

**PHASE 1 ARCHAEOLOGICAL IMPACT ASSESSMENT
PROPOSED DEVELOPMENT OF VARIOUS PORTIONS
OF THE FARM HAASENDAL NO. 222
KUILS RIVER**

Report prepared for

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By

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Executive summary

Jan Hanekom Partnership requested that the Agency for Cultural Resource Management conduct a specialist Phase 1 Archaeological Impact Assessment of various portions of the Farm Haasendal No. 222, Kuils River, in the Western Cape Province.

The proposed consolidation, rezoning and subdivision of various portions of the farm Haasendal No. 222, provides for the establishment of a large-scale development comprising residential erven, business, public open space and roads.

Apart from Portions 60, 64 and 67 of the farm Haasendal, that belongs to the Oostenburg Municipality (and leased by the Kuils River Golf Club), all the other properties are either owned or are in the process of transfer to Amphoria (Pty) Ltd – the proposed developer.

Portions 60, 64 and 67 of the affected properties are currently zoned Private Open Space (golf course), and the remaining properties are currently zoned Agricultural Zone I.

Although the application for development does not represent a new golf course, the development proposal surrounding the existing golf course will result in the construction and alteration of a few holes on the existing course. No extension to the existing golf course is proposed, however.

The entire development will be on the properties surrounding the existing Kuils River Golf Course.

The extent of the proposed development (183 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 existing Kuils River Golf Course (i.e. Portions 60, 64 and 67 of the affected property) is 72 ha in extent.

The primary land uses found on the remaining surrounding properties involves agricultural related activities that includes chicken pens, grazing, informal agricultural activities, and large areas of vacant agricultural land.

The aim of the study is to locate and map archaeological heritage sites and remains that may be negatively 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.

The specialist archaeological assessment forms part of an environmental study being facilitated and co-ordinated by independent environmental consultant, Johan Neethling Environmental Services.

No archaeological heritage remains were located during the study of the proposed development.

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

The specialist Phase 1 Archaeological Impact Assessment of various portions of the farm Haasendal No. 222, Kuils River, has rated the potential impacts to archaeological material as being low provided that.

- Should any human remains be disturbed, exposed or uncovered during earthworks, these should immediately be reported to the South African Heritage Resources Agency (Mrs Mary Leslie @ 021 462 4502).

1. INTRODUCTION

1.1 Background and brief

Jan Hanekom Partnership requested that the Agency for Cultural Resource Management conduct a specialist Phase 1 Archaeological Impact Assessment of various portions of the Farm Haasendal No. 222, Kuils River, in the Western Cape Province.

The proposed consolidation, rezoning and subdivision of various portions of the farm Haasendal No. 222, provides for the establishment of a large-scale development comprising residential erven, business, public open space and roads.

The properties forming the subject matter of this report are known as:

- Portion 01 of the farm Haasendal No. 222
- Portion 11 of the farm Haasendal No. 222
- Portion 25 of the farm Haasendal No. 222
- Portion 26 of the farm Haasendal No. 222
- Portion 28 of the farm Haasendal No. 222
- Portion 30 of the farm Haasendal No. 222
- Portion 34 of the farm Haasendal No. 222
- Portion 58 of the farm Haasendal No. 222
- Portion 60 of the farm Haasendal No. 222
- Portion 64 of the farm Haasendal No. 222
- Portion 67 of the farm Haasendal No. 222
- Portion 77 of the farm Haasendal No. 222
- Portion 87 of the farm Haasendal No. 222
- Portion 90 of the farm Haasendal No. 222

Apart from Portions 60, 64 and 67 of the farm, that belongs to the Oostenburg Municipality (and leased by the Kuils River Golf Club), all the other properties are either owned or are in the process of transfer to Amphoria (Pty) Ltd – the proposed developer.

Portions 60, 64 and 67 of the affected properties are currently zoned Private Open Space (golf course), and the remaining properties are currently zoned Agricultural Zone I.

Although the application for development does not represent a new golf course, the development proposal surrounding the existing golf course will result in the construction and alteration of a few holes on the existing course. No extension to the existing golf course is proposed.

The entire development will be on the properties surrounding the existing Kuils River Golf Course.

The application provides for the development of more than 1300 residential erven.

The extent of the proposed development (183 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 existing Kuils River Golf Course is 72 ha in extent.

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

The specialist archaeological assessment forms part of a larger environmental study being facilitated and co-ordinated by independent environmental consultant, Johan Neethling Environmental Services.

2. TERMS OF REFERENCE

The terms of reference for the archaeological study were:

- to determine whether there are likely to be any archaeological sites of significance within the various portions of the proposed site;
- to identify and map any sites of archaeological significance within the various portions of the proposed site;
- to assess the sensitivity and conservation significance of archaeological sites within the various portions of the proposed site;
- to assess the status and significance of any impacts resulting from the proposed development, and
- to identify mitigatory measures to protect and maintain any valuable archaeological sites that may exist within the various portions of the proposed site

3. THE STUDY SITE

A locality map is illustrated in Figure 1.

An aerial photograph of the site is illustrated in Figure 2.

The properties under discussion are located in the northern part of Kuils River, immediately south of Bottelary Road in the immediate vicinity of the existing Kuils River Golf Course. The CBD of Cape Town is approximately 30 kms away.

The affected properties form part of the existing agricultural smallholdings that are situated to the south and west of the existing golf course. Access to the smallholdings is currently taken off Bottelary Road.

Apart from the existing Kuils River Golf Course, the primary land uses found on the remaining surrounding properties involves agricultural related activities that includes chicken pens, grazing, informal agricultural activities, and large areas of vacant land.

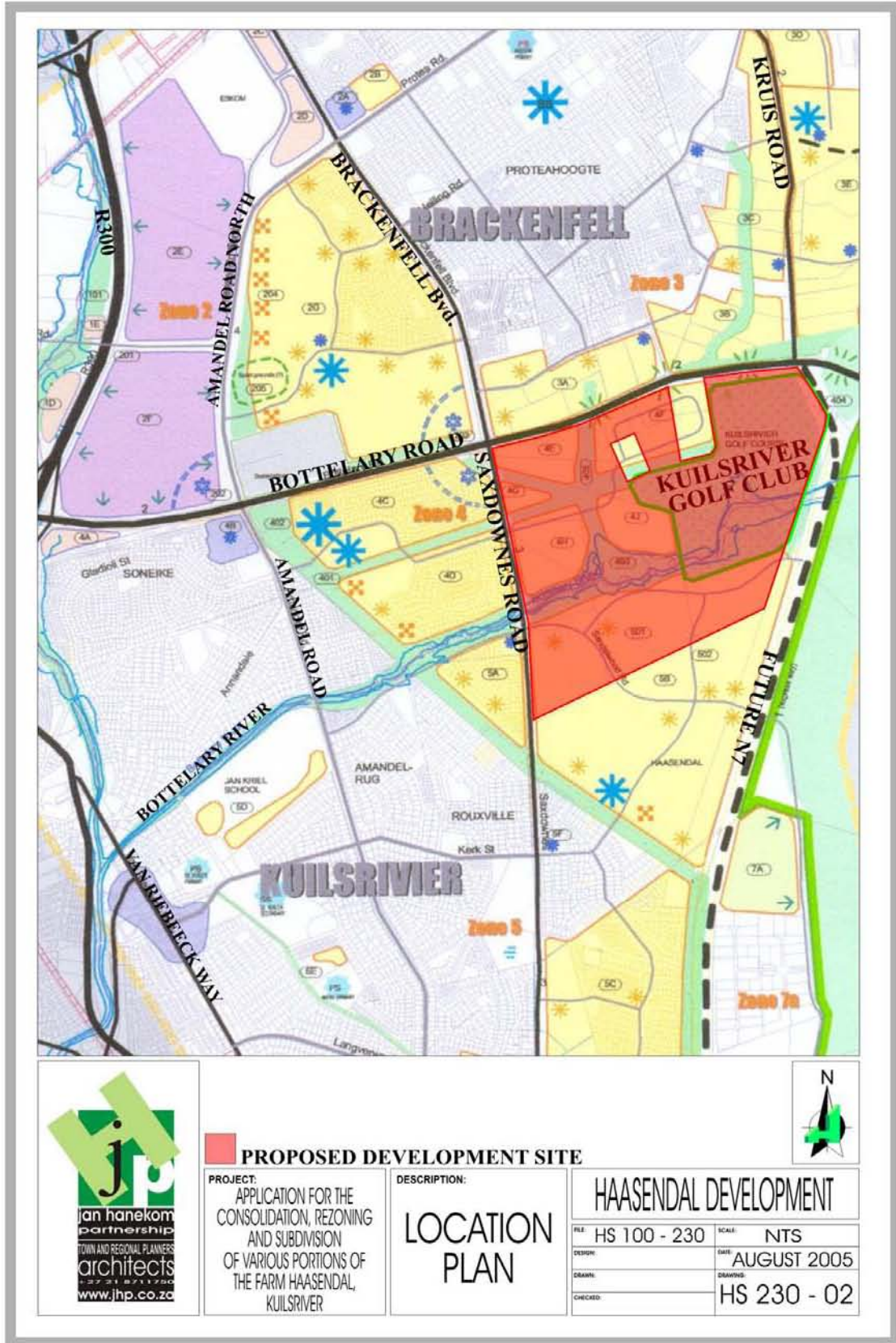


Figure 1. Locality map showing location of the proposed Haasendal development.

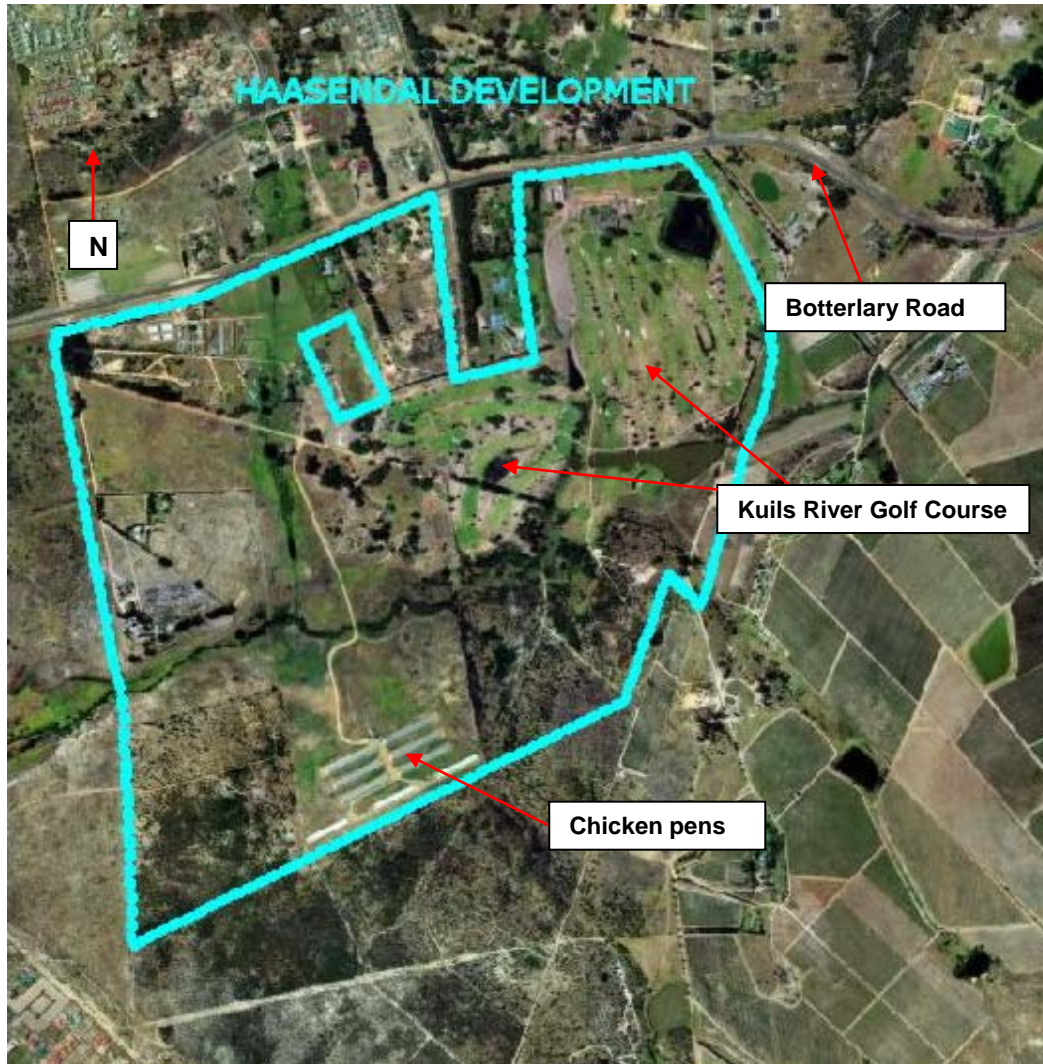


Figure 2. Aerial photograph of the study site.

The focus of the proposed development is on the vacant agricultural land adjacent to and surrounding the existing golf course (Figures 3-6). A large portion of this land is infested with alien vegetation.

The properties represent a totally transformed landscape with hardly any natural vegetation. Some trees are found along the bank of the Bottelary River and on the golf course, while some trees are found on the various properties and probably served as windbreaks when the land was employed in agriculture.

Other than existing buildings related to the golf course such as the clubhouse, staff and some accommodation housing, houses that are located on existing smallholdings and on smaller erven, as well as buildings and structures related to chicken farming on surrounding farmland, no old buildings or structures older than 60 years occur on the property.

Apart from the Bottelary River, there are no significant topographical or landscape features that occur on the property, which can be described as gently sloping and meandering hills.



Figure 3. View of the site facing south. The chicken pens are in the distant.



Figure 4. View of the site facing south-east.



Figure 5. View of the site facing south west. The golf course is in the foreground. Note the infestation of alien vegetation.



Figure 6. View of the site facing south west, with the golf course in the foreground. Note the infestation of alien vegetation.

4. APPROACH TO THE STUDY

4.1 Method of survey

The approach followed in the archaeological study entailed a foot survey of the various portions of the farm Haasendal, to be developed for residential housing and business.

The existing Kuils River Golf Course was not searched for archaeological heritage remains, as the golf course represents a totally transformed landscape.

The site visit and assessment took place on the 20th June 2005.

5. LIMITATIONS

A large portion of the receiving environment is infested with alien vegetation resulting in low archaeological visibility.

6. LEGISLATIVE REQUIREMENTS

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

...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 in terms of the National Heritage Resources Act (No. 25 of 1999).

6.1.1 Structures (Section 34 (1))

No person may alter or demolish any structure or part of a structure which is older than 60 years without a permit issued by the South African Heritage Resources Agency (SAHRA), or Heritage Western Cape.

6.1.2 Archaeology (Section 35 (4))

No person may, without a permit issued by the SAHRA or Heritage Western Cape, destroy, damage, excavate, alter or remove from its original position, or collect, any archaeological material or object.

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

No person may, without a permit issued by SAHRA or Heritage Western Cape, 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.

7. IMPACT ASSESSMENT AND DESCRIPTION

No archaeological heritage remains were located during the baseline study of the various portions of the Farm Haasendal No. 222.

8. IMPACT STATEMENT

The impact of the proposed development 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 improbable.

Human burials may, however, be exposed or uncovered during bulk earthworks and excavations.

Overall, the effected properties are not considered to be archaeologically sensitive, threatened, or vulnerable.

9. RECOMMENDATIONS

The specialist archaeological assessment of the proposed development of various portions of the farm Haasendal No. 222 in Kuils River, has rated the potential impacts to archaeological material as being low provided that:

- Should any human remains be disturbed, exposed or uncovered during earthworks, these should immediately be reported the South African Heritage Resources Agency (Mrs Mary Leslie @ 021 462 4502).