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**HERITAGE IMPACT ASSESSMENT
PORTION 2 OF THE FARM EIKEBOOM NO. 238
KUILS RIVER**

Prepared for

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By

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Executive summary

No significant heritage remains were located during a heritage impact assessment of portion 2 of the farm Eikeboom No. 238, in Kuils River.

The proposed development comprises 392 residential units and associated infrastructure, on about 28.5 ha of land

Present development on the property comprises the main farmhouse and outbuildings in the north western portion of the site, a large packing shed in the north eastern portion, and two labourer's cottages and labourer's compound in the south-western portion. Some building foundations of old chicken houses also occur in the south western portion of the property.

The main house, late Victorian in form and shaded by a few old Oak trees, as well as the adjacent outbuildings, have been extensively modified and altered. The buildings do not retain any architectural integrity, or a 'sense of place' in the natural environment.

The packing shed, labourer's cottages and labourer's compound are all fairly recent structures and are not considered to be of historic value.

In general, the receiving environment is not considered to be archaeologically or historically sensitive, vulnerable or threatened.

The impact of the proposed development on heritage remains is considered to be low to negligible.

The probability of locating significant heritage remains during implementation of the project is also considered to be low.

With regard to the proposed development of portion 2 of the farm Eikeboom No. 238, in Kuils River, the following heritage recommendations are made.

- Proposed plans to demolish the homestead in the north western portion of the property, must be approved by the South African Heritage Resources Agency, for which a permit is required.
- No further detailed studies are required.

The above recommendations are subject to the approval of the South African Heritage Resources Agency.

1.0 INTRODUCTION

1.1 Background

Hendrik van der Hoven Landscape Architects and Environmental Planner in Association, have requested that the Agency for Cultural Resource Management undertake a heritage impact assessment (HIA) of portion 2 of the farm Eikeboom No. 238, in Kuils River.

The proposed development comprises 392 residential units and associated infrastructure, on about 28.5 ha of land

The aim of the HIA is to locate, identify and map archaeological and historical remains that may be negatively impacted by the planning, construction and implementation of the proposed development, and to propose measures to mitigate against the impact.

2.0 TERMS OF REFERENCE

The terms of reference for the HIA were:

1. to determine whether there are likely to be any archaeological or historical sites of significance within the proposed site;
2. to identify and map any sites of archaeological and historical significance within the above area;
3. to assess the sensitivity and conservation significance of archaeological and historical sites potentially affected by the proposed development;
4. to assess the significance of any impacts resulting from the proposed development, and
5. to identify mitigatory measures to protect and maintain any valuable archaeological and historical sites that may exist within the site.

3.0 THE STUDY SITE

The study site for the proposed development is illustrated in Figure 1. The property is located in Kuils River alongside Langerwacht Road, in the direction of Zevenwacht Farm. The site is well vegetated and comprises old agricultural fields (Figure 2).

Present development on the property comprises the main farmhouse and outbuildings in the western portion of the site, a large packing shed in the north eastern portion, and two labourer's cottages and a labourer's compound in the south-western portion. Some building foundations of old chicken houses also occur in the south western portion of the property.

4.0 STUDY APPROACH AND DOCUMENTATION OF HERITAGE SITES

The approach used in the HIA entailed a detailed ground survey of the property.

5.0 RESULTS OF THE HERITAGE STUDY

The main farmhouse and outbuildings (1) are located in the north western portion of the property (Figure 1). The late Victorian homestead has been extensively modified and altered (Figure 3). The original sash windows and doors have been removed and replaced with modern metal window frames and doors. Additional rooms have been added onto all sides of the main house, including the front, and the front stoep has been enclosed.

An annex has been added onto the northern end of the homestead, creating a semi detached effect with modern fittings such as metal window frames, and doors (Figure 3).

An old barn adjacent to the main house has also been modified and altered, although it retains some of its original form. Metal windows and large metal doors have been added to both ends of the barn, while cover extensions have also been made to the structure (Figure 4).

A modern storage shed has also been built about 50 metres south of the main house.

Some large Oak trees shade the homestead, but the significant alterations and modifications to the buildings have diminished the 'sense of place' that the site probably once retained.

Significance of buildings and structures: **low**

Suggested mitigation: **plans to demolish the main house and outbuildings must first be approved by the South African Heritage Resources Agency.**

A large, modern packing/storage shed (2 in Figure 1) occurs in the north-eastern portion of the property (Figure 5). The building is fairly recent and does not retain any historical value.

Significance of buildings: **low**

Suggested mitigation: **none required**

Two recent, one-roomed labourers cottages and a labourers compound (3 & 4 in figure 1) occur in the south-western portion of the property (Figures 6 & 7). One cottage is incomplete, while the other is occupied.

The compound is incomplete and has been badly vandalised.

Significance of buildings: **low**

Suggested mitigation: **none required**

6.0 IMPACT STATEMENT

The impact of the proposed development on significant heritage sites/remains is considered to be low to negligible.

The probability of locating significant heritage sites during implementation of the project is also considered to be low.

7.0 CONCLUDING STATEMENT

In general, the receiving environment is not considered to be archaeologically or historically sensitive, vulnerable or threatened.

8.0 RECOMMENDATIONS

With regard to the proposed development of portion 2 of the Farm Eikeboom No 238, in Kuils River, the following heritage management recommendations are made.

1. Proposed plans to demolish or alter the homestead in the north western portion of the property, must be approved by the South African Heritage Resources Agency, for which a permit is required.
2. No further detailed studies are required.

The above recommendations are subject to the approval of the South African Heritage Resources Agency.

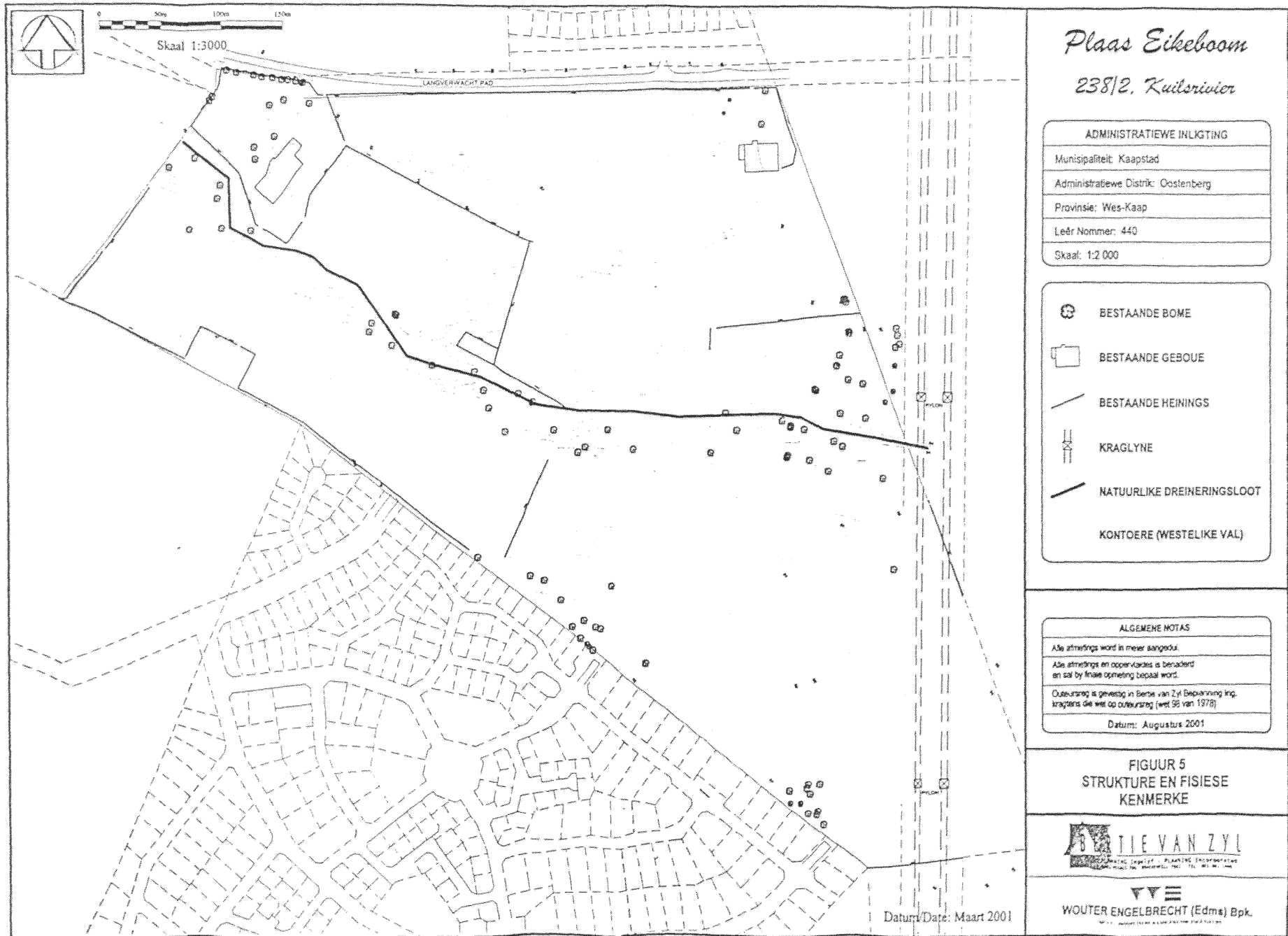


Figure 1. Heritage Impact Assessment, portion 2 of the Farm Eikeboom No. 238, Kuils River. Study site.

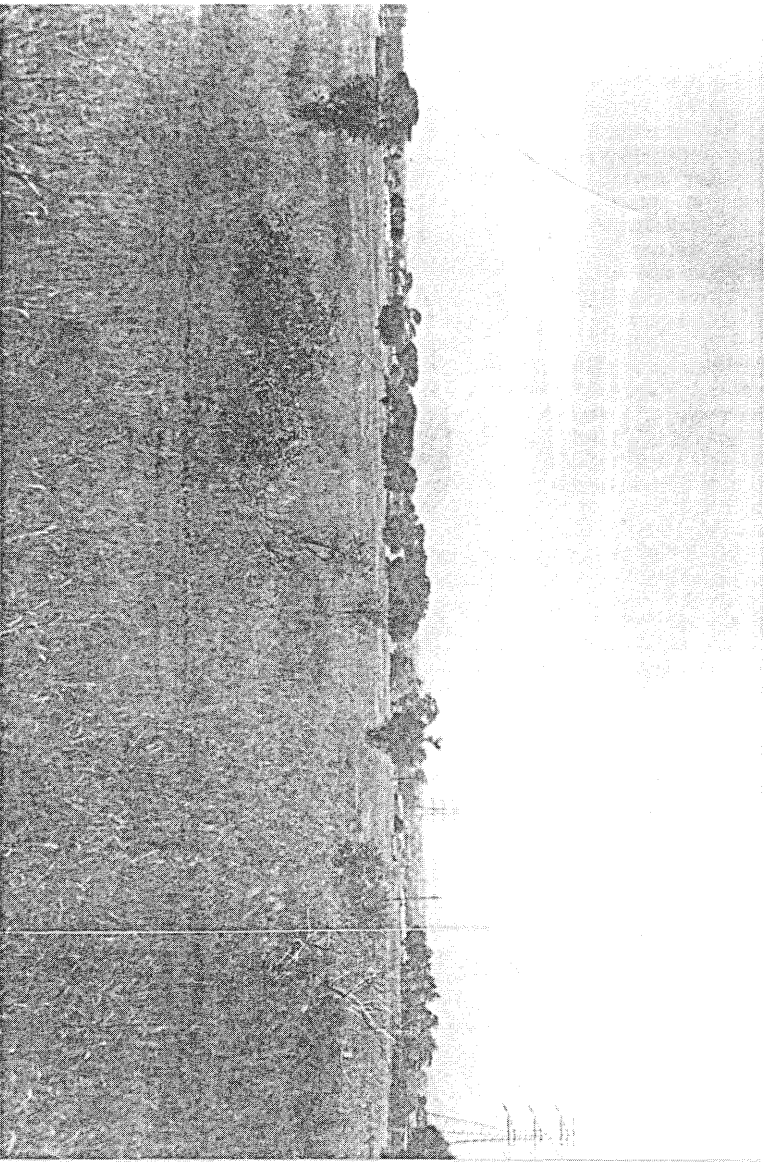


Figure 2. Heritage Impact Assessment, portion 2 of the Farm Eikeboom No. 238, Kuils River. Study site looking west.

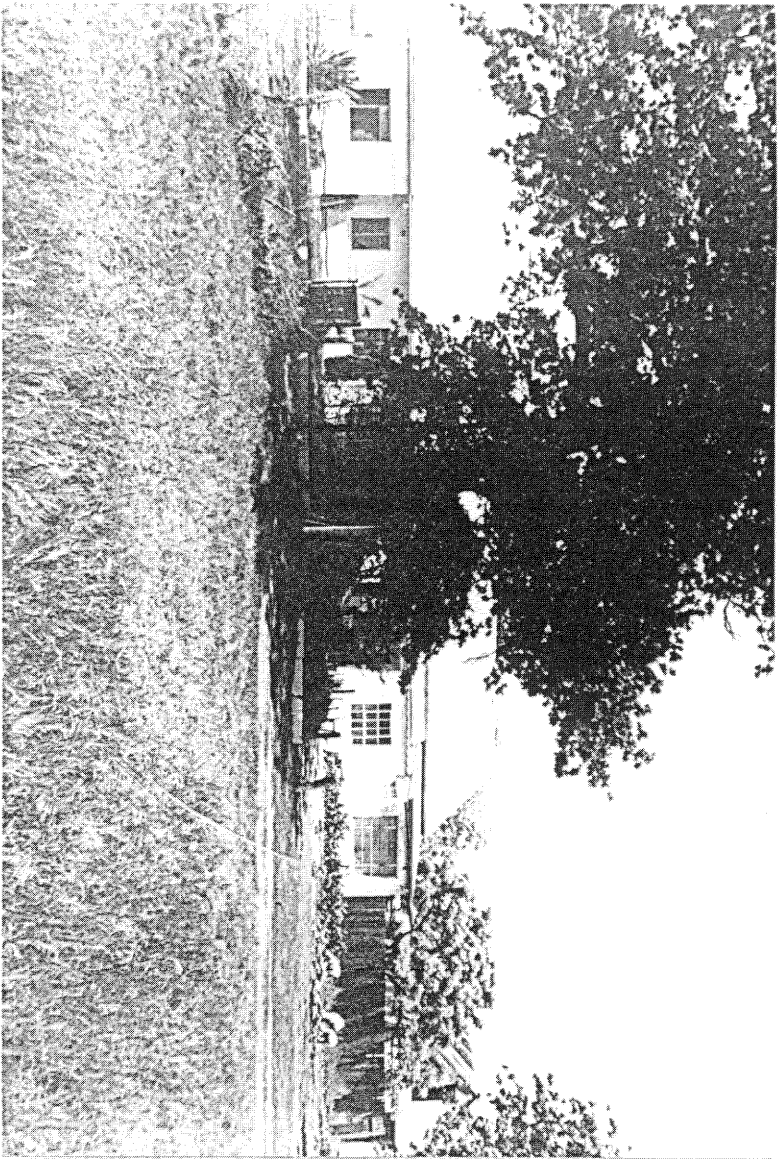


Figure 3. Heritage Impact Assessment, portion 2 of the Farm Eikeboom No. 238, Kuils River. Main homestead.

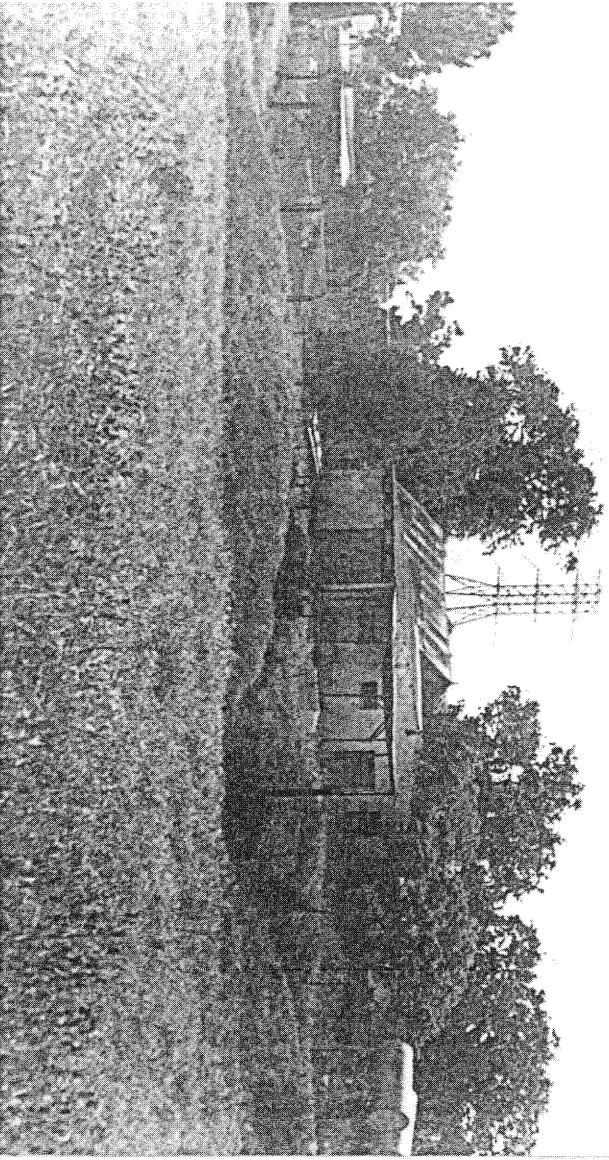


Figure 4. Heritage Impact Assessment, portion 2 of the Farm Eikeboom No. 238, Kuils River. Old barn.

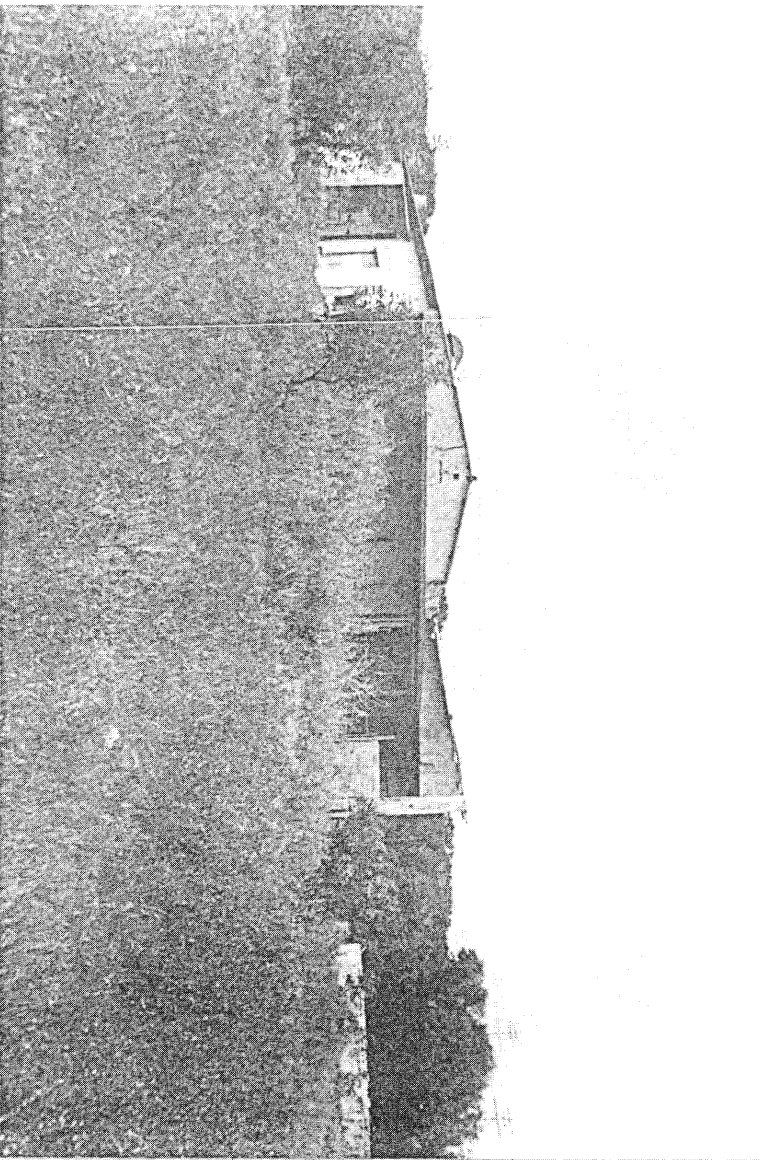


Figure 5. Heritage Impact Assessment, portion 2 of the Farm Eikeboom No. 238, Kuils River. Packing shed,

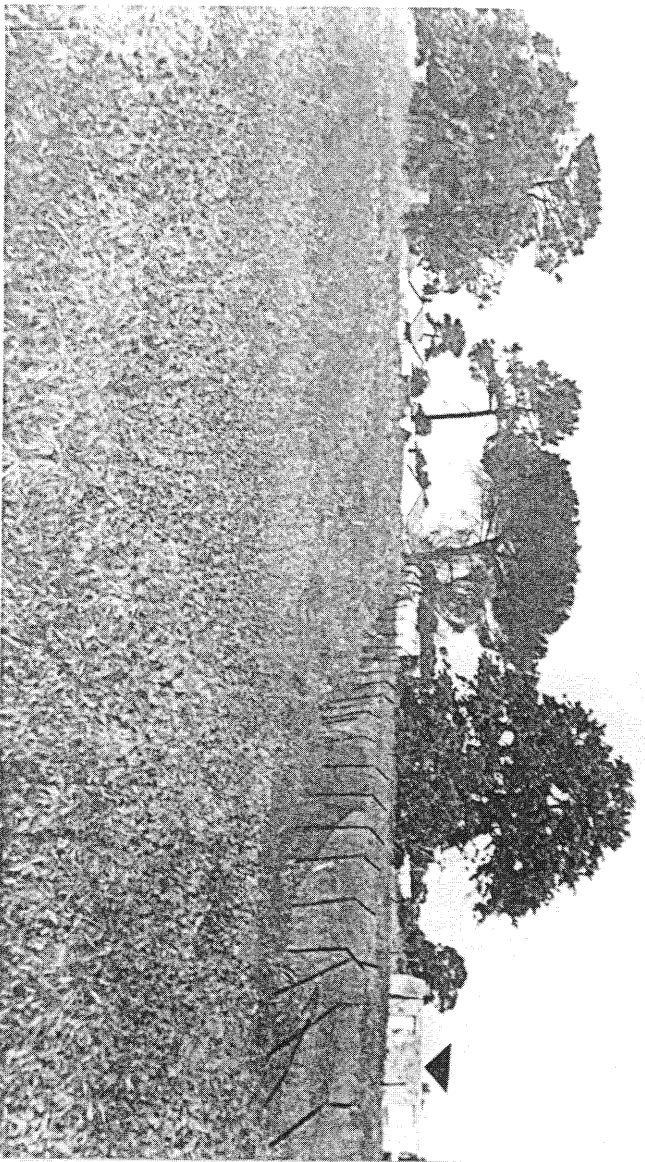


Figure 6. Heritage Impact Assessment, portion 2 of the Farm Eikeboom No. 238, Kuils River. Labourer's cottages.

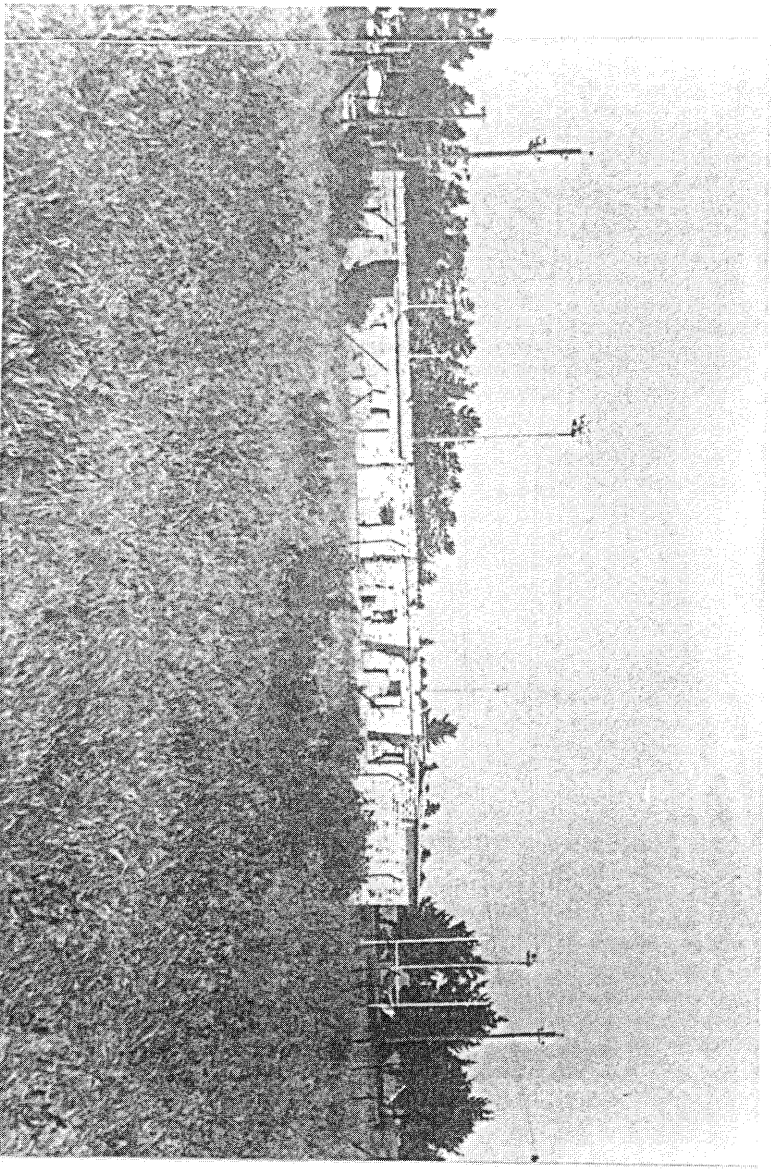


Figure 7. Heritage Impact Assessment, portion 2 of the Farm Eikeboom No. 238, Kuils River. Labourer's compound.