

**BACKGROUND INFORMATION DOCUMENT TO NOTICE OF INTENT TO DEVELOP (NID) IN TERMS OF
SECTION 38(8) OF THE NATIONAL HERITAGE RESOURCES ACT, 1999 (ACT 25 OF 1999)**

**TOURISM ACCOMMODATION AND ASSOCIATED SERVICES ON A PORTION OF THE FARM ZWARTE
JONGERSFONTEIN 489/101 (JONGENSFONTEIN), RIVERSDALE DISTRICT AND HESSEQUA
MUNICIPALITY**



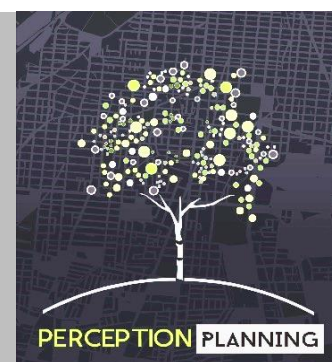
ON BEHALF OF: MAYBORN INVESTMENTS 20 (PTY) LTD

DECEMBER 2024

COPYRIGHT RESERVED

STÉFAN DE KOCK & DR. LITA WEBLEY
PERCEPTION Planning
7 Imelda Court, 103 Meade Street, George

Cell: 082 568 4719
Fax: 086 510 8357
E-mail: perceptionplanning@gmail.com
www.behance.net/perceptionplanningSA



PERCEPTION Planning

URBAN & REGIONAL PLANNING- ENVIRONMENTAL PLANNING- HERITAGE IMPACT ASSESSMENT & MANAGEMENT

CONTENTS

1. INTRODUCTION
2. DESCRIPTION OF STUDY AREA
3. DEVELOPMENT DESCRIPTION
4. FOCUSED HISTORIC BACKGROUND
 - 4.1 Early establishment of Still Bay
 - 4.2 The farm Zwarte Jongers Fontein 489
5. HERITAGE RESOURCES AND ISSUES
6. RECOMMENDATION

ANNEXURES

1. Power of Attorney, Mandate, Title Deed, SG Diagram
2. Photographs
3. Site development plan

FIGURES

1. Locality, sub-regional context
2. Surrounding context
3. Site context
4. Topography
5. Extract: Site Development Plan
6. 1880 mapping
7. 1855 SG Diagram: Jongersfontein
8. Extract: 1942 aerial imagery
9. SAHRIS Paleo mapping

ABBREVIATIONS

1. DEADP –Department of Environmental Affairs & Development Planning (WCG)
2. DOI – Department of Infrastructure (WCG)
3. EA – Environmental Authorization
4. HIA – Heritage Impact Assessment
5. HWC – Heritage Western Cape
6. NGSI – National Geo-Spatial Information, Department of Rural Development and Land Reform, Mowbray
7. NHRA - National Heritage Resources Act, 1999 (Act 25 of 1999)
8. PHS – Provincial Heritage Site
9. SAHRIS – South African Heritage Resources Information System
10. WCG – Western Cape Government

COVER: Collage of images of the study area, surrounds (Author, 2024)

1. INTRODUCTION

PERCEPTION Planning was appointed by Tjaart van der Walt (SA ID 571113 5075 080), on behalf of the Mayborn Investments 20 (Pty) Ltd (being the registered landowner) to submit to Heritage Western Cape (HWC) a Notice of Intent to Develop (NID) in terms of Section 38(1) of the National Heritage Resources Act, 1999 (Act 25 of 1999) in relation to the establishment of tourism accommodation and associated services on a portion of the subject property. Copies of the Power of Attorney, Proxy, Title Deed and SG Diagram are attached as part of **Annexure 1**.

The cadastral land unit subject to this application is as follows:

- Remainder of Portion 101 of the farm Jongersfontein 489, measuring 61.7115 ha, registered to the Mayborn Investments 20 (Pty) Ltd, held under title deed no. T 37355/2023, and situated within the Riversdale District and Hessequa Municipality, Western Cape.

2. DESCRIPTION OF STUDY AREA

The irregular shaped property (± 61.7 ha in extent) is situated along the northern and eastern periphery of the coastal settlement Jongensfontein. The subject study area (i.e. portion of the property proposed to be developed) directly adjoins the established Jongensfontein township to the east and is furthermore $\pm 9,1$ km southeast of Still Bay West (main village centre), $\pm 8,5$ east of the Blombos cave (PHS) and adjoins the natural coastline as illustrated through the locality plans below. Access to the study area is off the main road between Still Bay (West) and Jongensfontein via Boegspriet Road (diagonally opposite Kompas Close) (**Figures 1,2**).

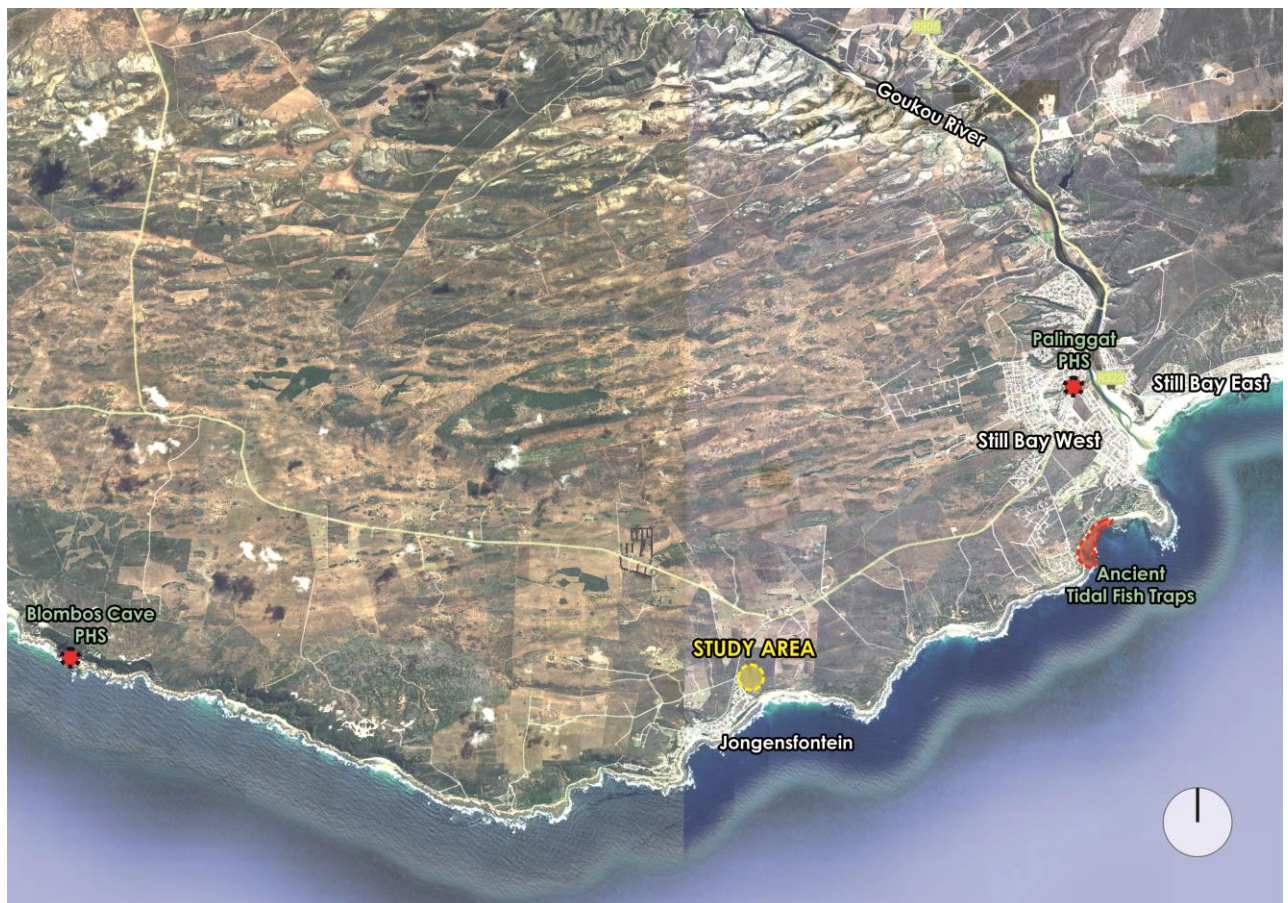


Figure 1: Study area location within a broader context (GoogleEarth©, 2024 as edited).

Situated along a southeast facing slope overlooking the ocean, the portion of the property east of the established township is undeveloped, densely overgrown by low growing indigenous coastal shrub and underlain by deep sandy soils. From a botanical/ biodiversity perspective, the overall sensitivity of the property is considered high and is described as consisting of Hartenbos Dune Thicket dominated by Species of Conservation Concern (SCC) & Milkwood Dune Thicket¹.

Fieldwork was undertaken on 12th October 2024 and included a foot survey across the study area. An existing but recently re-established earthen stormwater trench (± 100 m length, ± 2 m width, 1,8m depth), was noted (**Figure 3**).

¹ CapeEAPrac, 2024:12

Earlier Google Earth® imagery suggests that this stormwater trench, which serves to disperse stormwater from Boegspruit Avenue and Kompas Close, was first established before January 2021. The topography applicable to the proposed study area varies between gradual southeast facing slopes (proposed water pipeline alignments) and a slightly level depression (location of the proposed six glamping units) as illustrated through **Figure 4**. No structures, ruins of graves were note during fieldwork or are known to occur on or within the direct proximity of the study area.



Figure 2: Property and study area boundaries within surrounding context (GoogleEarth®, 2024 as edited).

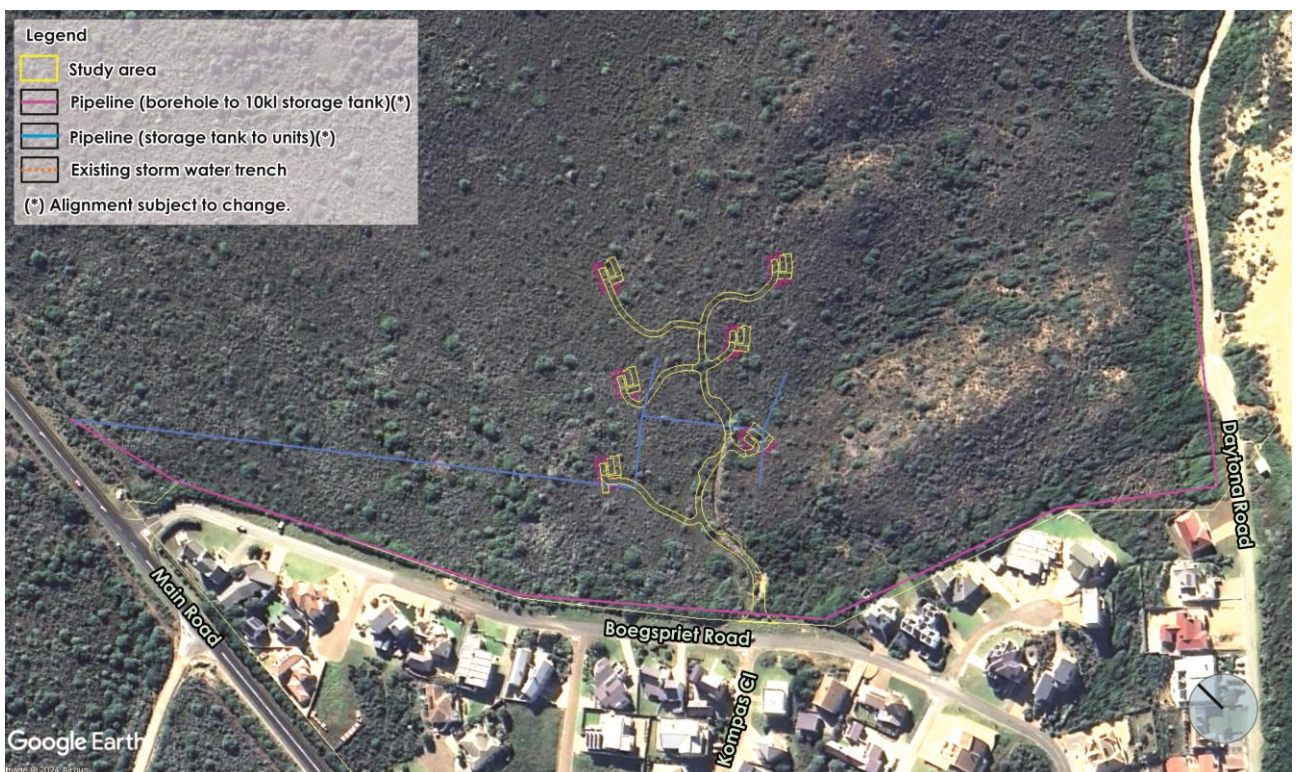


Figure 3: Study area within context of surrounding coastal landscape (GoogleEarth®, 2024 as edited).



Figure 4: Topographic context applicable to the property and study area (CapeFarmMapper, 2024 as edited).

Land use within the proximity of the study area include the established residential township Jongensfontein to the west, undeveloped coastal properties to the east and several smaller, some of which form part of conservation areas and/ or are used for rural occupation. Photographs of the study area and its direct environs are attached to this report as **Annexure 2**.

3. DEVELOPMENT DESCRIPTION

According to information made available, the proposal is for the establishment of six self-catering (glamping) holiday units together with associated serviced and infrastructure, comprising the elements summarised below, and as highlighted through the site development plan (**Figure 5**), also attached to this report as **Annexure 3**:

- Six one-bedroom Tourist Accommodation **Glamping Pods** ($\pm 60\text{m}^2$ footprint per unit) comprising of:
 - Unit enclosed space ($\pm 26\text{m}^2$)
 - Decking per unit ($\pm 34\text{m}^2$)
 - Two car ports per unit ($\pm 18\text{m}^2$)
 - Water tank
 - Underground Sewage Bioreactor
 - Limited Landscaped Area also serving as a fire break
- **Water** is proposed to be obtained from an existing borehole. According to Element Engineers, the long-term sustainable yield of the borehole is 43.2kl/day which is deemed sufficient for the 3.6kl/day estimated use of the proposed development at full occupation. A rising water pipeline leading from this borehole to the new small 10kl water reservoir on the property will be installed. From here, water will then be gravity via short new waterline back to the six pods (final alignment of the routes to be confirmed to avoid milkwood thicket along the Southern Portion of the property). **The exact alignments of the rising water pipeline and second pipeline to individual pods have not been finalized and is subject to change.**
- **Sewerage** - There is no municipal waterborne sewage system in Jongensfontein. Thus, each pod will be provided with its own underground Fluidco BioBloo system. According to Element Engineers the BioBloo is a biological reactor of which the treated effluent can be used for landscaping, as well a water reserve for fire risk supply.

- **Electrical** – Each pod will be supplied with individual roof mounted PV solar and battery systems. Each unit will be equipped with gas stoves and gas geysers to minimise electricity demand. Limited solar and battery operating terrain lighting along the roads and at the access gate with a backup gate motor.
- **Solid waste** – Provision will be made for a small, enclosed solid waste collection area at the access gate that will require the caretaker of the facility to remove daily to the closest Municipal landfill site, alternatively the Proponent will have to enter into a service level agreement with the Municipality/Independent Service provider for the removal of solid waste.
- **Access roads** – The point of access directly across from Boegspriet Street, will be developed as a gravel access with controlled access (gate that will be opened remotely / with remotes). The position of this access point will require the existing Municipal stormwater outlet be extended further into the property because it crosses directly over it. Proposed access roads would be ±485m in length, covering a surface area of ±1,547m².

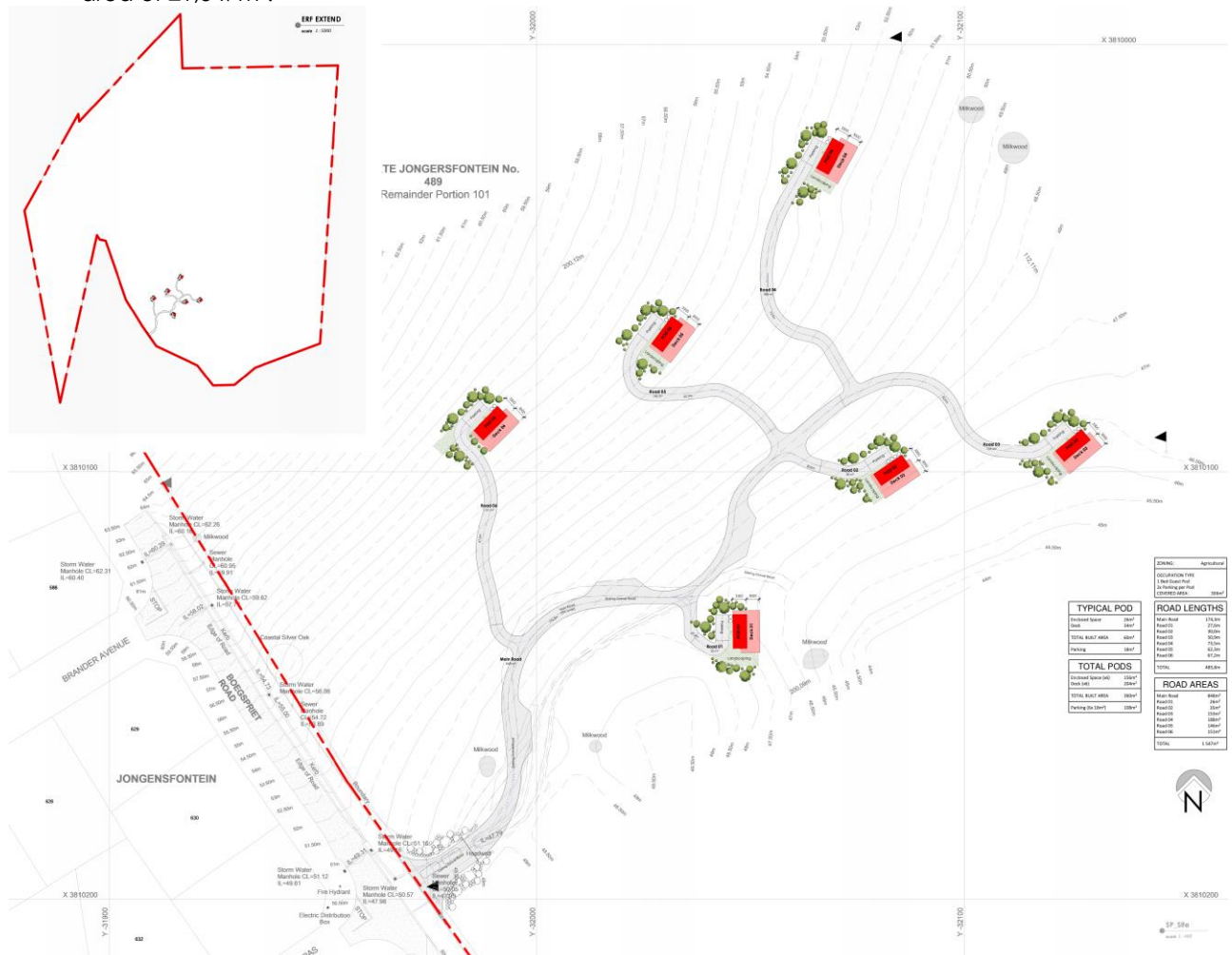


Figure 5: Extract from Site Development Plan showing layout of proposed units (ARD, undated).

4. FOCUSED HISTORIC BACKGROUND

Basic historic background research focussed on primary sources obtained through the Deeds Office, Surveyor General's Office, relevant secondary sources as well as as research previously undertaken by historian Kathleen Schulz.

4.1 Early establishment of Still Bay

From a colonial perspective, the coastal village of Still Bay was established on a portion of the early loan farm Plattebosch, first surveyed in 1855 and transferred to Andries de Jager². Incorporating an extensive portion of land including the now Goukou River mouth and adjoining coastline, the farm measured 1,743 morgen ($\pm 1,493\text{ha}$), which excluded an outspan, also denoted as a "baiting place", measuring a further 387 morgen ($\pm 331\text{ha}$). According to secondary sources De Jager built what is understood to have been the first formal homestead at Palingsgat in 1805. The original homestead apparently had to be rebuilt in 1814 after it was burnt down during a Khoi raid (Fransen, H, 2004: 475). The Palingsgat Farmstead was declared as National Monument³ (PHS) in 1986 and is situated $\pm 8.1\text{km}$ east of the study area boundary (see Figure 1). The official notification in the Government Gazette dated 7th March 1986 cites the following description (sic):

² SG Diagram 2068/1855

³ SAHRA Ref. 9/2/079/0005

[illegible]

Figure 7: Property and study area shown within context of 1855 diagram for the farm Zwarte Jongersfontein (SGO as edited).

The occurrence of well-documented ancient tidal fish traps along the coastline of what became an "Outspan Place" shown on the 1855 diagram confirms pre-colonial occupation of this landscape, which requires acknowledgement. The "Set of fish traps and shell middens" occurring at Noordkapper Point is a Provincial Heritage Site (PHS) and was formally declared on 2nd October 1998⁴. The PHS site, situated approximately 1.5km southeast of the subject study area (Figure 1), was formally surveyed during 1997⁵.

4.2 The farm Zwarte Jongers Fontein 489

From a colonial perspective the subject property forms part of the early farm Zwarte Jongers Fontein (later "Zwarte Jongersfontein"). As with the early loan farm Plattebosch, the farm was also first surveyed in 1855, measuring $\pm 2,973$ morgen and transferred to AJ de Jager & Co on 24th December 1855⁶ (Figure 7).

The 1955 survey diagram denotes the location of a "hut" and describes land use and features – mostly along the coastline – whilst inland conditions are denoted as "ordinary down pastures". As with 1880 mapping (Figure 6), the 1855 diagram does not show other structures. The subject property (Jongersfontein 489/101) as it exists in present day was surveyed during 1969 and comprise several early portions of the farm Zwarte Jongers Fontein⁷. Deeds Office digital archives provide a partial ownership timeline for the property, as reflected in the table below:

Title Deed No.	Transfer Date	Transferred To:
T32301/1983	1983	Hendrik Daniel Sassenberg
T15513/1988	1988	S A Polisie Versekeringsfonds
T29048/1996	1996	Propadeal 50 Pty Ltd
T29048/1996		Jongensbaai Beleggings Pty Ltd
T29048/1996		Jongensbaai Beleggings C C
T37355/2023	2023	Mayborn Inv 20 Pty Ltd

Basic historical background research did not identify or highlight any other significant heritage-related aspects related to the study area. It is unlikely that detailed archival research would provide further meaningful insight into former use and/or broader understanding of heritage-related themes of the area.

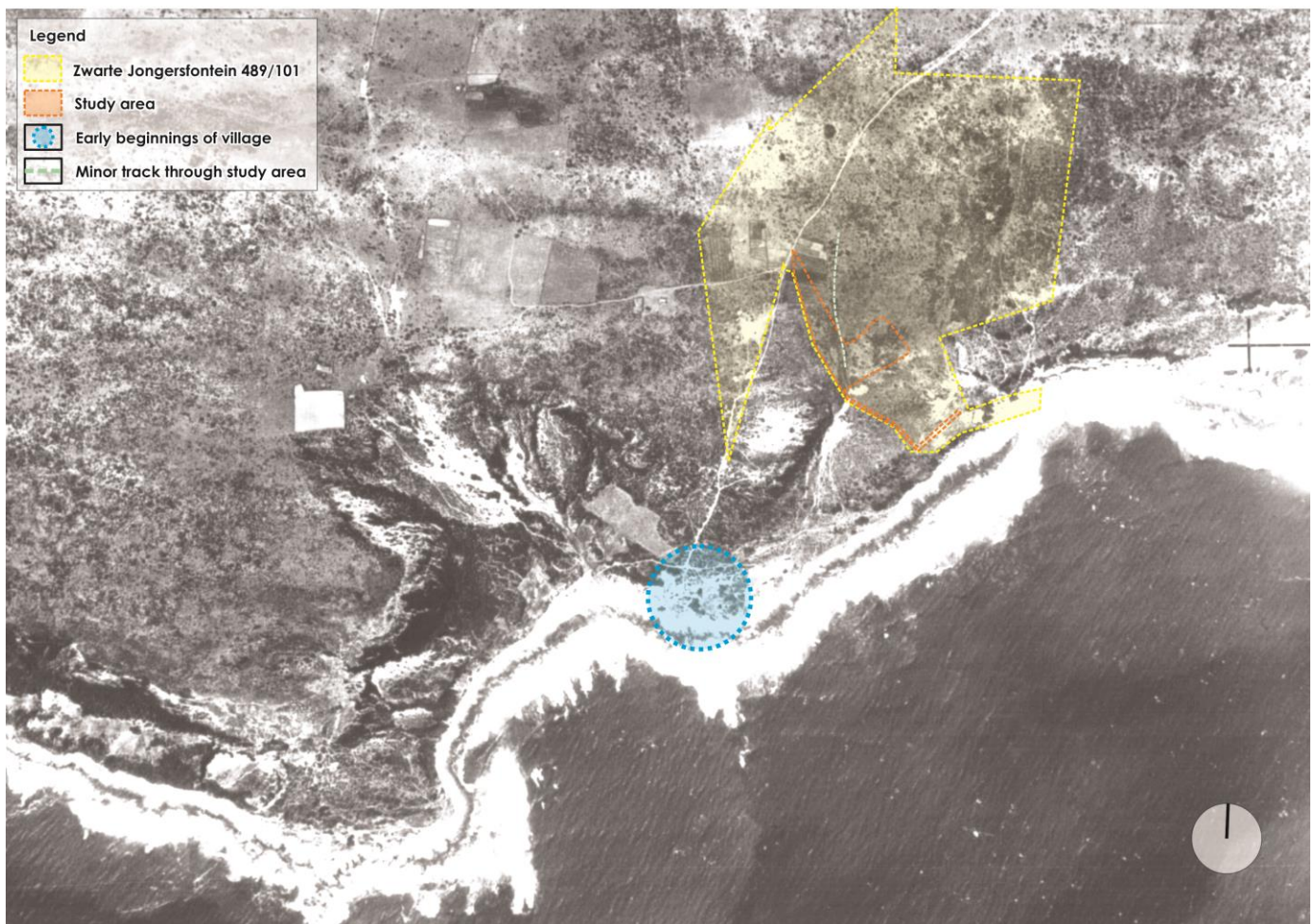


Figure 8: Extract from 1942 aerial imagery showing the property and study area in relation to early land use patterns within its proximity (Source: Survey 8, Flight Strip 19, Image 06824 as edited).

⁴ SAHRA Ref. 9/2/079/0009

⁵ SG Diagram 510/1997

⁶ SG Diagram 2070/1855

⁷ SG Diagram 9579/69

5. HERITAGE RESOURCES AND ISSUES

Cultural landscape:

Basic analysis of the earliest available (1942) imagery enables us to identify various land use and traditional (i.e. Pre-Modern) cultural landscape patterns relevant to the study area and its direct environs (**Figure 8**) as summarised below:

- The property and study area are highlighted here within context of an early coastal landscape, 82 years prior, before formal establishment of the township Jongensfontein.
- The early alignment of the coastal road from Still Bay West differed slightly from that of the present Jongensfontein Road/ Main Road.
- Early beginnings of the holiday village along the coast are evident.
- A minor track (north-south alignment) is seen traversing the study area, leading to what appears to be a partly cleared area interspersed by specks of vegetation (possibly trees).
- Agricultural land use/ cultivation is noted along the northern portion of the study area, along the early road leading to Still Bay.
- While available imagery is not of sufficient resolution to distinguish any structures/ buildings or other forms of colonial occupancy on the property or study area, higher resolution scans may provide more comprehensive insights.

From the above it is therefore evident that the study area forms part of a coastal cultural landscape partly transformed through agriculture/ early occupation though the nature and extent of such early land use could only be interrogated through further detailed analysis.

Archaeology:

The following independent professional input was provided by specialist archaeologist Dr. Lita Webley:

Pre-colonial archaeology

The name Still Bay has significance for South African archaeologists as it is the name of the type of site, the Still Bay Industry of the Middle Stone Age. The industry is named after some *finely shaped, bifacially worked lanceolate points* which had been collected from old lands surfaces between moving sand dunes to the west and north-west of Still Bay in 1929. It appears these artefacts came from three (3) archaeological sites being, Noordkapperspunt, Kleinjongensfontein and Blombos School (Deacon, J. 1979). With the reclamation of the dunes, two of the original sites became overgrown with vegetation, with only Kleinjongensfontein partially open. It is now located in the Kleinjongensfontein Nature Reserve.

In 1977, students from the University of Stellenbosch collected fossil bone, Acheulian stone tools and MSA artefacts from the Kleinjongensfontein type site in the nature reserve. It is some 4.0km to the west of the study area. In a report to the NMC (now SAHRA), it was concluded that the mixed nature of the material found at the site, made it unsuitable for the definition of the Still Bay type site (Deacon, J. 1979). The best-known excavated site, with sealed MSA deposits in the vicinity, is Blombos Cave which was declared a Provincial Heritage Site in 2015.

Contract archaeology reports have confirmed the presence of scatters of ESA and MSA material inland of the coast (Halkett 2011). Orton (2021:iii) assessed a sand mine to the east of the Goukou River noting that, "MSA artefacts were found to be present beneath the surface and were revealed by deflation". Although he rated the MSA material (all made on quartzites) as of Low (IIIC) significance, he recommended that test excavations should be undertaken to determine their context (i.e., stratigraphy) because of the lack of controlled excavations on the ESA and MSA archaeology of the area.

In addition to the ESA and MSA, the Still Bay coastline is also known for the large numbers of LSA shell middens and fish traps (viswywers). The stone walled fish traps at Skulpiesbaai (Noodkapperspunt) were declared a Provincial Heritage Site in 1998. The rocky shoreline is rich in marine resources and acted as a foci for LSA hunter-gatherer peoples. Goosen (1999) surveyed Part 43 of Portion 15 of Zwarte Jongens Fontein 489, which is located on the coast, but found no exposed shell midden material. Of interest, is a possible Khoekhoen herder camp near the Goukou River, reported by Kaplan (2009). The Hessequa, a Khoekhoen clan, was present in the Sill Bay area during the early historical period.

Colonial Archaeology

Nilssen (2022) surveyed an area to the east of the Goukou River, reporting on a colonial ruin and colonial period rubbish dump, while Orton (2019) commented on 19th century houses during his survey.

Graves

No graves or cemeteries have been reported in any of the surveys consulted. However, according to Morris's catalogue (1992) the remains of at least five human individuals (mainly cranium) have been recovered from the Still Bay area. Limited information has been provided since most of the remains were recovered more than fifty years ago, but one was recovered from a "sand dune".

Comments on Potential Archaeological Impacts

The proximity of the proposed development (i.e. 200m from the coast) suggests that shell middens may occur in suitable locations such as vegetated deflation hollows, etc. The possibility of buried shell middens in the study area is a possibility. Any excavations for the water pipeline may uncover shell middens remains. Collections of MSA artefacts have been made by Orton (2021) and Deacon (1979) from areas further inland. The probability of finding MSA artefacts beneath the surface in the study area is less likely.

Comments on the stratigraphy of the Drainage Trench

A series of photographs of the drainage trench were supplied to the archaeologist. The photographs were taken by the EAP, Mariska Byleveld. The EAP has a qualification in Geology and therefore provided useful information on the soil profile of the drainage trench. There appears to be two stratigraphic units within the soil profile, but this is deceptive.

- An upper unit (approximately 1.3m thick) consisting of 'fine grained gravelly silty sand'. Photograph 111651 shows that this upper unit contains a few fragments of marine shell, but also road gravel. Photograph 111958 shows significant insect burrowing and photograph 113311 shows a plastic bag wedged between the upper unit and the lower unit. All these indicators suggest disturbance of the upper unit.
- The lower unit exhibits a white, clay-like appearance but this is probably due to various minerals which have been washed down by the stormwater which flows down the drainage channel. This view is supported by the EAP, who has indicated that removing the white clay-like surface, exposes a similar 'fine grained gravelly silty sand'. This unit appears to be identical to the upper unit.

Photographs of the spoil heap, related to the excavation of the drainage channel, show it is comprised of 'fine grained gravelly silty sand', and there is no evidence of archaeological material such as marine shells or stone artefacts.

Recommendations

An examination of the drainage trench, from photographs supplied by the EAP, indicate that there appears to be no sub-surface archaeological remains in this area. No further archaeological surveys are required.

The HWC standard clause applies:

If during ground clearance or construction, any archaeological material or human graves are uncovered, work in that area should be stopped immediately and the ECO must report this to Heritage Western Cape. The heritage resource may require inspection by the heritage authorities, and it may require further mitigation in the form of excavation and curation in an approved institution.

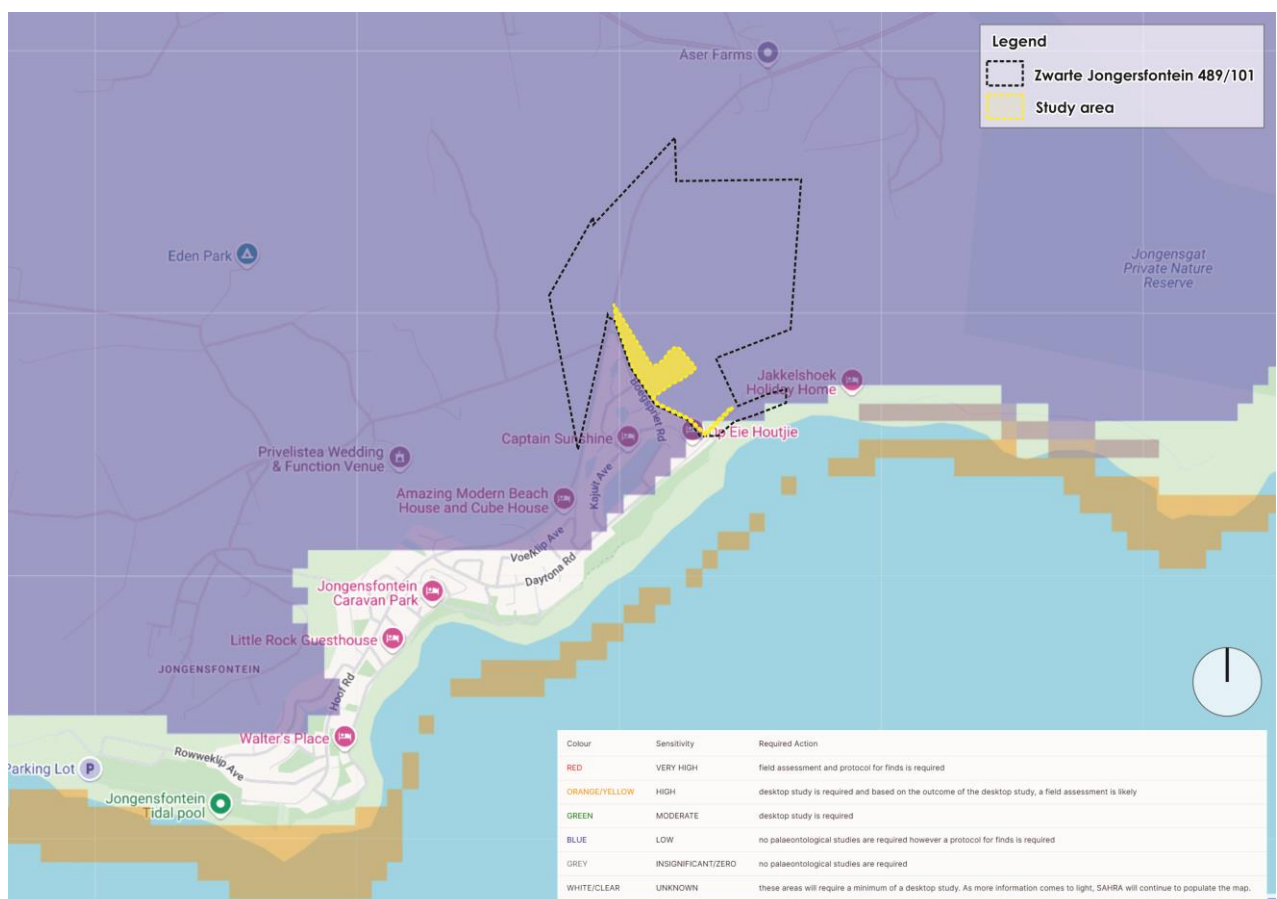


Figure 9: Property and study area shown within context of SAHRIS Paleo-sensitivity mapping for the area (SAHRIS, 2024).

Palaeontology:

According to SAHRIS Palaeontological sensitivity mapping, the entire study area forms part of an area highlighted as being of no palaeontological sensitivity (grey) where “no palaeontological studies are required”⁸ (Figure 9).

Built environment:

No structures or ruins were noted during fieldwork.

Conclusion:

The study area forms part of a natural coastal landscape bound by an established residential township (Jongensfontein) to the west. Except for a substantial stormwater trench, the construction of which precedes January 2021, no structures were noted during fieldwork. While the proposed development will be visible from Boegspriet Road and directly adjoining residential properties, the natural topography may possibly limit views of the development from the coastline/ nearby beaches.

The study area is not located within an area considered to be of palaeontological sensitivity. From an examination of an existing stormwater drainage trench, based on photographs provided by the EAP, the archaeologist indicated that there appears to be no sub-surface archaeological remains in this area and that no further archaeological surveys are required. Note however that the exact alignments of the rising water pipeline and second pipeline to individual pods have not been finalized and is subject to change. As such the standard HWC clause (Section 6) will be applicable.


6. RECOMMENDATION

Having regard to the above assessment it is our view that the proposal would not impact on any heritage resource of cultural significance and that no further heritage-related studies would be warranted in this instance. However, future works will be subject to the following standard clause:

If any palaeontological materials, human remains or significant archaeological materials are exposed during development activities, then such find(s) must be protected from further disturbance and work in the immediate area should be halted and Heritage Western Cape must be notified immediately. These heritage resources are protected by Section 36(3)(a) and Section 35(4) of the NHRA (Act 25 of 1999) respectively and may not be damaged or disturbed in any way without a permit from the heritage authorities. Any work in mitigation, if deemed appropriate, should be commissioned and completed before construction continues in the affected area and will be at the expense of the developer.

PERCEPTION Planning

11th December 2024



STEFAN DE KOCK

Hons: TRP(SA) EIA Mgmt (IRL) Pr Pln PHP

⁸ <https://sahris.sahra.org.za/map/palaeo>, accessed 22nd October 2024.

REFERENCES and ACKNOWLEDGEMENTS

1. Cape Town Archives
2. CapeEAPrac. (2024). Pre-Application Draft Basic Assessment Report for development of six Tourist Accommodation Glamping Pods on a portion of the Remainder of Portion 101 of the farm Zwarte Jongersfontein No. 489, Jongensfontein, Hessequa Municipal District. Unpublished report.
3. Deacon, J. 1979. Guide to the Archaeological Sites in the Southern Cape: Still Bay. Prepared for the Southern African Association of Archaeologists Excursion June/July 1979.
4. Element Consulting Engineers. (2024). Engineering Services Report (Rev. 3) Proposed development on a portion of the Remainder of Portion 101 of the farm Zwarte Jongersfontein No. 489, Jongensfontein, Hessequa Municipal District. Unpublished report.
5. Goosen, R. 1999. Phase One Archaeological Investigation Part 43 (15) of the Farm Zwarte Jongens Fontein No 489, Riversdal. Unpublished report for BV Burger.
6. Halkett, D. 2011. Archaeological Impact Assessment: proposed residential Development on the Remainder of Portion 60 of the farm Plattebosch 485, Still Bay, Western Cape Province. Unpublished report for Sharples Environmental Services cc.
7. Kaplan, J. 2011. Archaeological Impact Assessment: Proposed housing development on Portion 30 of the farm Plattebosch 485, Stillbaai. Unpublished report for ASLA DEVCO (Pty) Ltd.
8. Kaplan, J. 1993. The state of archaeological information in the coastal zone from the Orange River to Ponta do Oura. Prepared for the Department of Environmental Affairs and Tourism.
9. Kaplan, J. 1997a. Archaeological Study: Farm Plattebosch 56/485, Still Bay Coast. Unpublished report for CODEV.
10. Kaplan, J. 1997b. Archaeological Study: Farm Masterstok 9/488, Still Bay Coast. Unpublished report for CODEV.
11. Kaplan, J. 2009. Archaeological Impact Assessment proposed housing development on Portion 73 of the Farm Plattebosch No. 485 Still Bay. Report prepared for Stilklouf Ontwikkelings (Edms) Bpk. ACRM
12. Morris, A. 1992. A Master Catalogue of Holocene Human Skeletons from South Africa. Witwatersrand University Press: University of the Witwatersrand.
13. National Geo-Spatial Information, Department of Rural Development and Land Reform, Mowbray
14. Nilssen, P. 2008. Additional, exploratory archaeological investigations at Occurrences 54 and 57. Unpublished report for Doug Jeffrey Environmental Consultants.
15. Nilssen, P. 2019. Archaeological Baseline Statement for Proposed Residential Development on Portions 82 & 92 of Farm Plattebosch 485, Still Bay, Riversdale District, Hessequa Municipality, Western Cape Province. Unpublished report for Perception Planning.
16. Nilssen, P. 2022. Heritage Impact Assessment: Proposed Eco-Estate on Remainder of Erf 220, Still Bay East, Hessequa Municipality, Riversdale Magisterial District, Western Cape. Unpublished report for HiLand Environmental (Pty) Ltd.
17. Orton, J. 2021. Heritage Impact Assessment: Proposed sand mining on Portion 30 of farm Klein Soebattersvlakte 369, Riversdale Magisterial District, Western Cape. Unpublished report for Enviro-EAP.
18. Schulz, K. Southern Cape historian.