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HERITAGE IMPACT ASSESSMENT: SCOPING STUDY FOR DUDLEYVALE FARM NO 876, MALMESBURY, WESTERN CAPE

for

Andre van der Spuy Environmental Consultants

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HERITAGE RESOURCE MANAGEMENT SERVICE
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1. EXECUTIVE SUMMARY

This heritage scoping study has been required by Heritage Western Cape (HWC) in terms of Section 38 of the National Heritage Resources Act (Act 25 of 1999) (NHRA). All points in the subsection of the NHRA have been included and aspects related to possible visual impact and cultural landscapes have been highlighted.

There are no formally protected heritage resources, or environments where heritage resources typically occur on Dudleyvale farm. Dudleyvale farm does not preserve any traces that link it to the distinctive historical Swartland landscape zone. The proposed development will not detract from the scenic character of the area and will not disrupt any scenic network.

In terms of the requirements of section 38(3) of the South African Heritage Resources Act there is no need to conserve the area to be developed. It is recommended that development goes ahead without further specialist heritage input.

2. BACKGROUND INFORMATION ON THE PROJECT

The developer of Dudleyvale Farm (Jupiter Consulting) plans to rezone 62ha portion (Figure 1) of the 140ha property from Agricultural Zone I to Resort II and Private Open Space II. A wine and equestrian estate, The Stallion Ridge Wine and Equestrian Estate, is to be established on this portion. It will consist of 69 upmarket single storey resort units, a limited number of horse stables, as well as arenas, lunging rings and paddocks and a club-house. The developer has appointed Andre van der Spuy Environmental Consultants to undertake the application for rezoning. Ross Holland of Andre van der Spuy consultants contacted Proactive Archaeology for the heritage scoping study.

2.1 Contact details of Owner, Developer and Environmental Consultants

Owner	Mr Colin Philips-Bryant Dudleyvale Farm Email: cphillipsbryant@worldonline.co.za
Developer (Project Applicant)	Jupiter Consulting
Environmental Consultant	Andre van der Spuy Environmental Consultants Ross Holland 6 Bedfordshire Close Kirstenhof 7945 Fax: 086 653 1765 Cell: 072 601 0803 Email: ross_m_holland@yahoo.com

2.2 Legislation

The national legal framework for the protection and management of the cultural environment is the National Heritage Resources Act (NHRA) Act No. 25 of 1999, and also the legal and policy frameworks aimed at the protection of the environment, e.g. the Environment Conservation Act (ECA) (Act No. 73 of 1989) and associated EIA regulations and the National Environmental Management Act (NEMA) (Act No. 107 of 1998). Section 38 of the NHRA requires heritage assessments as a stand-alone or as a specialist component of the EIA process.

3. LOCALITY, SETTING AND METHODOLOGY

Dudleyvale Farm No 876 is situated directly south of Paardeberg on the road to Windmeul (divisional road 1126), approximately 21 km south of Malmesbury (Figure 1). The 62ha to be developed has been extensively sand mined and also intensely farmed (BID).

This study was undertaken at the scoping level. According to the guidelines provided for heritage assessments by the provincial government (Winter & Bauman 2005), the objective of the scoping process is to “identify key issues and alternatives associated with the proposed project, to respond to issues raised by other stakeholders, and where further specialist input is required, to assist in drafting and reviewing specialist terms of reference”.

The assessment of heritage resources significance was undertaken through site inspection, by establishing a broad chronology of the site through published resources and literature review, and by basic archival research. The scoping study was aimed at determining the range of possible heritage values and significance attached to heritage resources. The following heritage resources were considered:

- Places, buildings, structures and equipment of cultural significance
- Places to which oral traditions are attached or are associated with living heritage
- Historical settlements or townscapes
- Landscapes and natural features of cultural significance
- Geological sites of scientific or cultural importance
- Archaeological and palaeontological sites
- Graves and burial grounds
- Sites related to the history of slavery
- Movable objects

The area to be developed (see waypoints A-D, Table 1, Figure 2) was inspected on foot on 15 December 2005 and GPS readings were taken using a Garmin GPS e-trex (map datum WGS84) with an accuracy of 4 meters. The owner of the farm, Mr Philips-Bryant kindly provided background information.

Table 1. GPS positions of the area to be developed

Description	GPS Waypoint
Existing House	33°37.525' S, 18°46.347'E (Figure 4)
B (Western Boundary)	33°37.442' S, 18°46.089'E (Figure 6)
C (Close to Eastern Boundary)	33°37.636' S, 18°46.367'E (Figure 5)

4. HERITAGE RESOURCES

4.1 Places, buildings, structures and equipment of cultural significance

There are no historical buildings, structures and equipment of cultural significance on the property. The house (Figure 4) is probably older than 60 years, but it has been modified extensively, and there are no plans for further modification.

4.2 Places to which oral traditions are attached or are associated with living heritage

The area has no known ties to historically known indigenous groups or displaced farm workers. There is no strong evidence of high social values attach to the property nor is there evidence of a range of possible conflicting social values attached to the property. The possibility that communities have been displaced is remote, due to the low population density of the area through time. Therefore there is no need to conduct a full social survey.

Khoi + San were displaced just at during colonial times (more or less)

4.3 Historical settlements or townscapes

The name Paardeberg has been given to the area because of its association with zebras (Kolbe in Nienaber 1971):

“van de wilde paarden, die zich alhier in een grote menigte verzamelen en eertyds haar voedsel alhier gezocht hebben, zyn naam heft ontvangen”.

There is little formal documentation on the occupation history of the Paardeberg area and no archival records that relate specifically to Dudleyvale Farm (formerly part of Hoornbosch, then Woodlands Farm) could be sourced. The records from the Deeds Office show that Dudleyvale farm originally formed part of the farm Hoornbosch, a freehold farm granted to Wannan van den Brink in 1704. In 1831 a part of Hoornbosch became Woodlands when it was granted to Mr MJ de Beer. Since then the farm, which was not subdivided between 1831 and 1977, has changed hands several times (Table 2):

Table 2: Owners of Dudleyvale farm (Woodlands) between 1916 and 1950

Transfer date	Owner
1916	Mr JH Hamman
1921	Mr OT Mostert
1926	Mr JM van Vuuren
1931	Mr OT Mostert & Mr J Mostert
1936	Mr J Loubser
1943	Mr HC Wykend
1946	Mr ES van Zyl
1947	Mr AJB Oosthuizen
1950	The Retief family (Mrs du Toit) and Mr JJ du Toit

4.4 Landscapes and natural features of cultural significance

The following definition from American National Parks Services has been used as guideline to identify suitable attributes to discuss with regards to Dudleyvale Farm:

'Cultural landscapes are complex resources that range from large rural tracts covering several thousand acres to formal gardens of less than an acre. Natural features such as landforms, soils and vegetation are not only part of the cultural landscape, they provide the framework within which it evolves. In the broadest sense, a cultural landscape is a reflection of human adaptation and use of settlement, land use, systems of circulation and the natural resources and is often expressed in the way land is organised and divided, patterns of types of structures that are built. The character of a cultural landscape is defined both by physical materials, such as roads, buildings, walls and vegetation, and by use reflecting cultural values and traditions.

The Swartland is a distinctive landscape zone that possesses distinctive patterns of settlement and historical features such as historical farm werfs (as discussed in for example Fagan 1994). There is no evidence of this historical farmland context at Dudleyvale - there are no traces of a representative pattern of settlement, historical werf, tree alignment and grouping and historical farm workers settlement. The proposed development will therefore not result in the loss of any historical fabric related to the site.

The potential visual impacts that the development would have on the landscape were considered in terms of being pristine or unspoilt, and how the development would affect the natural context of the landscape. Dudleyvale farm does not represent a specific character zone of interaction between human settlement and the physical landscape. It is situated on the road to Windmeul and this route cannot be classified as 'scenic' - the properties visible from the road have been developed with little aesthetic consideration and sensitivity and evidence of sand mining is visible at several locations.

From Dudleyvale farm there are magnificent views of the Paardeberg Mountain to the north and Table Mountain to the south. However, the farm itself, and the surrounding landscape are not pristine or unspoilt due to extensive farming activity, mainly viticulture, and sand mining (see for example Figures 3,5,6,7). The development would not be highly visible from the road and would be of a low density (approximately 1 unit per hectare single storey units).

For these reasons the proposed development will not detract from the scenic character of the natural environment and will not disrupt any scenic network.

4.5 Geological sites of scientific or cultural importance

Paardeberg, like Paarl Mountain, is a landmark because it is an example of an exposed granite pluton that is surrounded by Malmesbury shale landscapes (Truswell 1977). However, there are no geological sites of scientific or cultural importance associated with the proposed development.

4.6 Archaeological and palaeontological sites

This area is not known for any palaeontological finds. Archaeological remains date to between 2.6 mya and 100 years ago and may occur below the ground

surface or on the surface. Historical records indicate that the San and Khoekhoen habituated the Paardeberg area at the time of colonial occupation, but no visible traces remain of these groups. The area to be developed has been subjected to extensive mining and farming and no archaeological resources were observed at the time of the site visit. There is no need for a phase 1 archaeological survey to be undertaken.

4.7 Graves and burial grounds

No graves and burial grounds are associated with the area to be developed.

4.8 Sites related to the history of slavery

There are no sites related to the history of slavery associated with the area to be developed.

4.9 Movable objects

There are no movable heritage objects associated with the area to be developed

5. SIGNIFICANCE AND RECOMMENDED GRADING

No formally protected heritage areas, or environments where heritage resources typically occur, are associated with the area to be developed.

6. RECOMMENDATIONS AND CONCLUSIONS

In terms of the requirements of section 38(3) of the South African Heritage Resources Act there is no need to conserve the area to be developed. There are no formally protected heritage resources, or environments where heritage resources typically occur on Dudleyvale farm. Dudleyvale farm does not preserve any traces that link it to the distinctive Swartland landscape zone. The proposed development would not detract from the scenic character of the area and would not disrupt any scenic network.

It is recommended that development goes ahead without further specialist heritage input.

7. BIBLIOGRAPHY

- Fagan, G.E. 1994. An introduction to the man-made landscape at the Cape from the 17th to the 19th centuries. Cape Town: University of Cape Town.
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- Winter, S. & Baumann, N. 2005. Guideline for involving heritage specialists in EIA processes: Edition 1. CSIR Report No ENV-S-C 2005 053 E. Republic of South Africa, Provincial Government of the Western Cape, Department of Environmental Affairs and Development Planning, Cape Town.

*Recommendations supported
- Refer to BCCM for final approval*

8. LIST OF FIGURES



Figure 1. Dudleyvale Farm No. 876, Malmesbury,

Map Ref. No?
1:50 000

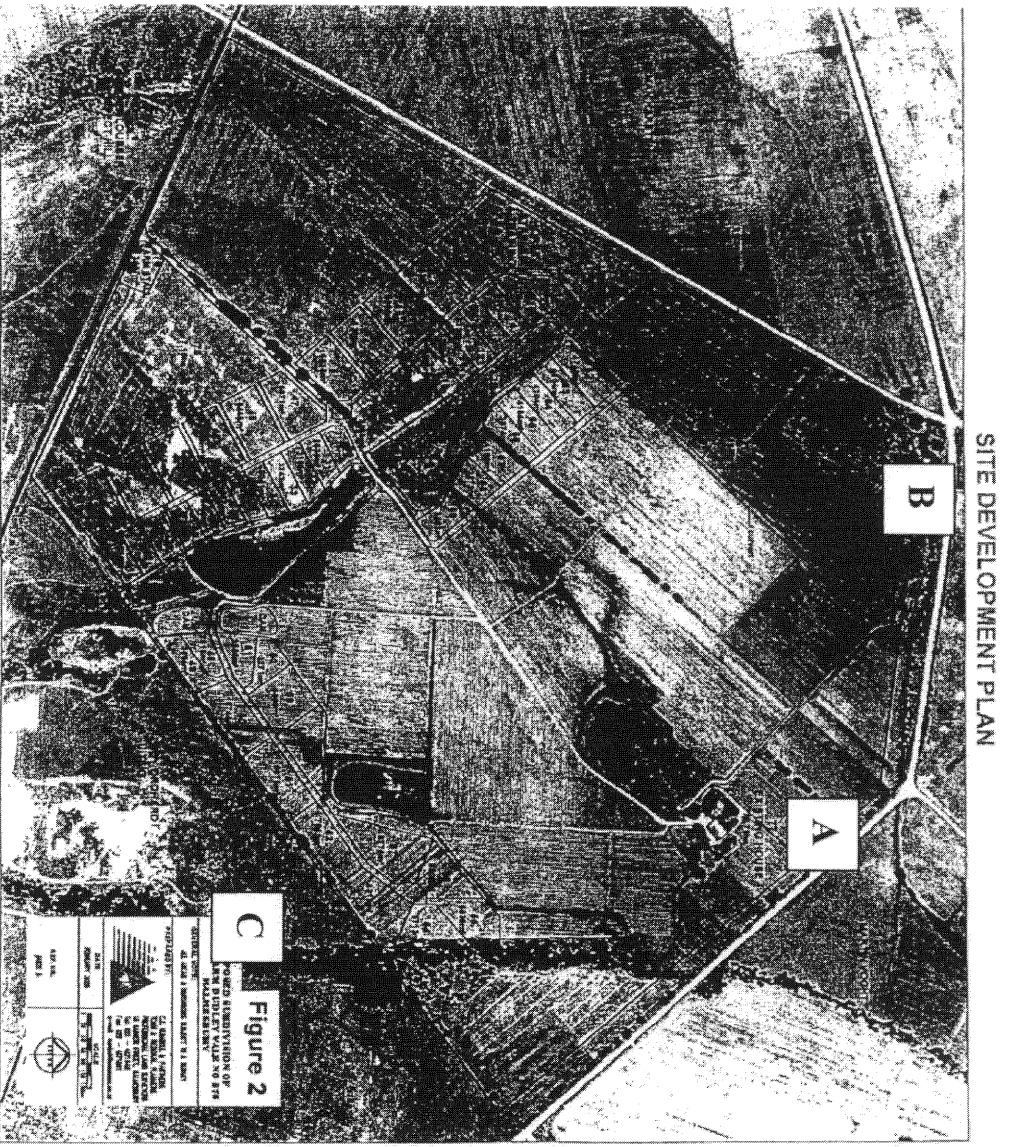


Figure 2. Site Development Plan

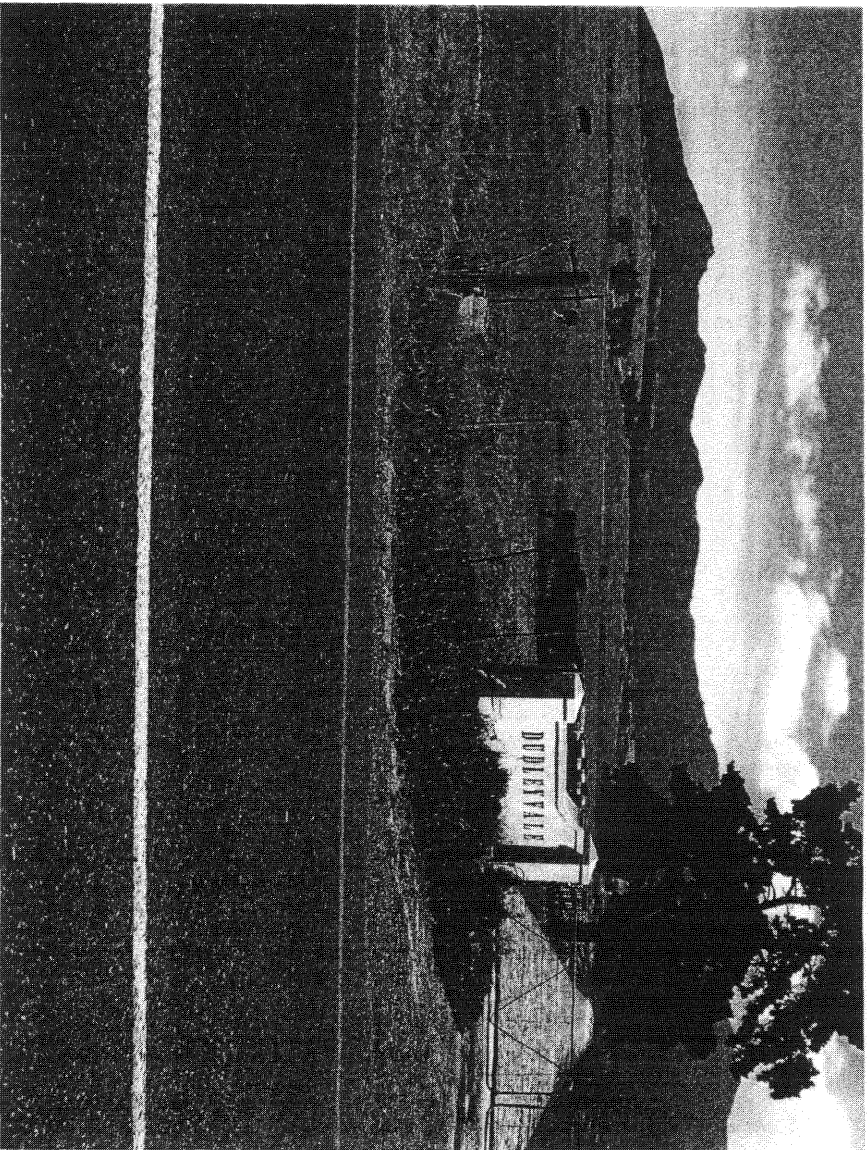


Figure 3. Entrance to Dudleyvale Farm

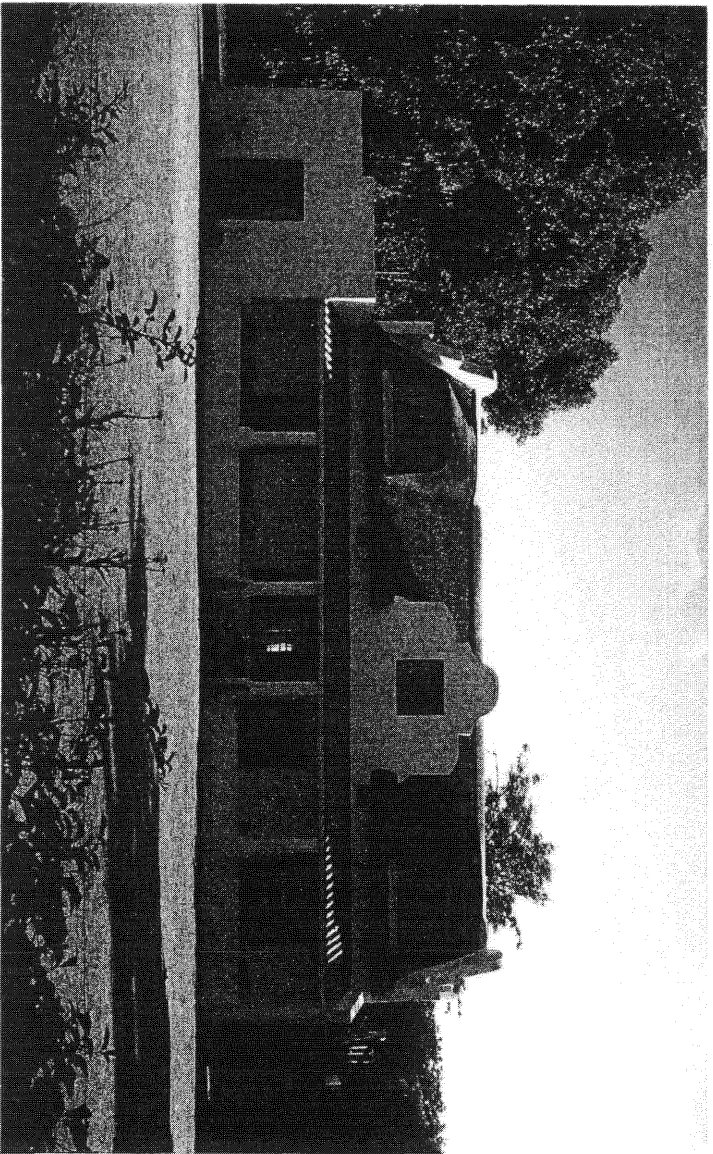


Figure 4. Existing House

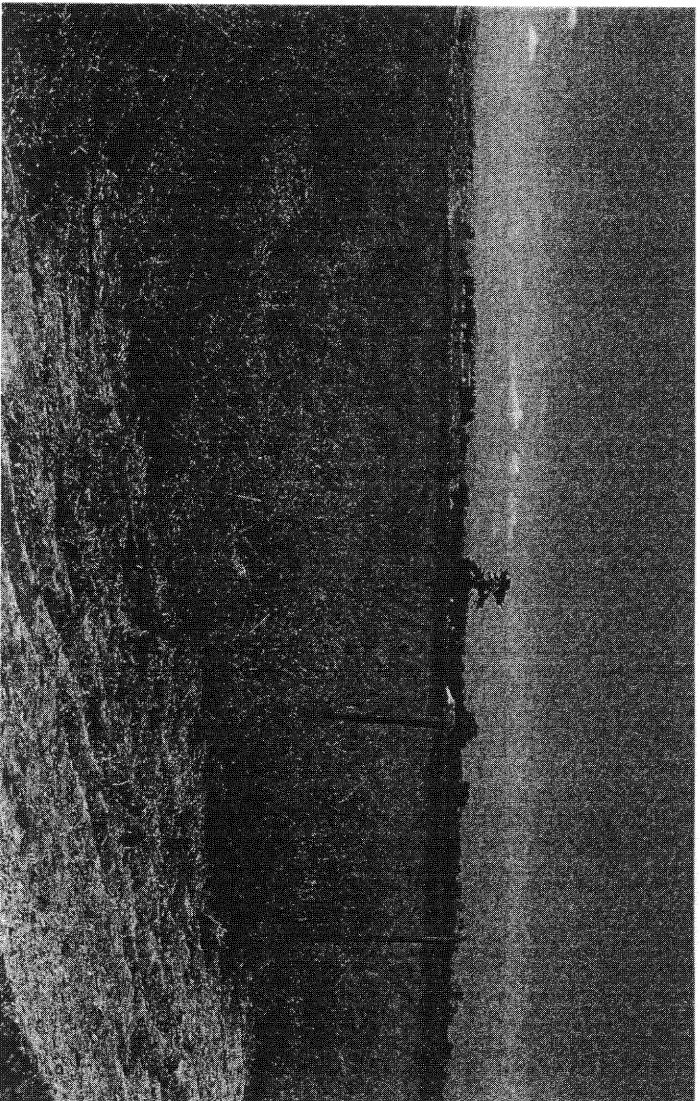


Figure 5. Area close to waypoint C (Sand mining in the background).

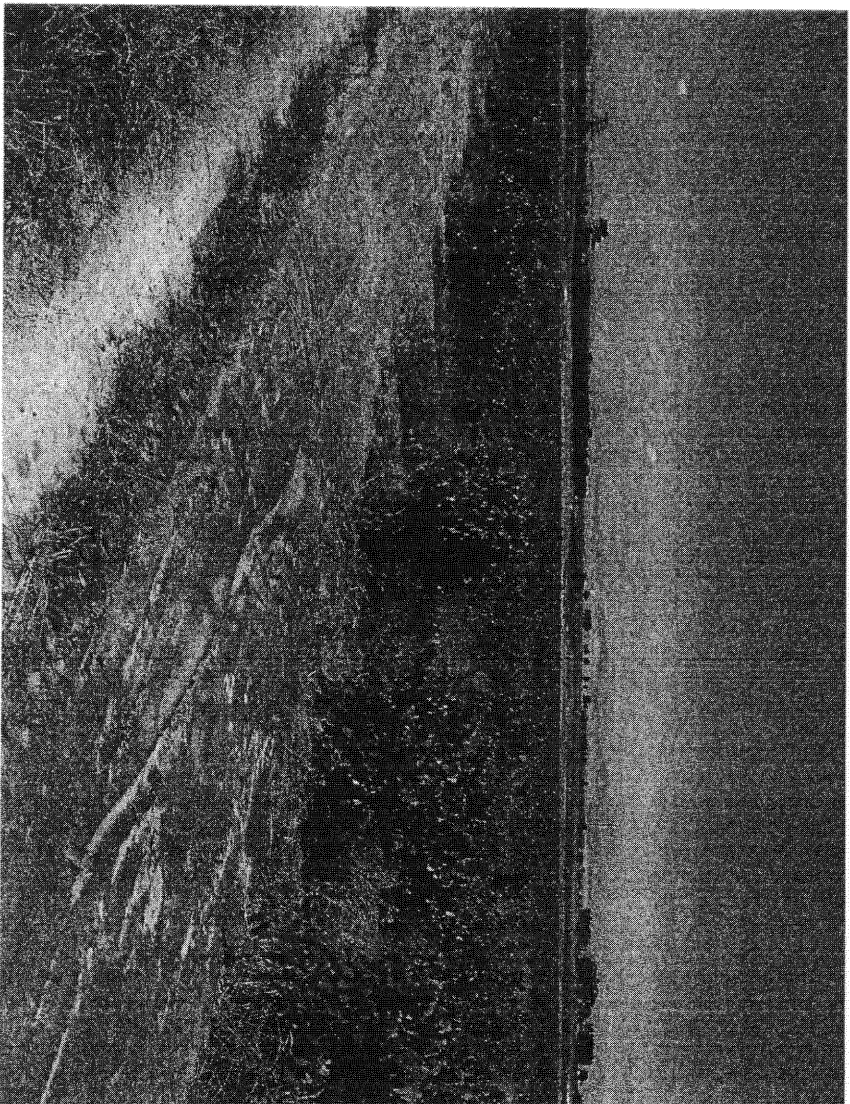


Figure 6. Looking towards the south (close to waypoint B)



Figure 7. Traces of sand mining close to the entrance