

**PHASE 1 ARCHAEOLOGICAL IMPACT ASSESSMENT
PROPOSED CERES GOLF ESTATE, HOTEL AND
HOUSING DEVELOPMENTS
CERES
WESTERN CAPE PROVINCE**

Prepared for

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**FEBRUARY
2007**

Executive summary

Ninham Shand Consulting Services requested that the Agency for Cultural Resource Management conduct a Phase 1 Archaeological Impact Assessment for a proposed golf estate, hotel and housing development in Ceres.

The proposed project comprises three components; namely

- A Golf Estate Development
- A Hotel Development; and
- A Housing Development

The subject properties are all located inside the current urban edge of the town of Ceres in the Western Cape Province. Virtually no natural vegetation occurs on the affected erven, which are highly degraded and modified. ^a

The aim of the study is to locate and map archaeological heritage sites and remains that may be impacted by the planning, construction and implementation of the proposed project, to assess the significance of the potential impacts and to propose measures to mitigate against the impacts.

Heritage consultants Aikman Associates has been appointed to complete the required Heritage Western Cape, Notification of Intent to Develop (NID) checklist.

A Visual Impact Assessment of the proposed project has also been completed by OVP Associates Landscape Architects and Environmental Planners.

A few Early Stone Age flake tools were documented in the proposed golf course development (alongside the existing Ceres Golf Course) and in the proposed housing development, but the remains all occur in a disturbed and transformed context.

No pre-colonial archaeological heritage remains were found in the proposed hotel development.

The archaeological heritage remains have been rated as having low local significance.

The study area falls within the Bokkeveld Formation, which is an extremely sensitive area for invertebrate fossils dating to about 380-410 million years ago. Extensive outcroppings in Ceres have produced rich fossil remains.

The Phase 1 Archaeological Impact Assessment has identified no significant impacts to pre-colonial archaeological material that will need to be mitigated prior to the proposed development activities.

Fossiliferous material may, however, be exposed or intercepted during bulk excavations and earthworks.

With regard to the proposed Ceres Golf Estate, Housing and Hotel Development, the following recommendations are made.

- A suitably qualified palaeontologist must assess the impact of the proposed development on possible fossiliferous material. Such an assessment should take place at the level of a desk-top study.
- Stone Age artefacts could be collected and used for display purposes in the Ceres Museum. For such a collection to take place, a permit is required from Heritage Western Cape, the provincial heritage authority.
- Should any human remains be disturbed, exposed or uncovered during excavations and earthworks for the proposed project, these should immediately be reported to the South African Heritage Resources Agency (Mrs Mary Leslie 021 462 4502), or Heritage Western Cape (Mr N. Ndlovu 021 483 9692). Burial remains should not be disturbed or removed until inspected by the archaeologist.

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1. INTRODUCTION

1.1 Background and brief

Ninham Shand Consulting Services, on behalf of Ceres Golf Estate Development Company (Pty) Ltd requested that the Agency for Cultural Resource Management conduct a Phase 1 Archaeological Impact Assessment for a proposed golf estate, hotel and housing development in Ceres, in the Western Cape Province.

The proposed project entails the following components:

Golf Estate development. This includes upgrading the existing 9-hole Ceres Golf Course to an 18-hole golf course, refurbishment of the existing clubhouse and the construction of approximately 347 residential units, including associated infrastructure such as internal streets and services.

The development will occur on the following erven (total area 93.88 ha).

- Three portions of Erf 1001, Ceres, one of which is currently hired under an existing agreement to the Ceres Golf Course;
- Erf 2035 Ceres
- Erf 1010 Ceres
- Erf 1011 Ceres
- A portion of Erf 1889 Ceres
- Erf 3659 Ceres
- A portion of portion 63 of Farm No. 364 Ceres and
- A portion of Erf 4542

Hotel Development. The project entails an 80-room hotel and gym and associated infrastructure. The development of the Hotel will occur on a portion of Erf 1001 (total area 1.6 ha)

Housing Development. This project entails about 27 middle-to-upper income housing opportunities and associated service infrastructure. The development would occur on a portion of Erf 3775 (total area 2.02 ha)

Most of the affected properties are currently zoned Private Open Space, the remainder being (Municipal) Services and Public Open Space, and will be rezoned to accommodate the various proposed development activities.

The aim of the study is to locate and map archaeological heritage sites and remains that may be impacted by the planning, construction and implementation of the proposed project, to assess the significance of the potential impacts and to propose measures to mitigate against the impacts.

Heritage consultants Aikman Associates has been appointed to complete the required Heritage Western Cape, Notification of Intent to Develop (NID) checklist.

A Visual Impact Assessment of the proposed project has also been completed by OVP Associates Landscape Architects and Environmental Planners.

2. TERMS OF REFERENCE

The terms of reference for the archaeological study were:

- to undertake a site visit and desk top survey;
- to describe the archaeological baseline of the area;
- to identify and map archaeological resources on the site;
- to determine the importance of any archaeological resources, and
- to identify mitigatory measures to protect and maintain any valuable archaeological sites that may exist within the proposed site

3. THE STUDY SITE

A locality map is illustrated in Figure 1.

An aerial photograph indicating the proposed housing, hotel and golf course development is illustrated in Figure 2.

Ceres is a rural country town located about 120 kms north east of Cape Town. Access to the town is via the R46, by way of Michell's Pass.

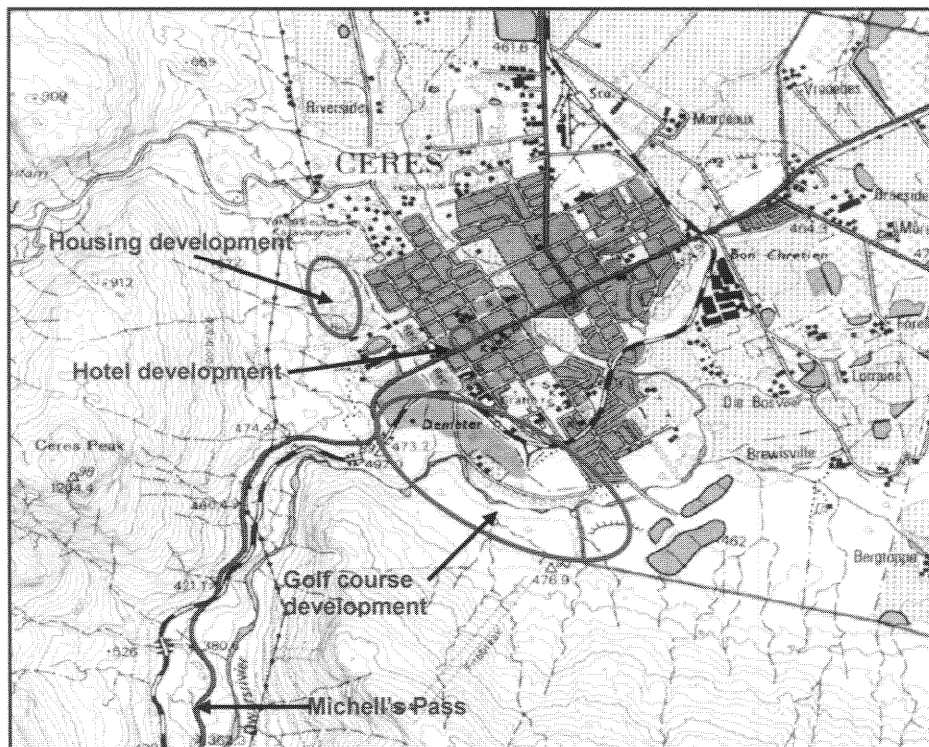


Figure 1. Locality Map (3319AD Ceres)

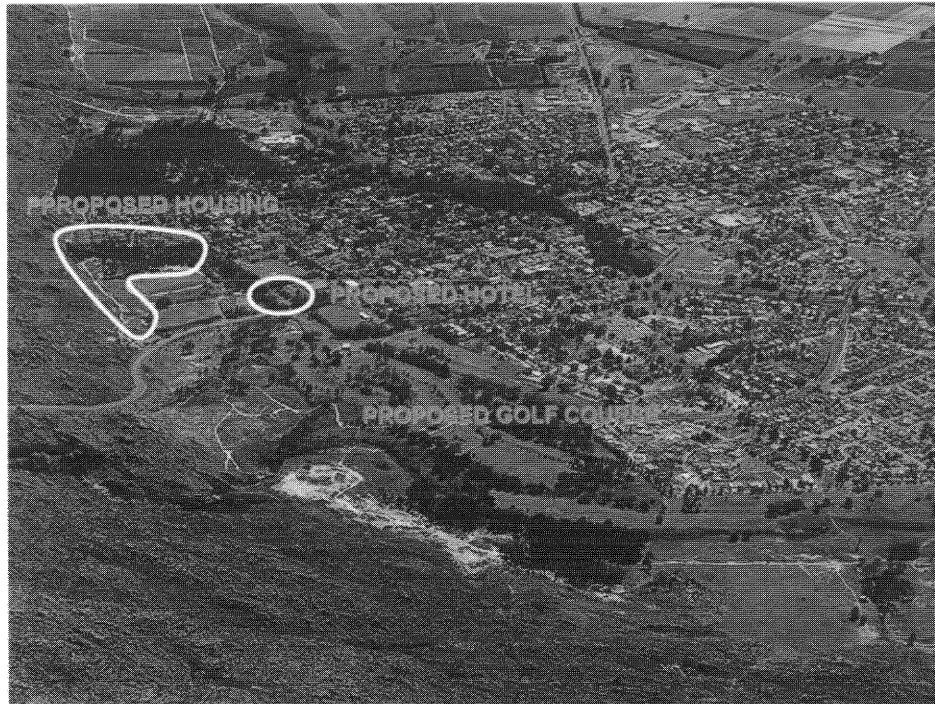


Figure 2. Aerial photograph of the study site

3.1 Description of the affected environment

3.1.1 Proposed Hotel Site (Figures 3 & 4)

The proposed hotel site (S° 33 22 362 E° 19 18 061 on map datum wgs 84), previously used as a Jukskei field, is currently vacant and neglected, and constitutes a severely degraded and transformed landscape. It comprises three or four terraced, grassed fields. A small stream or water channel runs alongside the southern boundary, while the Ceres Bowling Green defines the northern boundary. The eastern boundary of the site is defined by Ceres Main Road. Some buildings in the north eastern corner of the property are utilized by the Ceres Racing Pigeon Club.



Figure 3. Proposed Hotel Site. View of the site facing south west

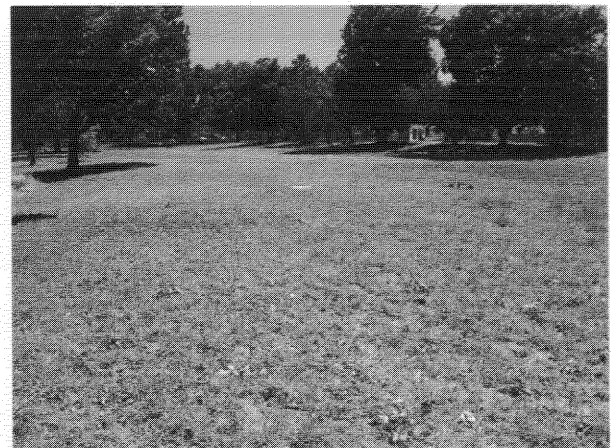


Figure 4. Proposed Hotel Site. View of the site facing west

3.1.2 Proposed Housing Site (Figures 5-7)

The proposed housing site (S° 33 22 190 E° 19 17 746) is located alongside an existing residential suburb and the Victoria Park Sports Club. A large portion of the site is covered with mature Pine and Blue Gum trees, (probably part of an old forestry plantation). The remainder of the site, situated adjacent the rocky mountain slopes of the Ceres Nature Reserve is also fairly degraded and disturbed. Several tracks and footpaths occur on the site, and excavations and diggings relating to municipal services are also evident. A small stream running through the site is invaded with grasses and alien trees causing erosion.



Figure 5. Proposed Housing Site. View of the site facing east



Figure 7. Proposed Housing Site. View of the site facing north



Figure 6. Proposed Housing Site. View of the site. View of the site facing west

3.1.3 Proposed Golf Course Site (Figures 8-14)

The proposed Golf Course site (S° 33 23 056 E° 19 18 577) is a large parcel of land and comprises an already severely altered and modified landscape. The existing golf course is characterised by grass greens and meadow fairways, mature (exotic) trees such as Pines and Oaks, with riparian vegetation along the watercourse of a small stream. The remainder of the site is used mainly as recreational space within the existing golf course precinct. There is virtually no natural vegetation on the site. The bulk of this open space area once comprised the (long abandoned) Harmony Golf Course. The receiving environment therefore also constitutes a modified and transformed landscape. A large portion of the site alongside the Municipal Sewerage Works is wet and waterlogged and used mainly for grazing. The remainder of the site is well-grassed with very little natural vegetation occurring in places. Much disturbance (and dumping) is evident.



Figure 8. Proposed Golf Course Site. View of the site facing east from Mitchell's Pass

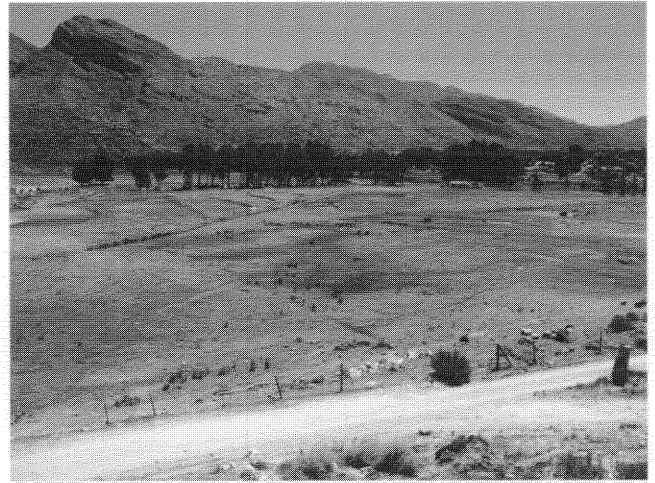


Figure 10. Proposed Golf Course Site. View of the site facing south west. Note the waterlogged areas

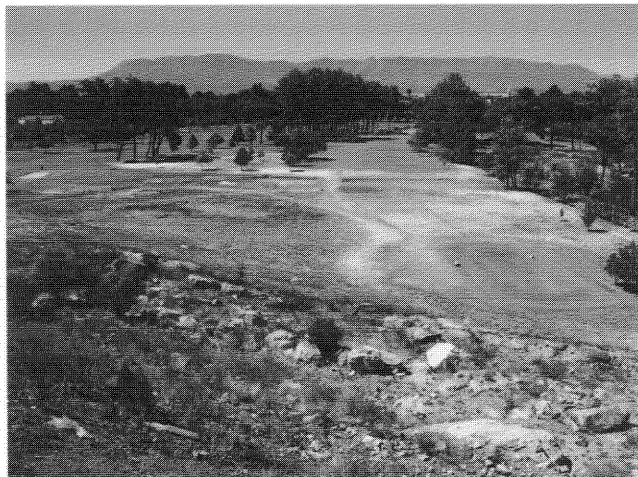


Figure 9. Proposed Golf Course Site. View of the site facing east from Mitchell's Pass



Figure 11. Proposed Golf Estate Course Site. View of the site facing south west.



Figure 12. Proposed Golf Course Site. View of the site facing south west

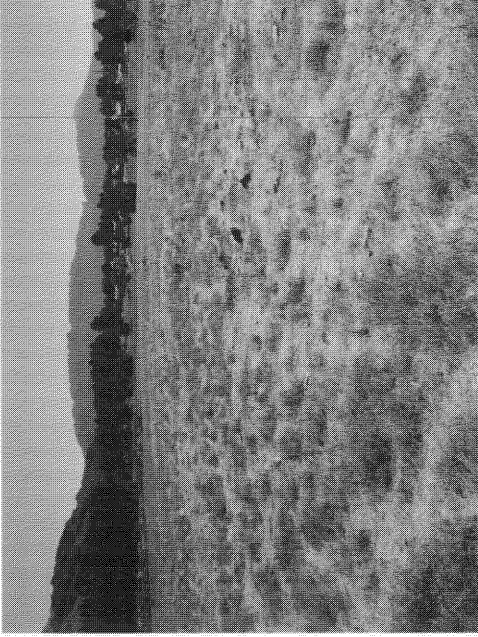


Figure 13. Proposed Golf Course Site. View of the site facing south west

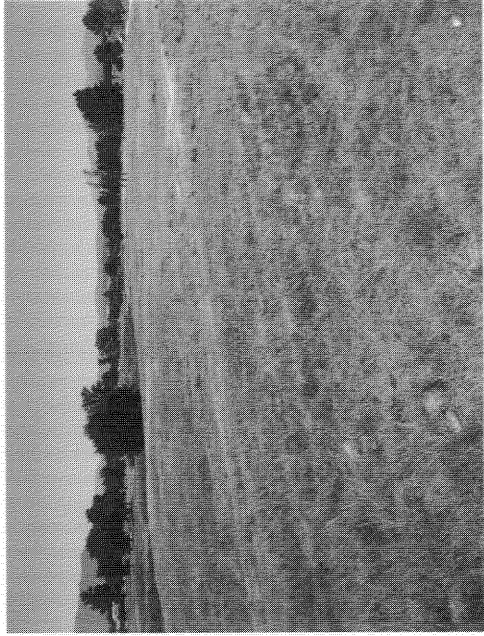


Figure 13. Proposed Golf Course Site. View of the site facing north west

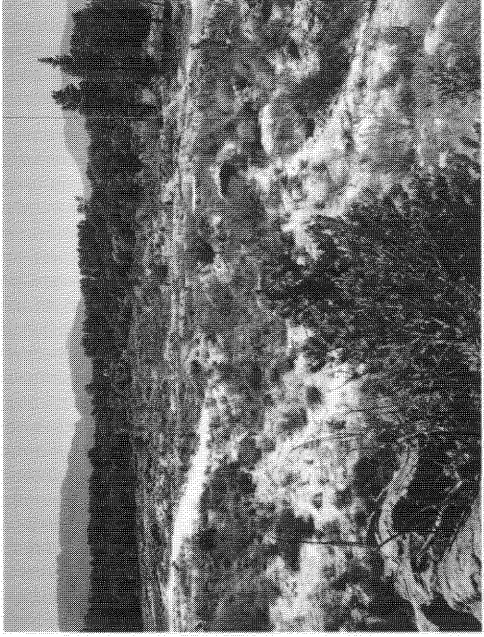


Figure 14. Proposed Golf Course Site. View of the site facing east

4. STUDY APPROACH

4.1 Method

The approach followed in the archaeological study entailed a foot survey of the proposed site.

A desk-top study was also undertaken.

The site visit and assessment took place on the 19th and 20th February, 2007.

4.2 Constraints and limitations

There were no constraints or limitations associated with the study, although where large stand of Pine trees exist in the proposed Housing, and proposed Golf Course Site(s), a thick surface layer of pine needles resulted in low archaeological visibility.

4.3 Identification of potential risks

There are no potential (archaeological) risks associated with the proposed development.

Fossiliferous material may be exposed or intercepted during bulk excavations and earthworks.

4.4 Results of the desk top study

Very little systematic archaeological work has been carried out in Ceres. A study of the proposed Koekoedouw Dam documented a few Early Stone Age (ESA) artefacts downstream from the dam wall (Kaplan 1996).

The Ceres Museum has a small collection of Stone Age material on display, some of which was collected from the surrounding area (Bertdene Laubscher Ceres Museum pers. comm.).

Bushman rock paintings are well known in the Koue Bokkeveld, particularly those depicting colonial imagery (Yates et al 1993), but most of these paintings occur well outside the study area. However, several rock painting sites are known to occur relatively close to the proposed Housing Site. One site, in the adjacent Ceres Nature Reserve, is badly vandalised, despite repeated attempts to clean up the graffiti, while several painted sites with Later Stone Age (LSA) artefacts and pottery were documented during a recent study on behalf of Eskom (Kaplan 2005). Several other painted sites are known to occur near the top of Mitchell's Pass (Bertdene Laubscher pers. comm.).

The Koue Bokkeveld was unusual in terms of early Cape history, in that unlike many other areas from which the Khoisan quickly disappeared, there was sustained contact in the region between remnants of the Khoisan and colonists throughout the eighteenth century (Penn 1987).

How close?
↓
water is the
likely impact
↓
history of
graffiti
cleaning.

The study area also falls within the Bokkeveld Formation, which is an extremely sensitive area for invertebrate fossils dating to about 380-410 million years ago. Extensive outcroppings in Ceres and the Gydo Pass have produced rich fossil remains (Roger Smith Iziko: SA Museum pers. comm. 2002.).

According to consulting palaeontologist Mr John Almond (pers. comm.), important fossil collections were also made from around the town of Ceres in the early 19th Century. A private collection of fossils made from the top of the Gydo Pass is currently on permanent display at the Ceres Museum.

5. LEGISLATIVE REQUIREMENTS

The following section provides a brief overview of the relevant legislation with regard to the archaeology of the proposed development.

5.1 The National Heritage Resources Act (Act No. 25 of 1999)

The National Heritage Resources (NHR) Act requires that "...any development or other activity which will change the character of a site exceeding 5 000m², or the rezoning or change of land use of a site exceeding 10 000 m², requires an archaeological impact assessment"

The relevant sections of the Act are briefly outlined below.

5.2 Archaeology (Section 35 (4))

Section 35 (4) of the NHR stipulates that no person may, without a permit issued by HWC, destroy, damage, excavate, alter or remove from its original position, or collect, any archaeological material or object.

5.3 Burial grounds and graves (Section 36 (3))

Section 36 (3) of the HHR stipulates that no person may, without a permit issued by the South African Heritage Resources Agency (SAHRA), destroy, damage, alter, exhume or remove from its original position or otherwise disturb any grave or burial ground older than 60 years, which is situated outside a formal cemetery administered by a local authority.

6. FINDINGS

6.1 Proposed Hotel Site

No archaeological heritage remains were located in the proposed Hotel Site.

6.1.2 Proposed Housing Site

Three rough-grained ESA quartzite flakes and several flaked and broken rounded quartzite cobbles were found in disturbed lands alongside the footpath that meanders through the proposed site, and in an erosion gully near the small stream running through the site.

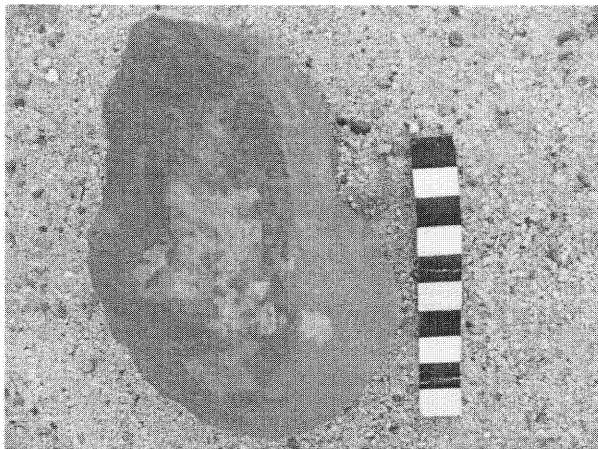
The archaeological heritage remains have been rated as having low local significance.

6.1.3 Proposed Golf Course Site

A few ESA quartzite flakes, including several flaked and broken rounded river cobbles were located in heavily disturbed lands south east of a large stand of Pine trees in the southern portion of the site.

One edge retouched quartzite flake was also documented among several large piles of rocks and mounds of earth removed from alongside the main access road from the east, leading to the Golf Course Site (Figure 15).

The archaeological heritage remains have been rated as having low local significance.



**Figure 15. Early Stone Age retouched flake.
Scale is in cm**

7. IMPACT STATEMENT

The Phase 1 Archaeological Impact Assessment has identified no significant impacts to pre-colonial archaeological material that will need to be mitigated prior to the proposed development activities.

The probability of locating important pre-colonial archaeological heritage remains during implementation of the project is likely to be improbable.

Fossiliferous material may, however, be exposed or intercepted during bulk excavations and earthworks.

8. RECOMMENDATIONS

With regard to the proposed Ceres Golf Estate, Hotel and Housing Development, the following recommendations are made

- A suitably qualified palaeontologist must assess the impact of the proposed development on possible fossiliferous material. Discussion with consulting palaeontologist Dr John Almond¹ (pers. comm.) has determined that such an assessment can take place at the level of a desk-top study and will satisfy the requirements of Section 38 of the National Heritage Resources Act).
- Stone Age artefacts could be collected and used for display purposes in the Ceres Museum. For such a collection to take place, a permit is required from Heritage Western Cape, the provincial heritage authority
- Should any human remains be disturbed, exposed or uncovered during excavations and earthworks for the proposed project, these should immediately be reported to the South African Heritage Resources Agency (Mrs Mary Leslie 021 462 4502), or Heritage Western Cape (Mr N. Ndlovu 021 483 9692). Burial remains should not be disturbed or removed until inspected by the archaeologist.

¹ Dr Almond can be contacted on (021) 46 23 622

9. REFERENCES

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