

Agency for Cultural Resource Management

Specialists in Archaeological Studies and Heritage Resource Management

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05 May 2006

Mr Hennie Taljaard
I.C. @ Plan
Town Planners
10 A Pastorie Park
Somerset West
7130

Dear Mr Taljaard

PHASE 1 ARCHAEOLOGICAL IMPACT ASSESSMENT PORTION 15 OF THE FARM WIMBLEDON NO. 454 BLACKHEATH CITY OF CAPE TOWN

1. Introduction and brief

I.C. @ Plan Town Planners¹, on behalf of RX Beleggings (Pty) Ltd, requested that the Agency for Cultural Resource Management conduct a Phase 1 Archaeological Impact Assessment of the proposed rezoning and subdivision of Portion 15 of Farm Wimbledon No. 454 Blackheath, in the City of Cape Town.

I.C. @ Plan has been appointed to submit an application for rezoning and subdivision of the subject property, in order to gain development rights for industrial erven.

The affected property is currently zoned Agriculture Zone 1, but has not been used for these activities for many years.

The extent of the proposed development (4.2 ha) falls within the requirements for an archaeological impact assessment as required by Section 38 of the South African Heritage Resources Act (No. 25 of 1999).

The site visit and assessment took place on 04 May 2005.

A 1:50 000 locality map is illustrated in Figure 1.

¹ I.C. @ Plan is represented by Mr Hennie Taljaard. 10A Pastorie Park. Somerset West, 7130.
Fax (021) 850 0401

2. Terms of reference

The Terms of Reference for the specialist Phase 1 Archaeological Impact Assessment are to:

- Identify and map heritage resources on the proposed site;
- Determine the importance of heritage resources on the proposed site;
- Determine and assess the potential impacts of the proposed development on the heritage resources, and
- Recommend mitigation measures to minimise impacts associated with the proposed development.

A 'Notification to Heritage Western Cape of Intent to Develop' checklist has been completed by the archaeologist (on behalf of the applicant) and submitted to Heritage Western Cape Built Environment and Landscape Committee (BELCOM) for comment.

A copy of the Phase 1 Archaeological Impact Assessment report has been included with this submission.

3. The site (S°33 57 81.9 E°18 41 39.7 on map datum WGS 84)

The subject property is located in Wimbledon Road on the west side of the Blackheath Industrial area, and is one of the last of a few remaining (vacant) smallholdings not yet developed. Access to the site is gained from the Stellenbosch Arterial (M12), via Range Road. The subject property is in a severely degraded and disturbed state (Figures 2-5). A large portion of the site is infested with alien vegetation (Port Jackson), while the remainder of the property comprises old farmlands on deep sandy soils. Dumping of building rubble and domestic refuse is widespread. A small informal settlement is hidden among the Port Jackson trees. The site is fairly level with no significant landscape features. Surrounding land use comprises light industry, small holdings, vacant erven and low cost housing.

A partially ruined farmhouse is located in the southern portion of the property, about 50m from Wimbledon Road (Figures 6-9). The house is clearly older than 60 years (and therefore protected under the National Heritage Resources Act 60 year-old clause), but is in a severe state of disrepair. In its original form the building probably comprised a 3-roomed longhouse, but has been 'renovated' and altered. All the original windows and doors have been replaced, most of which are boarded up. Additions have been made to both the front and the back of the building, using modern building materials such as cement blocks, concrete and plaster. Asbestos sheet roofing has been used to cover both the front and (enclosed) back 'stoeps'. A loft (or solder) runs along the length of the structure. No external fireplace is evident but may have been removed. The house is occupied, but the consultant was not able to gain access. The building does not retain any architectural significance as it has been both heavily altered and neglected. A (modern) double garage has been constructed alongside the 'longhouse' (Figure 10). Some of the original landscaped garden and trees are evident on the site, which is heavily neglected.

According to heritage consultant Mr Henry Aikman (pers. comm.), who has viewed images of the building, the structure... is a typical utilitarian late 19th/early 20th Century farm structure, probably initially a longhouse with lean-to's added incrementally. There appear to be a least two layers of additions, possibly successive veranda enclosures. The joinery is mismatched, probably recycled. The loft door may be the only remaining original element. The integrity of the structure has been lost. It is of modest materials and is architecturally undistinguished. It cannot be considered as conservation worthy'

4. Approach to the study

The property was subjected to a detailed foot survey.

The archaeologist also searched for possible historic middens or dumps.

5. Results of the study

No pre-colonial archaeological heritage remains were located on the property.

No historic dumps or middens were noted. The area immediately surrounding, the 'longhouse' is heavily disturbed.

6. Impact statement

The impact of the proposed subdivision and rezoning of the subject property on archaeological heritage remains is likely to be very low.

The probability of locating significant archaeological heritage remains during implementation of the project is likely to be highly improbable.

6. Conclusion

The archaeological assessment has shown that Portion 15 of Farm Wimbledon No. 454 Blackheath is suitable for development.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Jonathan Kaplan', with a long horizontal flourish extending to the right.

Jonathan Kaplan

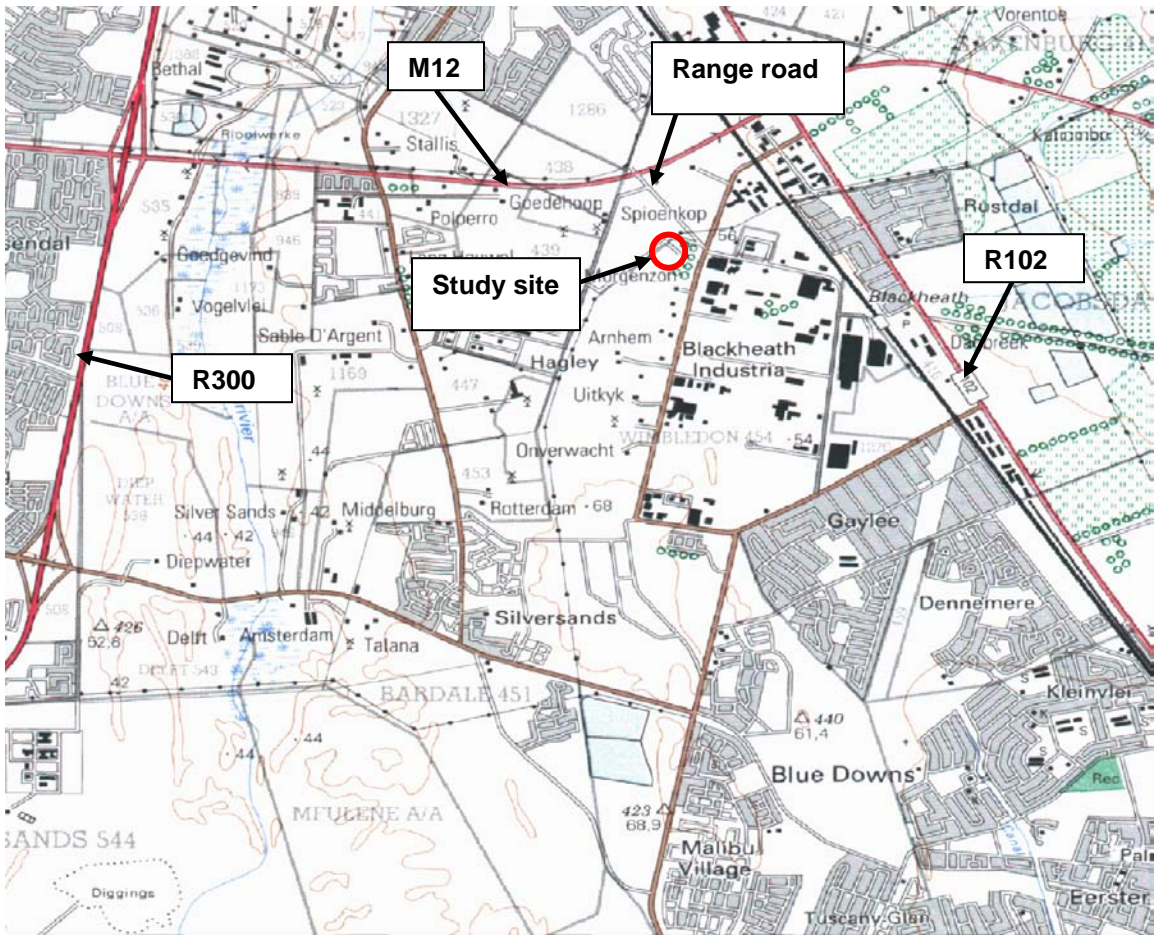


Figure 1. Locality Map (331 DC Bellville)



Figure 2. View of the property facing north from Wimbledon Road.



Figure 3. View of the property facing north west from Wimbledon Road. The longhouse is located amongst the trees in the background of the plate.



Figure 4. View of the property facing north from Wimbledon Road



Figure 5. View of the property facing south.



Figure 6. View of the front of the longhouse



Figure 7. View of the west side of the longhouse.



Figure 8. View of the east side of the longhouse.



Figure 9. View of the back of the longhouse.



Figure 10. A modern garage is located about 10 west of the longhouse.