

**PHASE 1 ARCHAEOLOGICAL IMPACT ASSESSMENT  
PROPOSED DEVELOPMENT  
PORTION OF ERF 159848  
CAPE TOWN**

Prepared for

**DEFACTO INV 12 (Pty) Ltd**

By

**Agency for Cultural Resource Management**

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## Executive summary

Defacto Inv 12 (Pty) Ltd requested that the Agency for Cultural Resource Management conduct a Phase 1 Archaeological Impact Assessment of Phase 2 and Phase 3 of a proposed housing development on Portion of Erf 159848 Cape Town, in the Western Cape Province.

Phase 1A and Phase 1B of the planned housing development has already been approved by the Provincial Heritage Authority, Heritage Western Cape.

The proposed rezoning and subdivision of the subject property (i.e. Phase 2 and Phase 3) provides for the development of about 420 single residential units and flats, and associated infrastructure such as roads and services. Provision is also made for the rezoning of a large area (nearly 3 ha) of protected Private Open Space (Conservation Area).

The proposed site currently has a split zoning of Single Residential and Undetermined.

The extent of the proposed development (8.38 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 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 subject property is located in Muizenberg. Access to the site is either off Prince George Drive (M5), or Baaden Powell Drive (R310). The proposed site is infested with alien vegetation, resulting in low archaeological visibility. The surrounding land use comprises rapidly increasing residential and commercial development.

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

However, a cluster, of (ruined) stone buildings and features possibly relating to an early lime (and glass) industry dating to the late 19<sup>th</sup> or early 20<sup>th</sup> century, were recorded during the study. The buildings and associated structures had already (informally) been identified by archaeologists from the University of Cape Town Archaeology Contracts Office during the course of a survey of the Capricorn Science and Manufacturing Park. The ruins later became the subject of a teaching excavation conducted under the supervision of Dr Simon Hall from the University of Cape Town.

**In consultation with Dr Simon Hall, the archaeological heritage remains have been rated high local significance.**

Fortunately, the historic ruins fall within a planned protected Conservation Area, but this alone does not guarantee their long-term protection, which will require site-specific mitigation measures.

With regard to the proposed development of Portion of Erf 159848 Cape Town, the following recommendations are made:

- No development must be allowed within the protected Conservation Area.
- A Heritage (or Conservation) Management Plan must be developed, in order to ensure the protection (and possible sustainable development) of the historic ruins. Protection and management of the archaeological resource is the responsibility of the developers.
- The Heritage Management Plan (HMP) must be approved by Heritage Western Cape, the delegated Provincial Heritage Authority
- A HMP must form part of the detailed Environmental Management Plan (EMP) for both the Construction and Operational Phase of the proposed project.
- In consultation with Heritage Western Cape, and other Interested and Affected Parties, the historic ruins could be incorporated as a feature in the proposed development. This will require careful planning, detailed archival research and long-term management including monitoring. Such a feature will also 'add value' to the proposed development.
- Vegetation-clearing operations must be monitored by a professional archaeological. Alternatively, monitoring could be undertaken by an Environmental Control (or Site) Officer, in consultation with the archaeologist.
- Bulk earthworks and excavations must also be monitored by a professional archaeologist. Monitoring could also be done by an Environmental Control (or Site) Officer, in consultation with the archaeologist.
- 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).

## 1. INTRODUCTION

### 1.1 Background and brief

Defacto Inv 12 (Pty) Ltd<sup>1</sup> requested that the Agency for Cultural Resource Management conduct a Phase 1 Archaeological Impact Assessment of Phase 2 and Phase 3 of a proposed housing development on Portion of Erf 159848 Cape Town, in the Western Cape Province.

Phase 1A and Phase 1B of the planned housing development has already been approved by the Provincial Heritage Authority, Heritage Western Cape.

The proposed rezoning and subdivision of the subject property (i.e. Phase 2 and Phase 3) provides for the development of about 420 single residential units and flats, and associated infrastructure such as roads and services. Provision is also made for the rezoning of a large area (nearly 3 ha) of protected Private Open Space (Conservation Area).

The subject property currently has a split zoning of Single Residential and Undetermined.

The extent of the proposed development (8.38 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 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.

## 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 Phase 2 and Phase 3 of the proposed site;
- to identify and map any sites of archaeological significance within Phase 2 and Phase 3 of the proposed site;
- to assess the sensitivity and conservation significance of archaeological sites within Phase 2 and Phase 3 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 Phase 2 and Phase 3 of the proposed site.

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<sup>1</sup> De Facto Inv. 12 (Pty) Ltd is represented by Mr Claus Mischker of Headland Town & Regional Planners. 9 Maritz Street, Bellville, 7530. Fax: 945 2808.

### 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 is located in Muizenberg, alongside Capricorn Science and Manufacturing Park. Access to the property is off Prince George Drive (M5) via St George's Street or Cannon Island Way Extension, or Baaden Powell Drive (R310). The vacant property is located directly north of the private housing developments known as Fisherman's Village and Vila D'Algarve (alongside the R310).

The proposed site (including Phase 1A & 1B) is infested with alien vegetation (refer to Figures 2 & 3-6). Numerous small footpaths cut across the site. Some disturbance has occurred in the north-western corner of the property. Dumping occurs over the proposed site, but is mainly restricted to the margins. The surrounding land-use comprises rapidly increasing residential and commercial development.

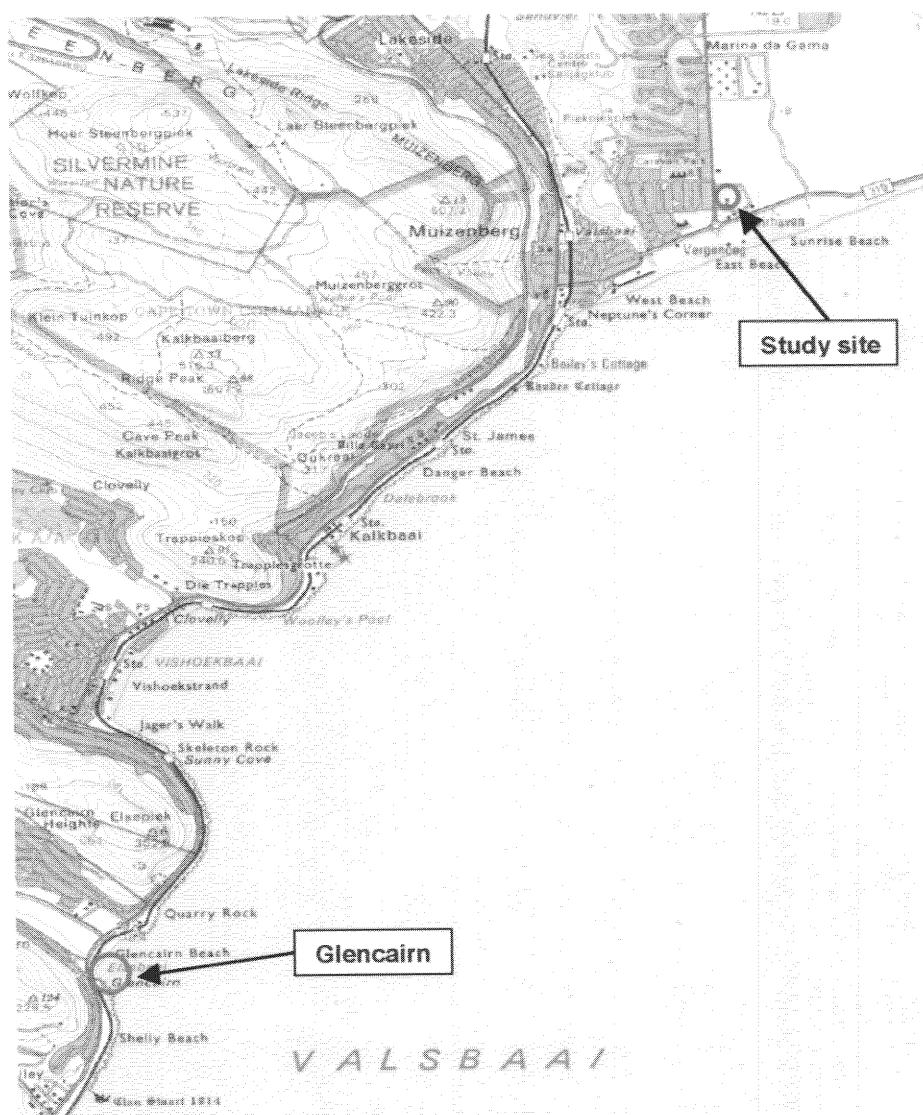


Figure 1. Locality map (3418 AB & AD Cape Peninsula)



Figure 2. Aerial photograph of the site.

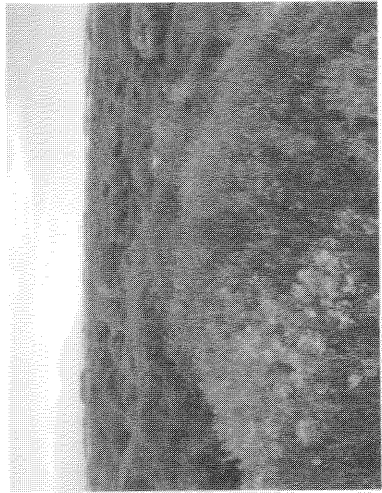


Figure 3. View of the site facing north west taken from St. Georges Street.

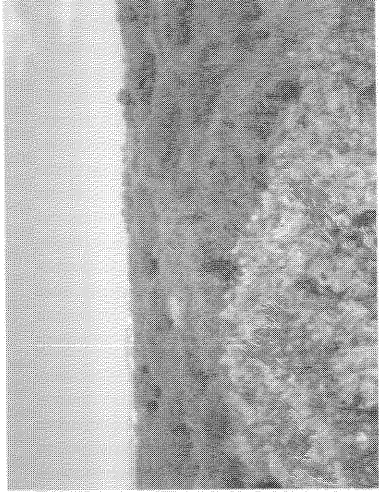


Figure 5. View of the site facing south. Vila D'Algrave is in the background.

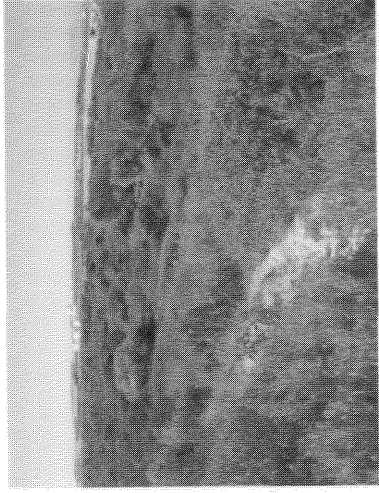


Figure 4. View of the site facing north east taken from St. Georges Street.

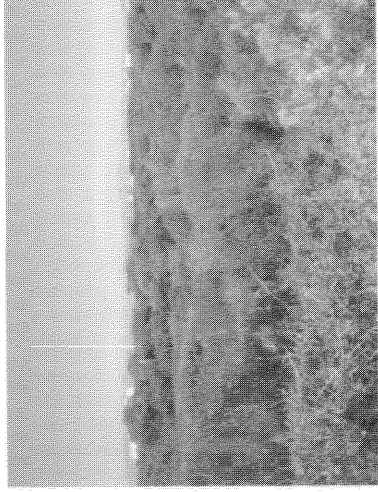


Figure 6. View of the site facing south. Vila D'Algrave is in the background.

## **4. APPROACH TO THE STUDY**

### **4.1 Method of survey**

The approach followed in the archaeological heritage study entailed a detailed foot survey of Phase 2 and Phase 3 of the proposed development.

Since the ruined stone buildings and features (mentioned above) had already been identified by archaeologists from the University of Cape Town Contracts Office, and which later the subject of a teaching excavation under the supervision of Dr Simon Hall, the consultant archaeologist met with Dr Hall on site on the 25<sup>th</sup> April 2006, to inspect the ruins and determine its historic importance.

Thereafter, the archaeologist surveyed the remainder of the site.

A desktop study was undertaken.

### **4.2 Results of the desk-top study**

An important site, possibly relating to a small trek fishing community in the late 19<sup>th</sup> or early 20<sup>th</sup> century, was documented among the dunes at Capricorn Manufacturing and Science Park (Halkett & Hart 1999). Unfortunately, the developers destroyed this site, despite it being a special Conservation Area in the Environmental Management Plan (EMP) (Tim Hart pers. comm.).

No other archaeological heritage sites have been recorded in the immediate surrounding area. Sites do occur in the Muizenberg/Strandfontein/Macassar area, but these are far removed from the subject property (Kaplan 1993)

## **5. CONSTRAINTS AND LIMITATIONS**

The property 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 000m<sup>2</sup>, or the rezoning or change of land use of a site exceeding 10 000 m<sup>2</sup>, 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 pre-archaeological heritage remains were located during the baseline study of the proposed development.

However, a complex or cluster, of (ruined) stone buildings and features were recorded during the study. These structures had already (informally) been located by archaeologists from the University of Cape Town Archaeology Contracts Office during the course of a survey of the Capricorn Science and Manufacturing Park (Hart & Halkett 1999). The ruins later became the subject of a teaching excavation under the supervision of Dr Simon Hall from the University of Cape Town. According to Dr Hall (pers. comm.), the historic ruins probably relate to a fledgling lime industry dating to the late 19<sup>th</sup> or early 20<sup>th</sup> century.

The eastern extent of the ruins has been fixed with the aid of a Garmin Geko 201 GPS unit (set on map datum WGS 84), at S°34 05 729 E°18 29 076, and the western extent at S°34 05 729 E°18 29 027. A buffer of about 15 m has been established in the western extent of the ruins.

The only visible structures on the site are the ruined remains of a 2-roomed block and limestone building, 'plastered' with lime (Figures 7 & 8). According to Dr Simon Hall (pers. comm.), other, unique feature on the site, are the presence of four whale-bone footings (probably partitions for a room) of another building or structure which is no longer visible (Figure 9). Other barely visible features on the site include a small circle of limestone, possibly the foundations or base for a hot water 'donkey stove' (Hall pers. comm.). One, and possibly two lime kilns also occur on the site, but these are not readily or easily identifiable. Other 'invisible' features and structures may occur on the site, but these are obscured by thick vegetation cover.

Several middens containing shellfish (for lime burning), large amounts of glass, rusted metal, pieces of ceramics and bone, were also identified by the archaeologist. According to Dr Hall (pers. comm.), large volumes of glass were recovered from the excavated deposits on the site, and may possibly be linked to the early Cape Glass Company industrial enterprise at Glencairn (1902-1906) on the Cape Peninsula (Saitowitz & Lastovica 1998 & refer to Figure 1).

In addition to the above, large amounts of crushed and fragmented shellfish lies scattered over the site, much of which is obscured by thick vegetation cover.

**In consultation with Dr Hall, the archaeological heritage remains have been rated high local significance.**



Figure 7. Ruins of a 2-roomed building in the north eastern portion of the study site.



Figure 9. One of at least four whale bone footings, possibly forming the partitions of another building.



Figure 8. View of the surrounding veld facing south west taken from the top of the ruin as seen in Figure 7.

It is important to note that provision has been made in the proposed development for a protected Conservation Area (refer to Figure 10). While the historic ruins and structures fall within this proclaimed Conservation Area, (unfortunately past experience has shown that) this alone does not guarantee their long-term protection and management, which will require site-specific mitigation measures.

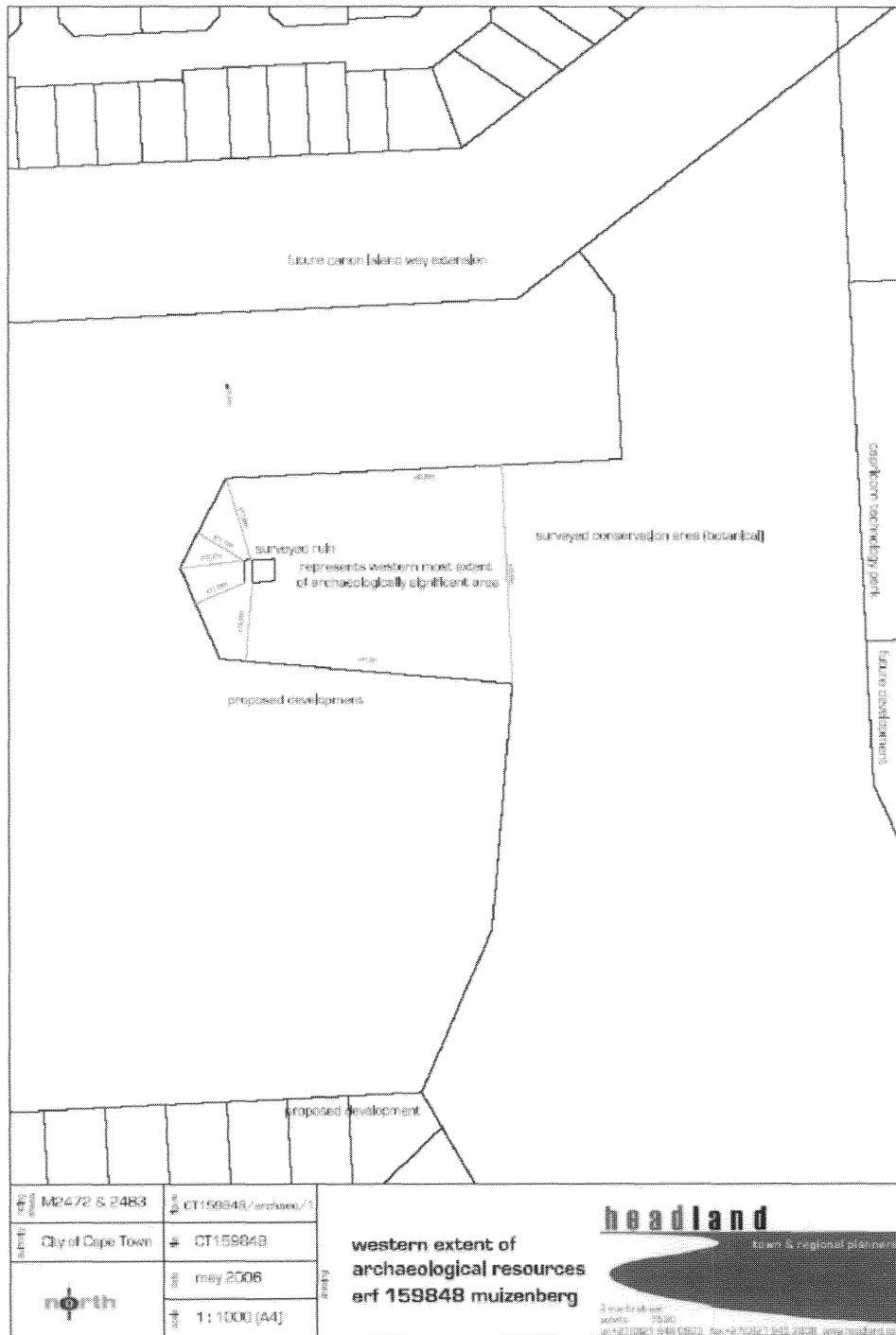


Figure 10. The proposed Conservation Area which includes the archaeologically significant historic ruins

## 8. PROPOSED MITIGATION MEASURES

With regard to the proposed development of Portion of Erf 159848 Muizenberg, the following essential mitigation measures are required

- No development must be allowed within the protected Conservation Area.
- A Heritage (or Conservation) Management Plan must be developed, in order to ensure the protection (and possible sustainable development) of the historic ruins. Protection and management of the archaeological resource is the responsibility of the developers.
- The Heritage Management Plan (HMP) must be approved by Heritage Western Cape, the delegated Provincial Heritage Authority
- A HMP must form part of the detailed Environmental Management Plan (EMP) for both the Construction and Operational Phase of the proposed project.
- In consultation with Heritage Western Cape, and other Interested and Affected Parties<sup>2</sup>, the historic ruins could be incorporated as a feature in the proposed development. This will require careful planning, detailed archival research and long-term management, including monitoring. Such a feature will also 'add value' to the proposed development.
- Vegetation-clearing operations must be monitored by a professional archaeologist. Alternatively, monitoring could be undertaken by an Environmental Control (or Site) Officer, in consultation with the archaeologist.
- Bulk earthworks and excavations must also be monitored by a professional archaeologist. Monitoring could also be done by an Environmental Control (or Site) Officer, in consultation with the archaeologist.
- 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).

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<sup>2</sup> The Muizenberg Historical Society must be consulted.

## 9 REFERENCES

Halkett, D. & Hart, T. 1999. Phase 1 Archaeological Assessment - Capricorn Science and Manufacturing Park. Archaeology Contracts Office. University of Cape Town.

Kaplan, J. 1993. The state of archaeological information in the coastal zone between the Orange River and Ponto do Ouro, Report prepared for the Department of Environmental Affairs and Tourism. Agency for Cultural Resource Management.

Saitowitz, S. & Lastovica, E. 1998. Rediscovering the Cape Glass Company at Glencairn: History and archaeology of an industrial enterprise 1902-1906. Germiston: Consol Ltd.