

**PHASE 1 ARCHAEOLOGICAL IMPACT ASSESSMENT
PROPOSED HOUSING DEVELOPMENT
PORTION 86 OF THE FARM HAAZENDAL NO. 222
KUILS RIVER
CITY OF CAPE TOWN**

Prepared for

GOODWIN DEVELOPMENT PLANNING AND MANAGEMENT

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Executive summary

A Phase 1 Archaeological Impact Assessment for a proposed housing development on Portion 86 of the Farm Haazendal No. 222 in Kuils River has identified no significant impacts to pre-colonial archaeological material that will need to be mitigated prior to proposed development activities.

1. INTRODUCTION

1.1 Background and brief

Goodwin Development Planning and Management, on behalf of Vari Deals (Pty) Ltd requested that the Agency for Cultural Resource Management conduct a Phase 1 Archaeological Impact Assessment for a proposed housing development on Portion 86 of the Farm Haazendal No. 222 in Kuils River, in the Western Cape Province.

The proposed rezoning and subdivision of the subject property will comprise the development of about 413 single residential units and flats, business and open space, including internal streets and services. The property is currently zoned Agriculture.

The extent of the proposed development (13.45 ha) falls within the requirements for a archaeological impact assessment as required by Section 38 of the South African Heritage Resources Act (No. 25 of 1999).

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.

Heritage consultant Mr Chris Snelling has been appointed to complete the required Notification of Intent to Develop (NID) checklist for Heritage Western Cape Built Environment and Landscape Committee (Belcom).

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 proposed site;
- to identify and map any sites of archaeological significance within the proposed site;
- to assess the sensitivity and conservation significance of archaeological sites within 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 proposed site.

3. THE STUDY SITE

A locality map is illustrated in Figure 1.

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

The subject property (S° 33 55 370 E° 18 42 418 on map datum wgs 84) is situated in Kuils River in Cape Town. The property is accessed from Kerk Street which links off Amandel Road, via Bottelary Road. The proposed site is less than one kilometre south east of the Kuils River Golf Course. The slightly sloping west-facing site comprises old agricultural land that was farmed in the past, but is now mostly infested with alien vegetation. Some natural veld does occur on the gravel slopes (Figures 3-6). The upper slopes of the property are fairly deep and sandy.

The surrounding land use involves agricultural related activities that include chicken pens, grazing, informal agricultural activities, vineyards and large areas of vacant agricultural land. Increasing residential development is also evident in the surrounding area.

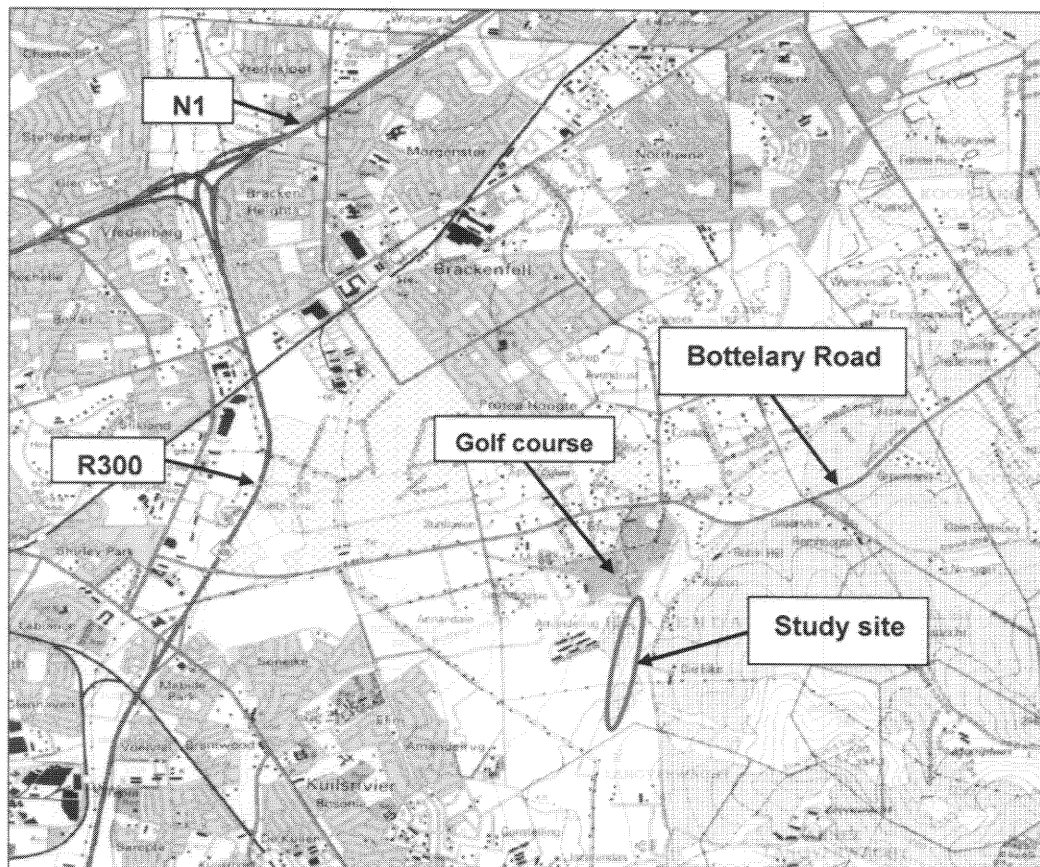


Figure 1. Locality Map (Map Ref. 3318 DC Bellville)

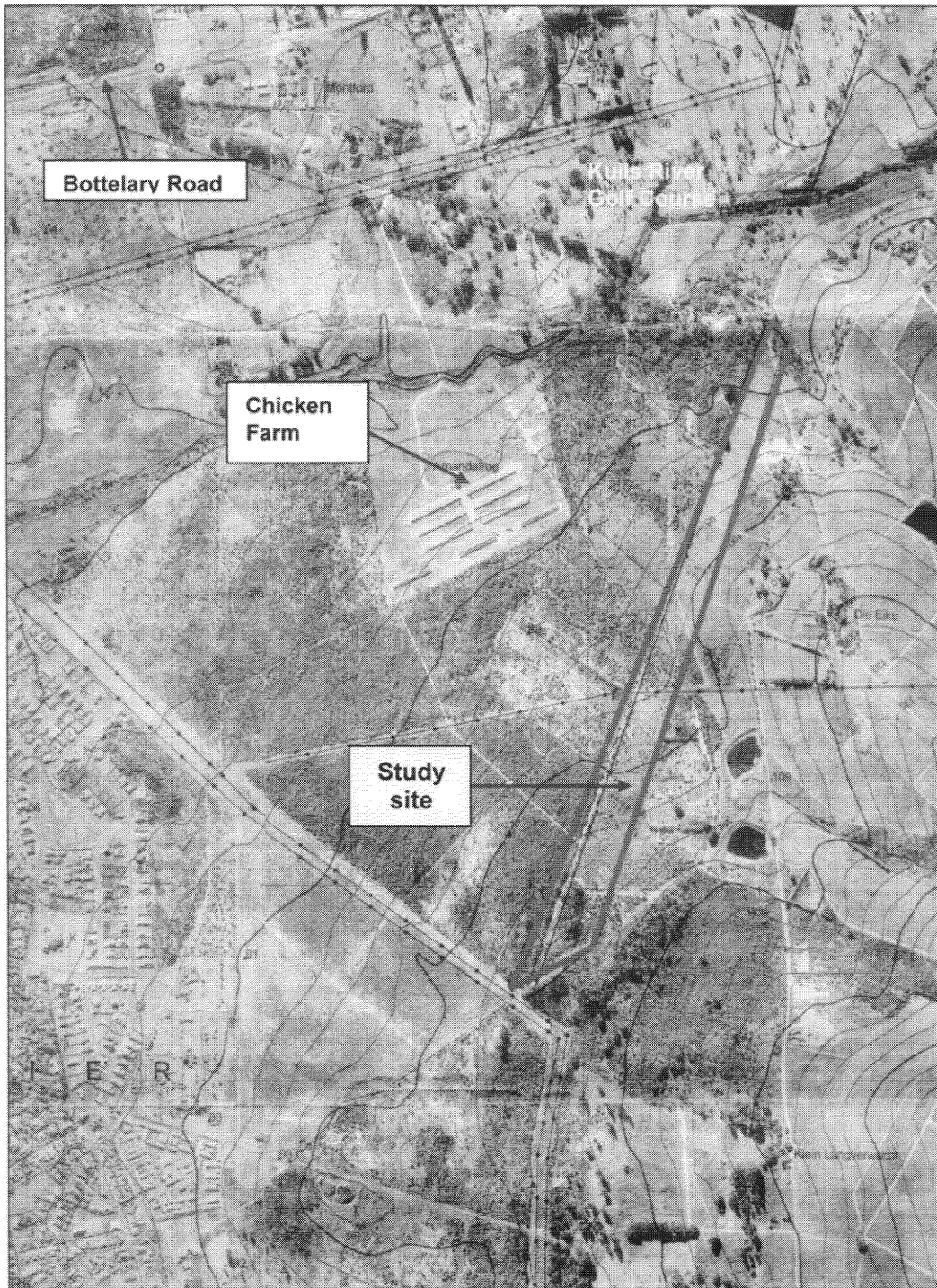


Figure 2. Aerial photograph of the study area

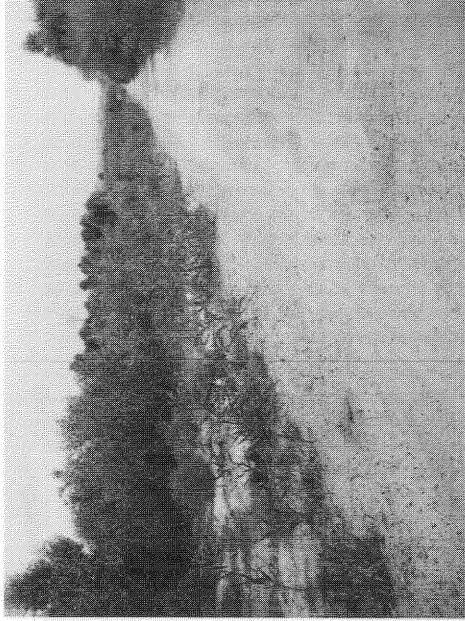


Figure 3. View of the site facing north west

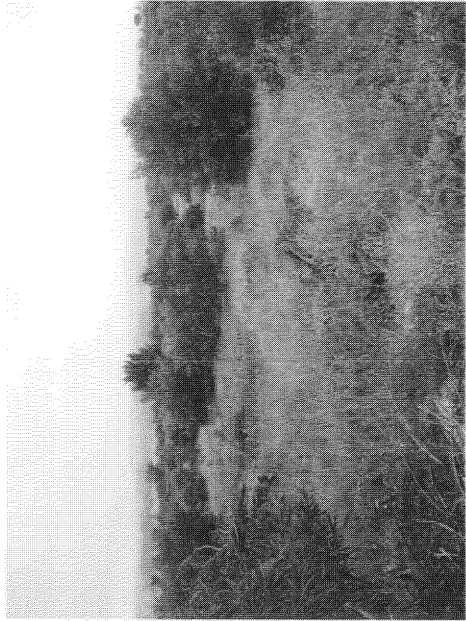


Figure 4. View of the site facing north



Figure 5. View of the site facing north



Figure 6. View of the site facing north

4. APPROACH TO THE STUDY

4.1 Method of survey

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

The site visit and assessment took place on the 24th October, 2006.

A desk-top study was also undertaken.

4.2 Constraints and limitations

The subject property is infested with alien vegetation, resulting in low archaeological visibility.

4.3 Identification of potential risks

There are no potential archaeological risks associated with the project.

4.4 Results of the desk-top study

Very little archaeological work has been done in the Kuils River area surrounding the subject property. It is a fairly rural area within the precinct of the City of Cape Town, but in recent years large portions of land have been transformed as a result of residential housing development, as well as business and commercial enterprises. The area still retains some of its rural character, however.

A Phase 1 archaeological assessment of a proposed housing and golf estate development on various portions of the farm Haazendal, failed to locate or document any pre-colonial archaeological heritage remains (Kaplan 2005). Several other archaeological studies have been conducted by the archaeologist in the Kuils River area, but these are located some distance from the subject property. *what were the results?*

5. LEGISLATIVE REQUIREMENTS

5.1 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).

5.2 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.

5.3 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.

6. FINDINGS

No archaeological heritage remains were located during the baseline study.

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 significant archaeological heritage remains during implementation of the project is likely to be improbable.

8. RECOMMENDATIONS

With regard to the proposed development of Portion 86 of the Farm Haazendal No. 222, the archaeological impact assessment 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 @ 462 4502), or Heritage Western Cape (Mr Ndukuyakhe Ndlovu @ 483 9687).

9. REFERENCES

Kaplan, J. Phase 1 Archaeological Impact Assessment of various portions of the Farm Haasendal, Kuils River. Report prepared for Jan Hannekom & Partners. Agency for Cultural Resource Management

Agency for Cultural Resource Management
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13 November, 2006

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Dear Ndukuyakhe

REPORTS FOR APM

Please find the following report, to be presented at the next APM meeting on 05 December, 2006.

- Phase 1 AIA proposed housing development Portion 86 of the Farm Haazendal
No. 222 Kuils River
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Yours sincerely



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