HIGH by SAHRIS, for the most part its palaeontological sensitivity is LOW due to the sparse presence of trace fossils and tectonic deformation which is particularly intense in the Southern Cape. `An impact on the fossil heritage of the Peninsula Fm. from the proposed construction activities is (therefore) not expected' (Pether 2024).

According to Pether (2024), it also appears improbable that residual raised beach deposits of the Klein Brak Fm. with well-preserved fossil content are present. Due to the unfavourable setting, a LOW sensitivity may be assigned to any residual Klein Brak Formation raised beach deposits which may occur in the Project Area.

Intersection of the uppermost Waenhuiskrans Fm. in earthworks is (also) limited, relative to the affected volume of overlying unconsolidated Qg coversands which mantle the area

The overall, default palaeontological sensitivity of the Waenhuiskrans Fm. is classified as VERY HIGH and the unconsolidated Qg coversand deposits is classified as LOW by the SAHRIS Palaeo-Sensitivity map.

Considering that the late Quaternary to present day faunas are fairly well known from archaeological sites and hyaena lair bone accumulations, additional finds are considered to be of moderate scientific importance.

9.3 Impact on the Cultural Landscape

According to Anderson (2024), the proposed development falls within the Greater Gansbaai Urban Edge as defined in the 2020 Spatial Development Framework. Furthermore, the area is allocated for urban development, where plans provided indicate further residential development to the west of the site.

The proposed eco type development is also low density and as such is an appropriate development for this site which is visible from Scenic Routes and is adjacent to the Uilkraal Lagoon (Anderson 2024).

The proposed development guidelines further indicates `that much consideration has been given to the sites visual sensitivity and if development is to go ahead, the site can be visually enhanced from the alien infested character now presented' (Anderson 2024:41).

10. Conclusion

Indications are that a proposed Eco Type housing development on Portion 36 of Farm No. 708 Franskraal, in Uilenkraalsmond does not pose a significant threat to local Stone Age archaeological resources. Shell middens, stone tools and pottery, for example, may however be exposed during vegetation clearing operations.

The likelihood of Khoisan burials being uncovered during construction phase excavations is considered to be low given the shallow depth of the associated excavations.

According to Pether (2024), although the Peninsula Fm. bedrock is rated as HIGH by SAHRIS, for the most part its palaeontological sensitivity is LOW due to the sparse presence of the trace fossils and tectonic deformation which is particularly intense in the Southern Cape. `An impact on the fossil heritage of the Peninsula Fm. from the proposed construction activities is (therefore) not expected'.

According to Anderson (2024:40), the proposed development plan, indicating 55 units, and the 'Franskraal Beach Estate (Portion 36 of Farm Franche Kraal) Design Guidelines and Philosophy' Draft document dated 6 March 2024, provide for a number of design elements that assist in the mitigation of the potential visual impacts.

If the recommendations and mitigation measures are implemented, the proposed development could have a moderate visual impact on the highly rated scenic resources of the

surrounding environment and could enhance the visual character of the site and its surrounds (Anderson 2024).

11. Recommendations

11.1 Archaeology

1. No archaeological mitigation is required prior to construction excavations commencing.

2. A walk down survey of the development site must be conducted by a professional archaeologist once vegetation has been cleared from the site.

3. If any human remains are uncovered or exposed during excavations, work must immediately stop, and the finds reported to the Environmental Control Officer (ECO) and the contracted archaeologist. Human remains must not be removed or disturbed until inspected by the archaeologist.

11.2 Palaeontology

1. The rescue of fossil bones during earth works critically depends on spotting this material as it is uncovered during digging. For successful mitigation, it is therefore crucial that earth works personnel must be involved in mitigation by watching for fossil bones as excavations are being made. It is recommended that a protocol for finds of buried fossil bones, the Fossil Finds Procedure (FFP), is included in the Environmental Management Plan (EMP) for the proposed development.

The field contractor and workers involved in excavations must be informed of the need to watch for fossil bones and archaeological material. Workers seeing potential objects are to cease work at that spot and to report to the works supervisor who, in turn, will report to the Environmental Control Officer (ECO) and/or the Developer. The ECO/Developer will contact and liaise, with Heritage Western Cape on the nature of the find and suitable consequent actions such as immediate site inspection, application for a palaeontological collection permit and drafting of a work plan for the collection of the find.

11.3 Visual Impact

1. The proposed development plan, indicating 55 units, and the 'Franskraal Beach Estate (Portion 36 of Farm Franche Kraal) Design Guidelines and Philosophy' Draft document dated 6 March 2024, provide for a number of design elements that assist in the mitigation of the potential visual impacts. These include recessive buildings with flat, planted/dark chip roofs, use of dark colours on walls and roofs, stone and wood, shaded windows, broken up building elements to add shadow lines, cantilevered floors and decks, dark rainwater tanks, raised berms along the southern and western borders of the site, low level lighting, no bright security lights.

Other mitigation measures that should be implemented include the following (Anderson 2024)

2. Phased removal of the invasive alien vegetation such that the construction activities are screened. Where the berm is along the southern and western areas, the construction and revegetation, including some large indigenous trees, should form part of the initial phase of construction and between this berm and the most western proposed roads and eastern units, some larger alien trees should be retained to screen the proposed units and roads from the R43 sections until the revegetated berms are established and can screen the development.

3. Similarly, along the eastern boundary - some of the larger alien trees should be retained to screen development from the R43 Scenic Whale Route. The effectiveness of trees screening development is seen to the south of the R43 where there is a strip of vegetation between the lagoon and the resort, screening buildings well. Once the indigenous trees and shrubs are established, the remaining trees can be removed.

4. Quicker growing Indigenous pioneer tree species such as Virgilia spp. Olivia ventosa, Kiggelaria africana, Buddleja spp., Euclea racemosa, and other quick growing trees from local area.

5. The linear arrangement of units need to be broken, with either more space between units or some being set back so that the 'line' is broken. Additional landscaping can also assist with the breaking of the line.

6. Home Owners Association (HOA) have an Operational Plan that clearly states their obligations in terms of ongoing maintenance of buildings and landscaping and that the maintenance actions comply with the architectural and landscaping guidelines provided for this Visual Impact Assessment and this VIA's mitigation measures.

12. Authors notes

Kaplan, J. 2024. Heritage Impact Assessment, proposed Eco Type Residential Development on Portion 36 of Farm 708, Caledon Road, Franskraal, Overstrand Local Municipality, Western Cape. Report prepared for Lornay Environmental Consulting. ACRM, Cape Town

Pether, J. 2024. Palaeontological Impact Assessment, proposed, Overstrand Municipality, Hermanus Magisterial District, Western Cape. Report prepared for ACRM, John Pether Geological & Palaeontological Consultant, Kommetjie

Anderson, M. 2024. Visual Impact Report Proposed Eco Type Residential Development Portion 36 of Farm 708, Caledon Road, Franskraal. Report prepared for Lornay Environmental Consulting. Megan Anderson Landscape Architects, Bredasdorp

Table of Contents

1. INTRODUCTION

ACRM was instructed by Lornay Environmental Consulting to conduct a Heritage Impact Assessment (HIA) for a proposed Eco Type Housing Development on Portion 36 of Farm No. 708 Franskraal, on the western edge of the Uilkraal Lagoon in Uilenkraalsmond, Overstrand Local Municipality, in the Western Cape (Figures 1 & 2).

A HIA comprising an Archaeological Impact Assessment (AIA) a Palaeontological Impact Assessment (PIA) and a Visual Impact Assessment on the Cultural Landscape was requested by Heritage Western Cape (HWC) following the submission of a Notice of Intent to Develop (NID).

ACRM was subsequently appointed to conduct the AIA and to write up the integrated HIA report, which includes comments from the Overstrand Local Municipality, registered conservation bodies and Interested and Affected Parties (I&APs).

Consulting palaeontologist John Pether was appointed to conduct the PIA (Appendix A). The palaeontological Assessment is to inform about the palaeontological sensitivities of the Project Area and the probability of fossils being uncovered in the subsurface and being disturbed or destroyed during the Construction Phase of the proposed development.

A Visual Impact Assessment (VIA) has been conducted by Megan Anderson Landscape Architect (Appendix B).

Lornay Environmental Consulting is the independent environmental assessment practitioner responsible for facilitating environmental authorisation for the project. An Environmental Basic Assessment (BA) process will be followed in this application.

Figure 1.1:50 000 Locality Map (3419CB Gansbaai)

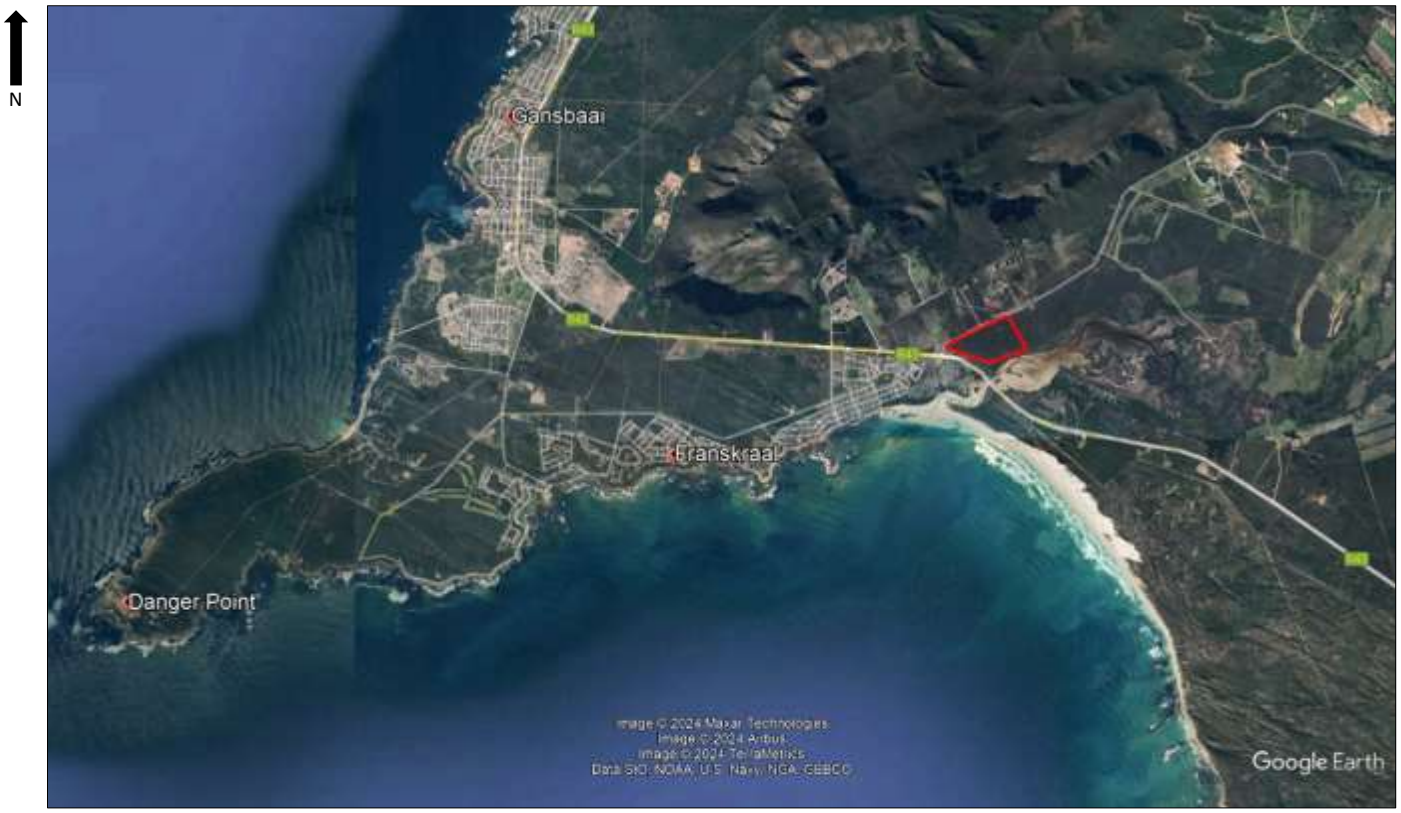

Figure 2. Google Earth satellite map indicating the location of the Study Site(red polygon)

2. THE DEVELOPMENT PROPOSAL

The proposed development will be a low-density Eco Type Residential Development with the majority of the site remaining Open Space.

The following is an extract from the Franskraal Beach Estate 'Design Guideline and Philosophy' Document provided by the Applicant.

It is important to note that the architectural design, building materials, visual and landscaping elements have been conceptualised around the sensitive environmental and cultural landscape context of the `site'.

The current layout shows the following development opportunities (Figures 3 & 4).

- 55 residential erven
- A small gate house
- A communal facility with a coffee-shop/residents ''clubhouse''
- A utility erf, and
- Road reserve areas

A small commercial site (± 2085m²) is planned on a portion of the site which lies across the road from the property, on the other side of the Baardskeerdersbos/Elim road. This erf is situated external to the fenced edge of the residential estate. It is envisaged that a small coffee shop/farm stall would be appropriate for this erf, but this erf would be sold off to a third party and will be subject to its own building plan approval process.

The proposed fifty-five residential erven are limited to mostly single storey homes, but some erven will be allowed to have a small (30% of coverage) double storey element. Erven are 600m² and 750m² in size, with maximum 50% coverage allowed on all erven.

Some of the key design elements include the following

All homes will be constructed using steel frame construction, lightweight, and sitting slightly above the natural vegetation. Building heights above proposed floor levels are to be maximum 4.5m for single storey homes, excluding chimneys, and 6.5m to the upper top of second floors (where these are allowed on some erven).

All development on the erf will be limited to within the building footprint, including paving, tanks, decking, pools, and landscaping. Building line edges are to be rehabilitated to natural fynbos after construction of a unit. Boundaries of erven will not be fenced or demarcated in any way other than within the building footprint.

Instead of conventional building foundations consisting of trenches with concrete strip footings it is proposed to use Self Drilling Anchor piles as the foundation solution for the units. The piles are strategically placed to support the suspended subframe of the building, allowing the building to “float” just above the natural ground. This is much less intrusive than conventional foundations and uses a fraction of the amount of concrete as only a grout is pumped in around the anchors.

The design of the buildings are intentionally recessive, to blend into the landscape, with light steel construction, flat roofs, and lightweight infill panels using dark greys and black and other naturally recessive colours. Materials such as timber, stone, or other cladding, such as Rheinzinc, in dark colours, with glass areas that are shaded, and building elements broken up to add shadow lines. Stone will be limited to a small palette of stone.

Rain water tanks (2 per site) of maximum 5500 litre, in a black or dark charcoal colour, or clad in materials from the building palette, must also be located within the building footprint.

Sheet metal roofs in dark charcoal or black will be allowed only on carport or veranda roofs and garages and carports must be joined to the house. Planted roof are encouraged. Where roofs are not planted, they shall have dark grey stone chip cover. Roofs with solar panels, must have planted vegetated edges.

No other locations for solar panels will be allowed. No plumbing may be visible on building facades. Pool pumps, gas tanks ,filters, water pumps or AC units etc to be fully hidden and enclosed and must sit within the building footprint.

Swimming pools, in mid grey or darker grey, or an approved brown sand colour, will only be allowed within building footprints. Swimming pools to be limited to 12.5m x 4m maximum size.

Satellite dishes must be painted to match the aluminium colour, or black, and aerials must sit below the roof line and within the building footprint.

Walking trails will be of a soft material, such as gravel, together with timber boardwalks over wetlands and swales.

The following materials will not be used on the estate

- Facebrick
- Ornate timber doors
- Reflective glass

• Stainless steel railings
• Stainless steel braais or chimneys (they must be black)
• Lighting on buildings – only downlighting, - no exterior lights other than within courtyards will be allowed.
• No masts or antennae allowed, satellite dishes must sit below the roof line and must be painted to match the aluminium colour, or black

Land Use	Total Area	Number of Erven	Average
Residential 500m² (25mx25m)	29600m²	35	846m²
Residential 625m² (25mx20m)	19175m²	20	959m²
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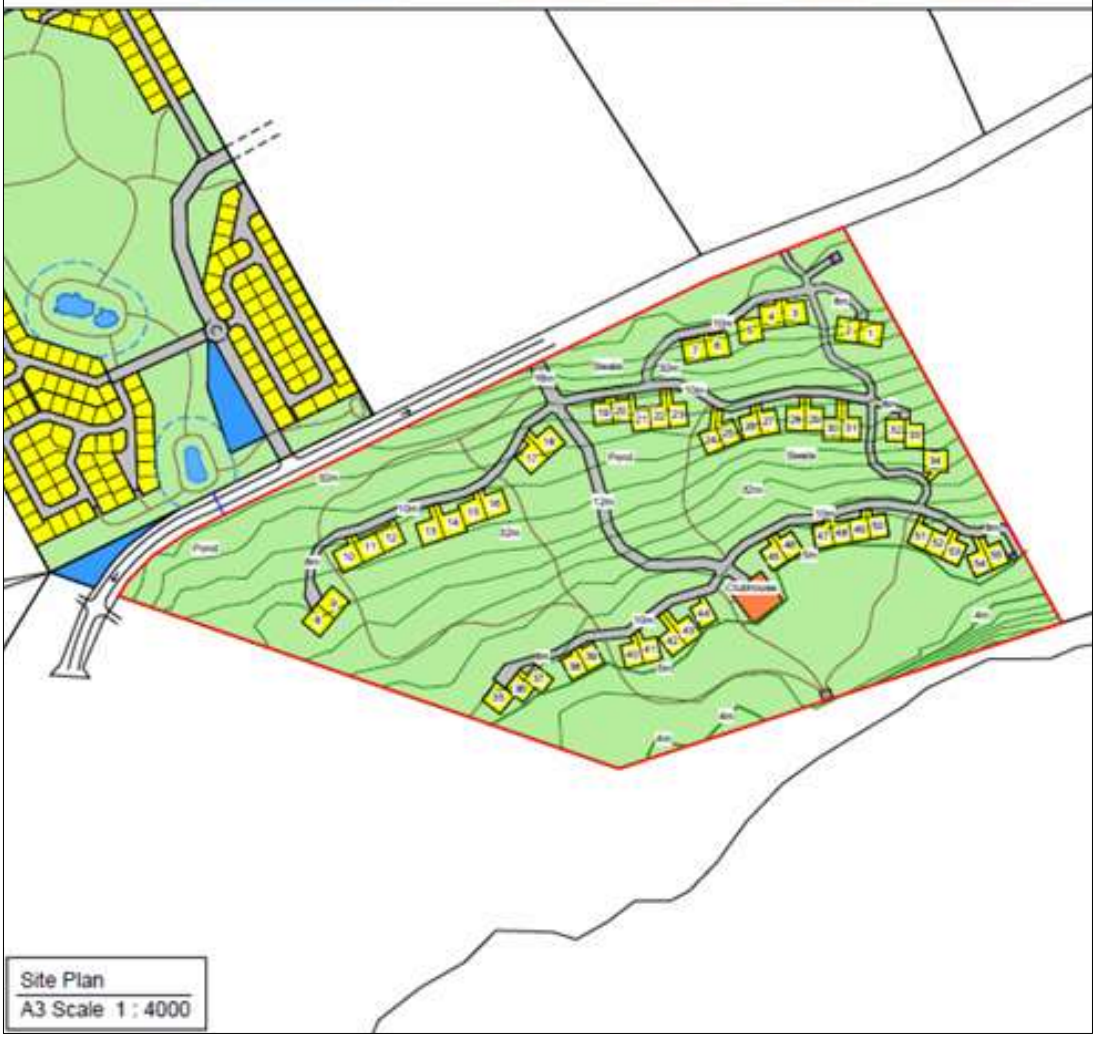

Figure 3. Proposed Site Layout Plan

Figure 4. Overlay of the Site Layout Plan on Google Earth. The proposed development will be located on the western edge of the Uilkraal Lagoon, in Uilenkraalsmond.

3. HERITAGE LEGISLATION

The National Heritage Resources Act (Act No. 25 of 1999) makes provision for a compulsory Heritage Impact Assessment (HIA) when an area exceeding 5000 m² is being developed. This is to determine if the area contains heritage sites and to take the necessary steps to ensure that they are not damaged or destroyed during development.

The NHRA provides protection for the following categories of heritage resources:

- Landscapes, cultural or natural (Section 3 (3))
- Buildings or structures older than 60 years (Section 34).
- Archaeological sites, palaeontological material, and meteorites (Section 35).
- Burial grounds and graves (Section 36).
- Public monuments and memorials (Section 37).
- Living heritage (defined in the Act, as including cultural tradition, oral history, performance, ritual, popular memory, skills and techniques, Indigenous knowledge systems and the holistic approach to nature, society, and social relationships) (Section 2 (d) (xxi)).

4. THE STUDY SITE

The proposed development is located immediately north of Franskraal, on the western edge of the Uilkraal Lagoon, in the Overstrand Municipality. The proposed site is approached via the R43 main road through Gansbaai to Franskraalstrand and is located adjacent to the small village of Uilenkraalsmond. The R43 Scenic Route, also known as the Whale Route, runs along the coast between Rooiels in the west and Die Dam in the east, and is a much-used tourist route. To the north west and east the landscape is predominantly rural and natural up till the range of mountains (Franskraal se Berge).

It is important to note that the proposed site falls inside of the Greater Gansbaai 'Urban Edge' (inclusive of Franskraal) as indicated on Overstrand 2020 Spatial Development Framework (Figure 5). It is on both a grey area referred to as Urban Development and a green area referred to as terrestrial CBA (Anderson 2024).

The property extent is about 34ha and is vacant land zoned as Agricultural.

The gently undulating site, and the entire western edge (a distance of nearly 2kms) of the Uilkraal Lagoon/River/Wetland along the Baardskeerdersbos/Elim Road, is covered in extremely dense, invasive Rooikrantz vegetation (Figures 6-8).

The predominant land use of surrounding areas is Urban Residential, Roads, Agriculture, Vacant Land and Tourism. Wedged between the site and R43 to the south, is a narrow strip of land that has what seems to be the local Waste Water Treatment Works.

Figure 5. 2050 Spatial Proposal Greater Gansbaai (Anderson 2024).

Figure 6. View of the proposed development site taken from the R43 bridge crossing over the Uilkraal Lagoon. View facing northwest, with the Franskraal se Berge in the background (January 2024)

Figure 7. View of the proposed development site taken from the edge of the Uilkraal Lagoon. View facing southwest (January 2024)

Figure 8. View of the proposed development site taken from the Baardskeersbos/Elim Road. View facing south toward Franskraal (January 2024)

5. STUDY APPROACH

5.1 Method

A field assessment was conducted by ACRM on 31 January 2024.

A desk top study was also conducted to describe the heritage context of the surrounding area.

5.2 Constraints and limitations

Apart from several small footpaths accessible from the edge of the lagoon/vlei, and a barely visible gravel track alongside the northern boundary, the entire Project Area is covered in dense, invasive alien vegetation (Rooikrantz), resulting in extremely poor archaeological visibility.

5.3 Identification of potential risks

Shellfish, stone tools, and pottery may be uncovered during vegetation clearing operations during preparation of the site for development.

Unmarked Khoisan burials may be exposed during construction phase excavations, but the probability of this occurring is considered to be low. The proposed buildings will be raised off the ground, and subsurface excavations will be much less intrusive than conventional foundations. Services infrastructure for water, electricity and sewerage will be in conventional trenches about 1m deep along the road reserves and connected to the municipal network.

According to Pether (2024), for the most part `the palaeontological sensitivity is LOW due to the sparse presence of the trace fossils and tectonic deformation which is particularly intense in the Southern Cape'.

6. ARCHAEOLOGICAL CONTEXT

Later Stone Age (LSA) shell middens, tidal fishtraps (*visvywers)* and burials (indigenous & colonial/war graves) have been recorded along the shoreline at Pearly Beach (Avery 1974, 1976; Kaplan 2023, 2019a, 2005a, b, 2000a; Rudner 1968), Buffelsjachtbaai (Kaplan 2011, 2019b; Hart & Halkett 1991), Quoin Point (Kaplan 2016), Die Dam, Duinbaai, Soetfontein, Sandy Point, Kleinbaai, Danger Point (Kaplan 2005c, 1996; Rudner 1968) and Gansbaai (Hart & Halkett 2006, 2003; Kaplan 2024, 2018, 2017, 2005a, 1993; Van Pletzen Vos 2012, 2011). The region, with its rocky shoreline, acted as foci that attracted LSA hunter-gatherers as it offered greater opportunities for the exploitation of marine foods, particularly shellfish.

Excavations and sampling of archaeological deposits have also been conducted at Pearly Beach, Danger Point and Gansbaai (Kaplan 2000c, 2002b; 2005d, 2003; Nilssen 2004, 2008; Van Pletzen-Vos, L. & Rust, R. 2015; Webley 2008), while Avery (1974, 1976) has suggested that the large Perlemoen-rich middens at nearby Pearly Beach represented processing or `transit' sites, where large volumes of Perlemoen were collected at low spring tides, when Haliotis could be reached. Avery (1976) also argued that shellfish meat was prepared mainly for bulk drying, and then transported to inland sites for storage and consumption.

While large numbers of archaeological resources have been recorded in the region (Kaplan 1993), little work has been conducted in Uilenkraalsmond. A few isolated LSA flakes in quartz and silcrete were recorded on a limestone ridge on the east bank of the Uilkraal Lagoon (Kaplan 2004), while a few flakes have been recorded at Franskraal (Kaplan 2023).

7. RESULTS

7.1 Archaeology

No archaeological resources were recorded during the baseline study, which was severely constrained by dense vegetation cover (Figure 9).

Figure 9. Trackpath in blue. Access & mobility across the site was severely constrained due to dense vegetation cover across the entire property.

7.2 Palaeontology

According to Pether (2024), the project site is underlain by bedrock of the Table Mountain Group Peninsula Formation (Fm.) quartzitic sandstones (Figure 10). This bedrock is mostly covered by a relatively thin mantle of coversands of mainly windblown origin, which is not shown on the relevant geological map, but elsewhere where thicker is depicted as the Qg coversands (light grey to pale red sandy soil). Residual raised beach deposits of the Quaternary Klein Brak Formation may occur beneath these coversands.

Close to the estuary in the southeastern corner of the property the coversands are underlain by the calcreted aeolianite of the late Quaternary Waenhuiskrans Formation

Figure 10. Geology of the Franskraalstrand area (Pether 2024).

7.3 Visual Impact

According to Anderson (2024), the proposed development is in a visually sensitive environment, very close to the Uilkraal Lagoon and the R43 (Scenic Route), and if not mitigated `could become visually intrusive'. The proposed site and development is in an area that is highly rated for its Scenic Resources, within the Greater Gansbaai Urban Edge. The Scenic Resources of the area and its surrounds can be described as natural (undeveloped coastal plain heavily infested with alien vegetation), the Uilkraal River/lagoon/estuary, Franskraal se Berge/mountains and nature reserves, rural landscape north of the R43 and residential (Franskraal). These are Highly, to Moderately (recent urban development) rated by Anderson (2024).

However, the proposed development philosophy indicates a sensitive approach to the design, and the development `has the potential to visually enhance the site and its surrounds' (Anderson 2024:41).

Although most, of the identified receptors[1] within the Zone of Visual Influence (ZVI) are rated as being `Highly sensitive', and `Moderately sensitive', to visual change of the experiential landscape (Figure 11), the overall impacts are rated as being Moderate - i. e. it partially fits into the surroundings (Uilkraalmond Resort & rural development) `but will be clearly noticeable' (Anderson 2024:33).

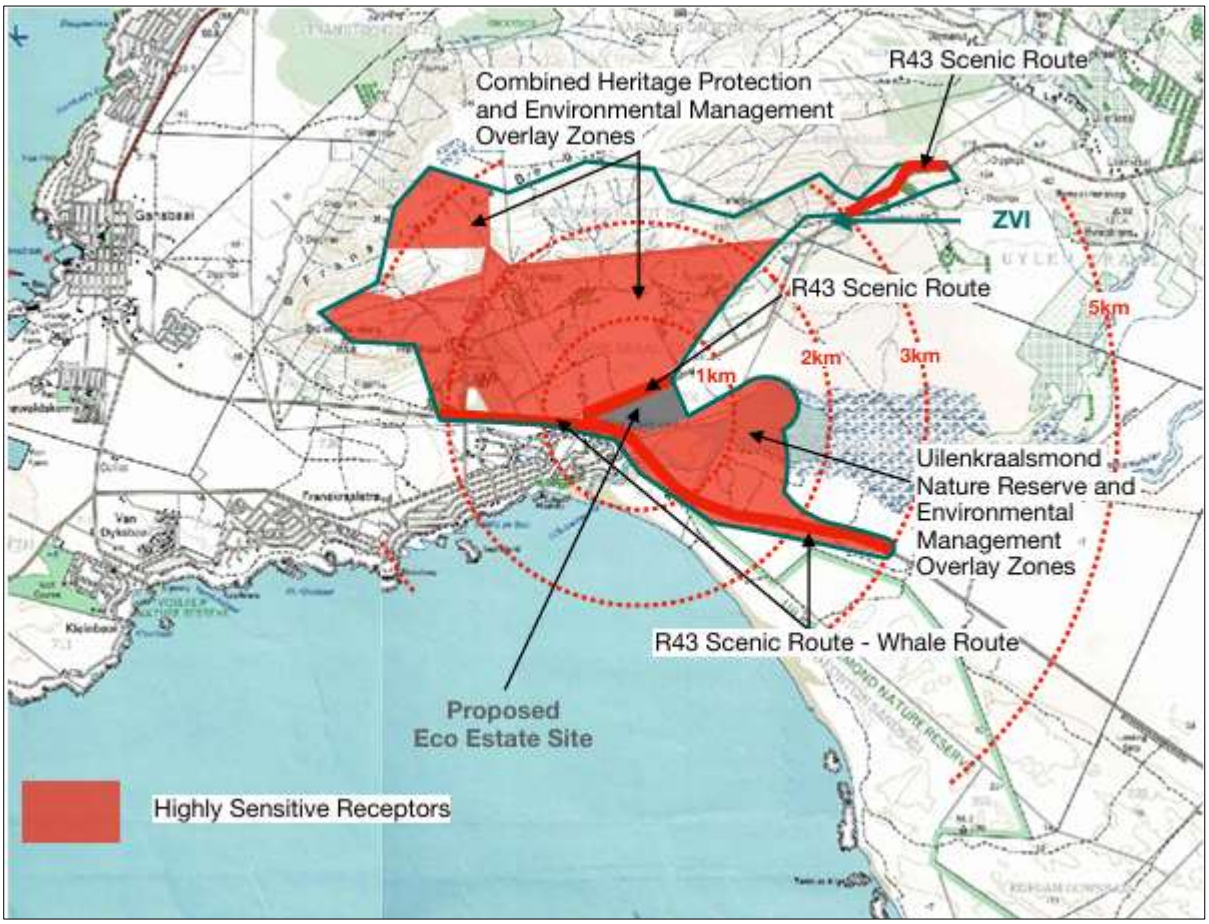

Figure 11. Receptors of the proposed site of development (Anderson 2024)

[1] Key receptors being the R43 Scenic Drive, Uilenkraalsmond Nature Reserve & Combined Heritage Protection & Environmental Management Overlay Zones (Highly Sensitive). Moderately Sensitive receptors include the surrounding rural area

Regarding the visual senstivity of the site, some areas of the site, namely the areas adjacent to the R43 Scenic Route and Corridor and the Uilkraal Estuary/Lagoon, and their buffers identified on site, will have a high visual sensitivity and any development in these areas will potentially have a high, negative visual impact. However, according to Anderson (2024:31), `most of the site will have a moderate visual sensitivity. Development in these areas will potentially have a Moderate, negative visual impact' (Figure 13).

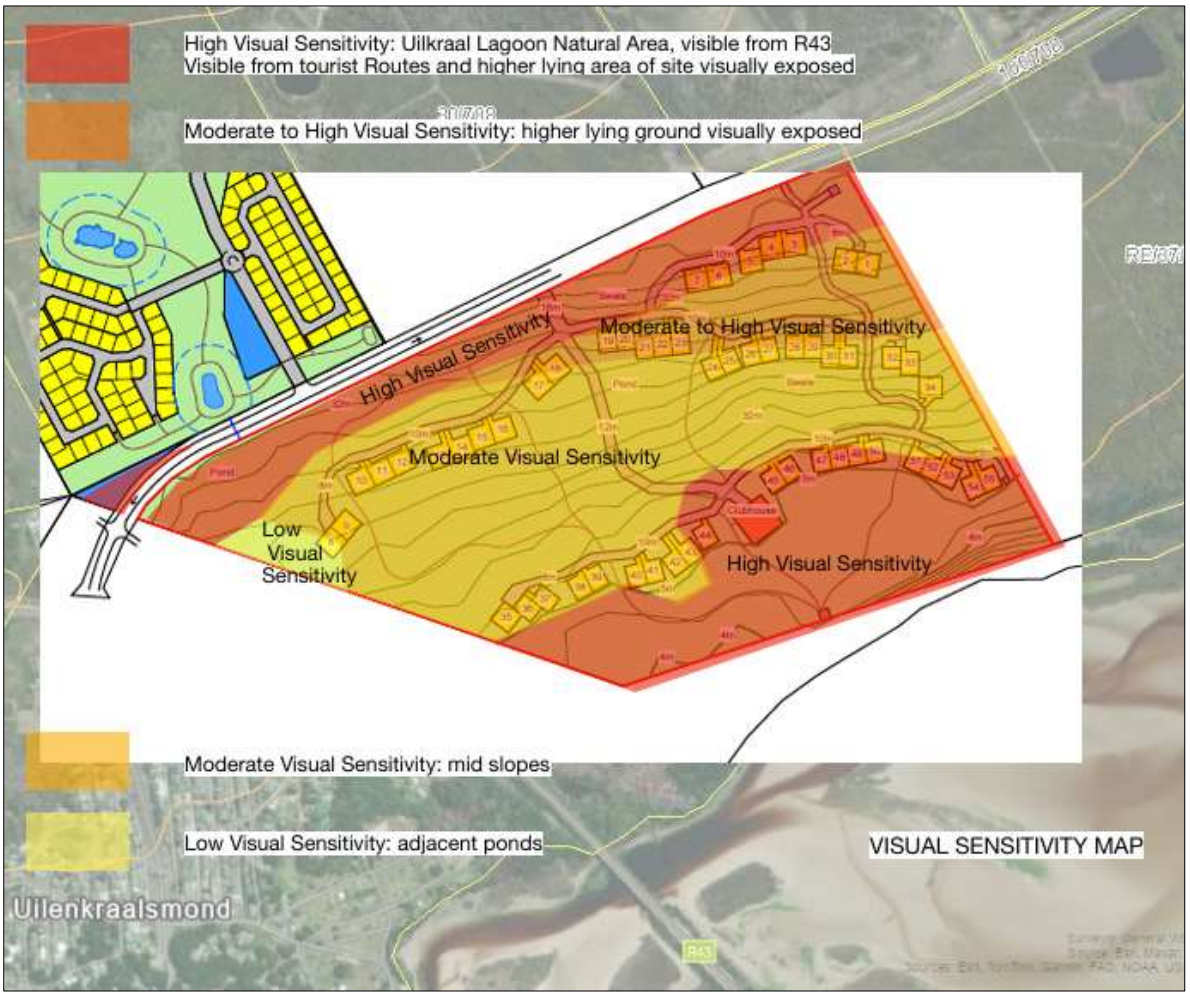

Figure 13. Proposed development overlaid on the visual sensitivity plan highlighting areas of visual concern (Anderson 2024).

7.4 Built environment

There are no buildings, structures or features on the proposed development site, therefore no impact on the built environment will occur.

7.5 Graves

No graves were encountered during the field assessment, but it is noted that ground visibility was poor due to extremely dense vegetation cover.

8. COMMENTS

Comments from the Overstrand Local Municipality, registered conservation bodies and Interested and Affected Parties will be included in the Final integrated HIA report to be submitted to Heritage Western Cape.

9 ANTICIPATED IMPACTS

9.1 Archaeology

Scatters of shellfish, stone tools, and pottery may be exposed during vegetation clearing operations and preparation of the site for development.

Unmarked Khoisan burials may be exposed during construction phase excavations, but the probability of this occurring is considered to be low.

9.2 Palaeontology

Pether (2024) notes that although the Peninsula Fm. bedrock is rated as HIGH by SAHRIS (Figure 13), for the most part its palaeontological sensitivity is LOW due to the sparse presence of trace fossils and tectonic deformation which is particularly intense in the Southern Cape. `An impact on the fossil heritage of the Peninsula Fm. from the proposed construction activities is not expected' (Pether 2024).

According to Pether (2024), it also seems improbable that residual "raised beach" deposits of the Klein Brak Fm. with well-preserved fossil content are present. The Klein Brak Fm. is not rated on the SAHRIS palaeontological sensitivity map but is assigned CLEAR/Unclassified Due to the unfavourable setting a LOW sensitivity may be assigned to any residual Klein Brak Fm. raised beach deposits which may occur in the Project Area.

Intersection of the uppermost Waenhuiskrans Fm. in earthworks is (also) limited, relative to the affected volume of overlying unconsolidated Qg coversands which mantle the area. The fossil bones that may occur in the Waenhuiskrans Fm. are, like the later coversands, also mainly comprised of representatives of extant fauna, but unexpected species of a different fauna are more likely to occur, as a result of phases of different ecological and palaeoclimatic conditions in the past, as well as the bones of some species which became extinct in the geologically recent past.

The overall, default palaeontological sensitivity of the Waenhuiskrans Fm. is classified as VERY HIGH/red and the unconsolidated Qg coversand deposits is classified as LOW/blue by the SAHRIS Palaeo-Sensitivity map. Considering that the late Quaternary to present day faunas are fairly well known from archaeological sites and hyaena lair bone accumulations, additional finds are considered to be of moderate scientific importance, i.e. formations known to contain palaeontological localities and that have yielded fossils that are common elsewhere, and/or that are stratigraphically long-ranging, may be assigned a MODERATE sensitivity rating

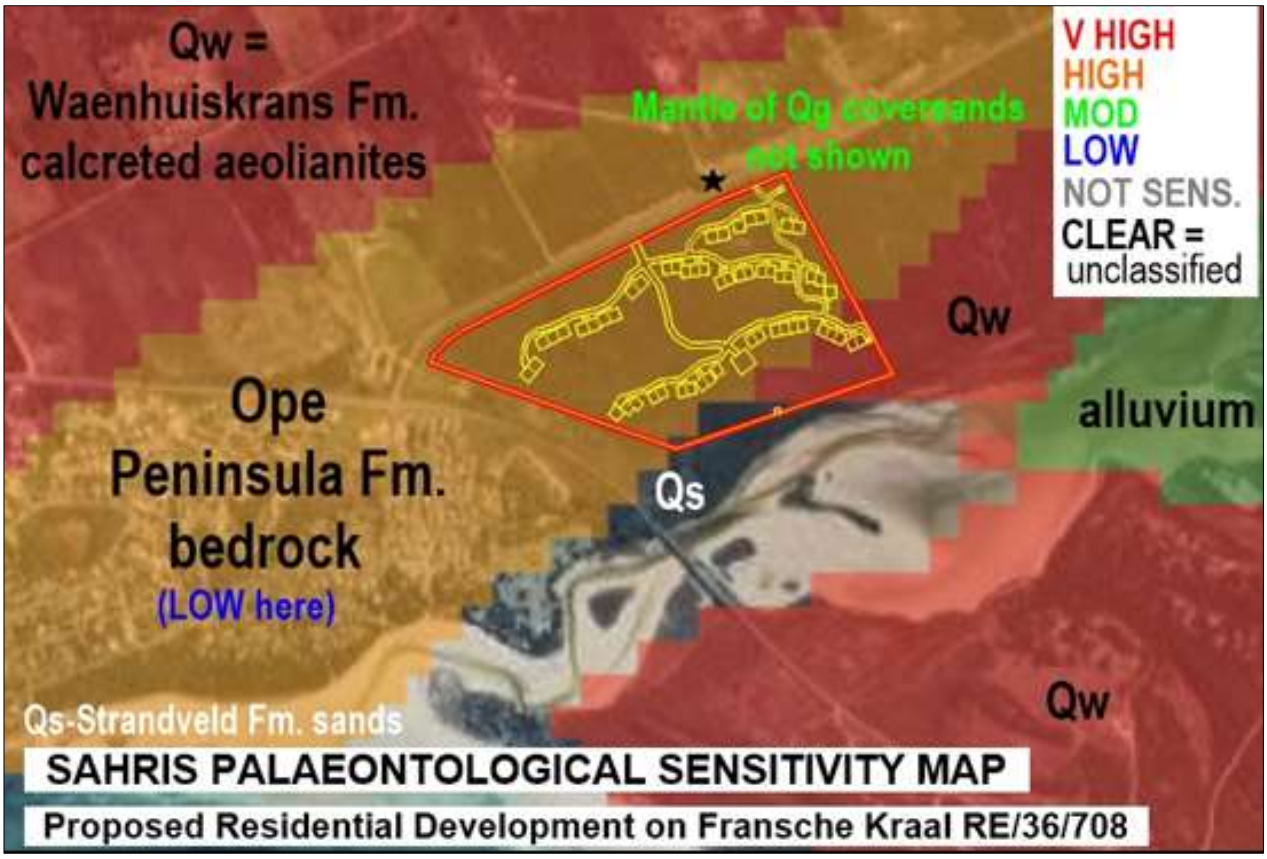

Figure 13. Palaeontological sensitivities of formations in the Uilenkraalsmond area (Pether 2024)

9.3 Cultural Landscape

According to Anderson (2024), the proposed development falls within the Greater Gansbaai Urban Edge as defined in the 2020 Spatial Development Framework. Furthermore, the area is allocated for urban development, where plans provided indicate further residential development to the west of the site.

The proposed eco type development is also low density and as such is an appropriate development for this site which is visible from Scenic Routes and is adjacent to the Uilkraal Lagoon (Anderson 2024).

The proposed development guidelines further indicates `that much consideration has been given to the sites visual sensitivity and if development is to go ahead, the site can be visually enhanced from the alien infested character now presented' (Anderson 2024:41).

10. CONCLUSION

Indications are that a proposed Eco Type development on Portion 36 of Farm 708 Franskraal, does not pose a significant threat to local Stone Age archaeological resources. Shell middens, stone tools and stone tools, may however be exposed during vegetation clearing operations.

The likelihood of Khoisan burials being uncovered during construction phase excavations is considered to be low given the shallow depth of the associated excavations.

According to Pether (2024), although the Peninsula Fm. bedrock is rated as HIGH by SAHRIS, for the most part its palaeontological sensitivity is LOW due to the sparse presence of the

trace fossils and tectonic deformation which is particularly intense in the Southern Cape. `An impact on the fossil heritage of the Peninsula Fm. from the proposed construction activities is (therefore) not expected'. Any fossil heritage is likely to be encountered in an archaeological context.

According to Anderson (2024), the proposed development plan, indicating 55 units, and the 'Franskraal Beach Estate (Portion 36 of Farm Franche Kraal) Design Guidelines and Philosophy' Draft document dated 6 March 2024, provide for a number of design elements that assist in the mitigation of the potential visual impacts. Although most, of the identified receptors are sensitive to visual change of the experiential landscape, the overall impacts are low.

If the recommendations and mitigation measures are implemented, the proposed development could have a moderate visual impact on the highly rated scenic resources of the surrounding environment and could enhance the visual character of the site and its surrounds (Anderson 2024:41).

11. RECOMMENDATIONS

Regarding a proposed eco-type housing development on Portion 36 of Farm 708, Franskraal, the following recommendations are made

11.1 Archaeology

1. No archaeological mitigation is required prior to construction excavations commencing.

2. A walk down survey of the development site must be conducted by a professional archaeologist once vegetation has been cleared from the site.

3. If any human remains are uncovered or exposed during excavations, work must immediately stop, and the finds reported to the Environmental Control Officer (ECO) and the contracted archaeologist. Human remains must not be removed or disturbed until inspected by the archaeologist.

11.2 Palaeontology

1. The rescue of fossil bones during earth works critically depends on spotting this material as it is uncovered during digging. For successful mitigation, it is therefore crucial that earth works personnel must be involved in mitigation by watching for fossil bones as excavations are being made. It is recommended that a protocol for finds of buried fossil bones, the Fossil Finds Procedure (FFP), is included in the Environmental Management Plan (EMP) for the proposed development.

The field contractor and workers involved in excavations must be informed of the need to watch for fossil bones and archaeological material. Workers seeing potential objects are to cease work at that spot and to report to the works supervisor who, in turn, will report to the Environmental Control Officer (ECO) and/or the Developer. The ECO/Developer will contact and liaise, with Heritage Western Cape on the nature of the find and suitable consequent actions such as immediate site inspection, application for a palaeontological collection permit and drafting of a work plan for the collection of the find.

11.3 Visual Impact

1. The proposed development plan, indicating 55 units, and the 'Franskraal Beach Estate (Portion 36 of Farm Franche Kraal) Design Guidelines and Philosophy' Draft document dated 6 March 2024, provide for a number of design elements that assist in the mitigation of the potential visual impacts. These include recessive buildings with flat, planted/dark chip roofs, use of dark colours on walls and roofs, stone and wood, shaded windows, broken up building elements to add shadow lines, cantilevered floors and decks, dark rainwater tanks, raised berms along the southern and western borders of the site, low level lighting, no bright security lights.

Other mitigation measures that should be implemented include the following (Anderson 2024):

2. Phased removal of the invasive alien vegetation such that the construction activities are screened. Where the berm is along the southern and western areas, the construction and revegetation, including some large indigenous trees, should form part of the initial phase of construction and between this berm and the most western proposed roads and eastern units, some larger alien trees should be retained to screen the proposed units and roads from the R43 sections until the revegetated berms are established and can screen the development.

3. Similarly, along the eastern boundary - some of the larger alien trees should be retained to screen development from the R43 Scenic Whale Route. The effectiveness of trees screening development is seen to the south of the R43 where there is a strip of vegetation between the lagoon and the resort, screening buildings well. Once the indigenous trees and shrubs are established, the remaining trees can be removed.

4. Quicker growing Indigenous pioneer tree species such as Virgilia spp. Olivia ventosa, Kiggelaria africana, Buddleja spp., Euclea racemosa, and other quick growing trees from local area.

5. The linear arrangement of units need to be broken, with either more space between units or some being set back so that the 'line' is broken. Additional landscaping can also assist with the breaking of the line.

6. Home Owners Association (HOA) have an Operational Plan that clearly states their obligations in terms of ongoing maintenance of buildings and landscaping and that the maintenance actions comply with the architectural and landscaping guidelines provided for this Visual Impact Assessment and this VIA's mitigation measures.

The above recommendations must be included in the Environmental Management Plan for the proposed project and must be monitored by the Environmental Control Officer (ECO).

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Appendix A

Palaeontological Impact Assessment

Appendix B

Visual Impact Assessment