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**HERITAGE IMPACT ASSESSMENT
PROPOSED DEVELOPMENT
TWO OCEANS ESTATE
FISH HOEK**

Prepared for

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By

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Executive summary

A handful of Stone Age tools were located during a baseline study of the proposed Two Oceans Estate development in Fish Hoek.

The original Brakkloof Farm homestead was also located during the study.

The proposed development envisages residential units, a winery/farmstall/restaurant, a hotel/conference facility, a public park, olive groves and a fynbos reserve.

The northern portion of the property comprises the Serina Kaolin Mine with existing infrastructure. A large portion of the property is also planted with vineyards.

The southern portion of the property is heavily infested with alien vegetation, resulting in extremely low archaeological visibility.

Middle Stone Age flakes and a few split and flaked cobbles were located in between the rows of vineyards in the northern portion of the property.

A few Middle Stone Age and Later Stone Age tools were also found in some of the gravel and sand tracks/roads, which cut across the site.

Five Early Stone Age handaxes and one cleaver, which had been collected many years ago in the southern portion of the property, were shown to the consultant.

The original Brakkloof Farm homestead was also located in the southern portion of the property. The homestead, previously a langhuis, is almost certainly older than 150 years, but has been extensively modified. However, the building still retains some architectural integrity and a 'sense of place' in the surrounding landscape.

The overall impact of the proposed Two Oceans Estate development on archaeological remains/sites is considered to be low.

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

Burial remains may, however, be uncovered or disturbed during earthworks.

With regard to the proposed Two Oceans Estate development, the following heritage management recommendations are made.

- No archaeological mitigation is required.
- Should any human remains be disturbed, exposed or uncovered during earthworks, these should immediately be reported to a professional archaeologist, or the South African Heritage Resources Agency. Burial remains should be treated sensitively at all times. Human remains should not be removed until inspected by a professional archaeologist

- A more detailed historical study of the property (Brakkloof) should be undertaken, with particular attention to the homestead, outbuildings and other built features.
- The homestead and landscaped garden should be restored to its original character and incorporated into the proposed development.
- Building and restoration plans are subject to the approval of the South African Heritage Resources Agency.

The above recommendations are subject to the approval of the South African Heritage Resource Agency Plans Committee.

1. INTRODUCTION

1.1 Background and brief

Doug Jeffery Environmental Consultants have requested that the Agency for Cultural Resource Management undertake a Heritage Impact Assessment (HIA) of the proposed Two Oceans Estate development in Fish Hoek on the Cape Peninsula.

The proposed development envisages residential units, a winery/farmstall/restaurant, a hotel/conference facility, a public park, olive groves and a fynbos reserve.

The aim of the study 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. TERMS OF REFERENCE

The terms of reference for the HIA were:

1. to determine whether there are likely to be any archaeological and historical sites of significance;
2. to identify and map any sites of archaeological and historical significance;
3. to assess the sensitivity and conservation significance of archaeological and historical sites;
4. to assess the status and 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.

3. THE STUDY SITE

The study site for the proposed development is illustrated in Figure 1.

The site is also known as Brakkloof.

The site is situated about 4 kms outside the town of Fish Hoek on the Cape Peninsula. The Kommetjie Road bounds the property on its northern boundary, Harrington Road on its eastern boundary and the Glencairn Expressway on its western boundary.

The northern portion of the property comprises the Serina Kaolin Mine, with existing infrastructure. A large portion of the property is also planted with vineyards.

The southern portion of the property is heavily infested with alien vegetation, resulting in extremely low archaeological visibility.

According to Mrs. Sheila Bence, (nee van der Poll) who was born on the farm Brakkloof, a large portion of the property comprised shifting sand dunes, before being planted with rooikrans by her grandfather, Mr G. W. van der Poll, to consolidate the dunes.

4. STUDY APPROACH AND DOCUMENTATION OF ARCHAEOLOGICAL SITES

The approach used in the archaeological study entailed a ground survey of the property.

5. RESULTS OF THE ARCHAEOLOGICAL STUDY

Middle Stone Age¹ (MSA) flakes and a few split and flaked cobbles in quartzite were located in between the rows of vineyards in the northern portion of the property.

A few MSA and Later Stone Age² tools were also found in some of the gravel and sand tracks/roads, which cut across the site.

All the tools were found in a severely disturbed context.

Significance of finds: **low**

Suggested mitigation: **none required**

Five Early Stone³ (ESA) Age handaxes and one cleaver, which had been collected many years ago in the southern portion of the property, were shown to the consultant (Figure 2).

The original Brakkloof Farm homestead was also located in the southern portion of the property (Figures 3-5).

According to reports⁴, the homestead (previously an old langhuis) is almost certainly older than 150 years, but has been fairly extensively modified.

A metal roof has replaced the original thatch roof, a number of rooms, including a bathroom, have also been added and some doors have been removed and windows added. Later owners blocked off the enclosed stoep, more rooms were added and the original fireplace was removed from the kitchen at the end of the building, and a new fireplace built in the voorkamer.

¹ A term referring to the period between 200 000 and 20 000 years ago.

² A term referring to the last 20 000 years of precolonial history in southern Africa.

³ A term referring to the period between 2 million and 200 000 years ago.

⁴ According to Mr Ray de Villiers, Mr G.W. van der Poll purchased Brakkloof farm in 1898/99. The homestead was already standing when the farm was bought.

According to Mrs S. Bence, an outside stone stoep was also removed by the later owners, the remains of which can still be seen today.

A double storied outbuilding next to the main house, built by Mr G. W. van der Poll sometime after 1901 for overnight accommodation for travellers, burnt down many years ago, and has fallen into a state of disrepair and ruin (Mrs S. Bence, pers. comm. & Figure 6).

The remains of a landscaped garden are still visible, as are some of the retaining stone walls and other stonewalled features (Figure 4).

According to Mrs Bence, the land on the western side of the property was planted with vegetables for commercial sale, while a dairy was also developed on the property around 1899. Brakkloof Brickwork's was established around 1929, with the brickwork's closing down in the early 1940's.

Despite the extensive modifications to the main house and the state of disrepair and ruin of the outbuilding, the Brakkloof Farm homestead still retains some architectural integrity and a 'sense of place' in the surrounding landscape.

Significance of finds: **high**

Suggested mitigation: **the homestead and landscaped gardens should be restored to its original character and incorporated into the proposed development**

6. IMPACT STATEMENT

The impact of the proposed Two Oceans Estate development on archaeological sites or remains is considered to be low.

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

Burial remains may however, be uncovered or disturbed during earthworks.

7. RECOMMENDATIONS

With regard to the proposed Two Oceans Estate development, the following heritage management recommendations are made.

1. No archaeological mitigation is required.
2. Should any human remains be disturbed, exposed or uncovered during earthworks, these should immediately be reported to a professional archaeologist, or the South African Heritage Resources Agency. Burial remains should be treated sensitively at all times. Human remains should not be removed until inspected by a professional archaeologist

3. A more detailed historical study of the property (Brakklouf) should be undertaken, with particular attention to the homestead, outbuildings and other built features.
4. The homestead and landscaped garden should be restored to its original character and incorporated into the proposed development
5. Building and restoration plans are subject to the approval of the South African Heritage Resources Agency.

The above recommendations are subject to the approval of the National Monuments Council Plans Committee.



Figure 1. Archaeological study, Two Oceans Estate, Fish Hoek. Conceptual development plan.

- LEGEND
- 1 PUBLIC PARK (2.6ha)
 - 2 OLIVE GROVE
 - 3 HOTEL/CONFERENCE FACILITY
 - 4 WHERRY FARM STALL/RESTAURANT
 - 5 EXISTING PROCESSING PLANT
 - 6 PROPOSED RESIDENTIAL UNITS

PLAN NO. / PLAN NR. _____

PLANNING PARTNERS
BERPLANNINGSVENOT

FIGURE TWO

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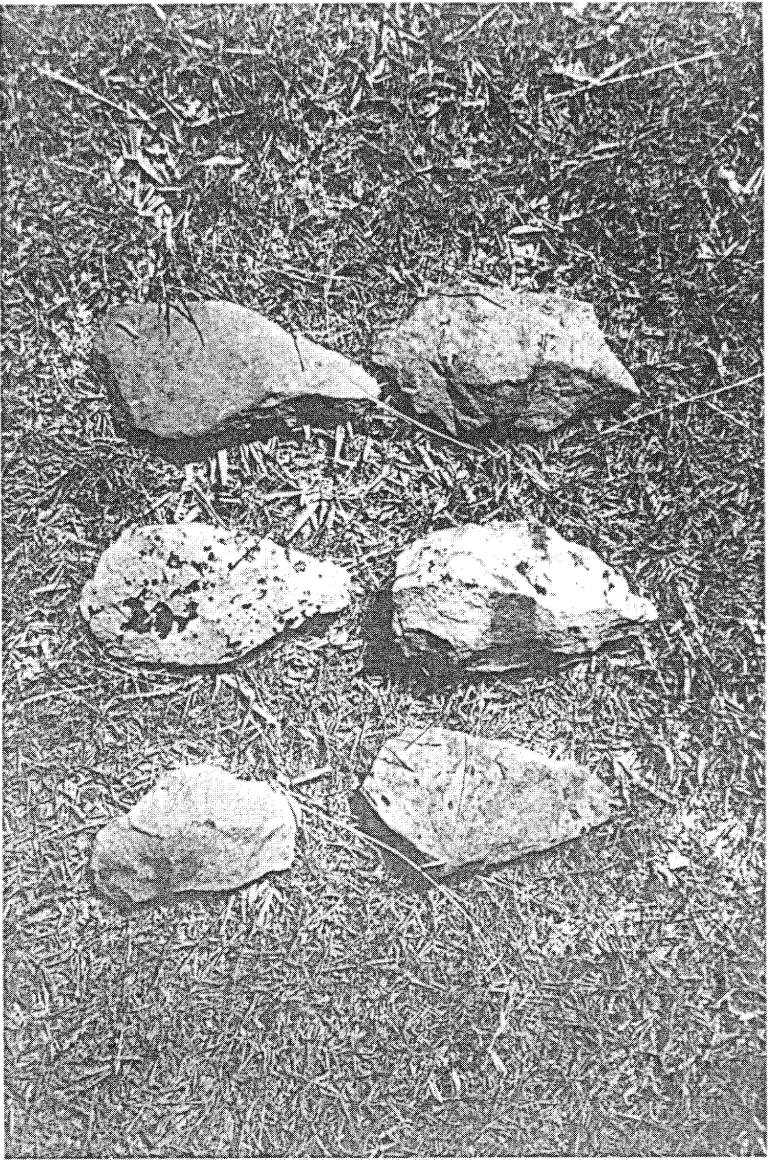


Figure 2. Archaeological study, Two Oceans Estate, Fish Hoek. Handaxes and cleavers

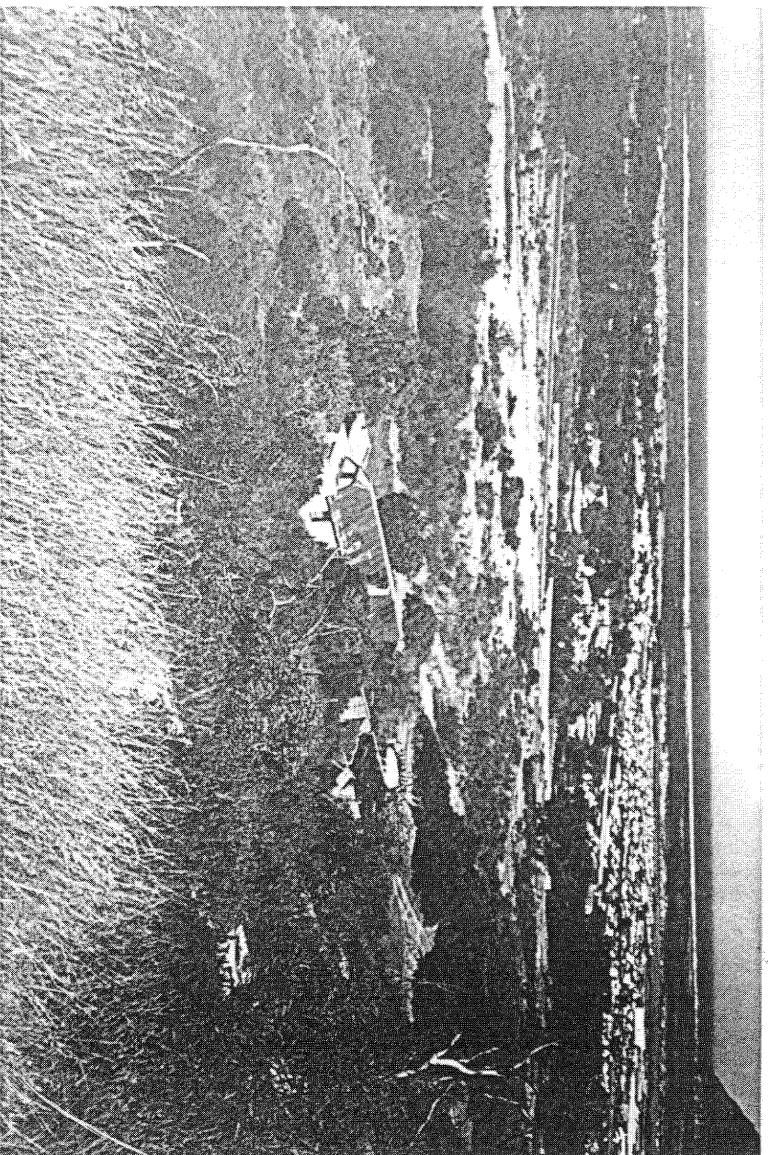


Figure 3. Archaeological study, Two Oceans Estate, Fish Hoek. View of Brakkloof homestead

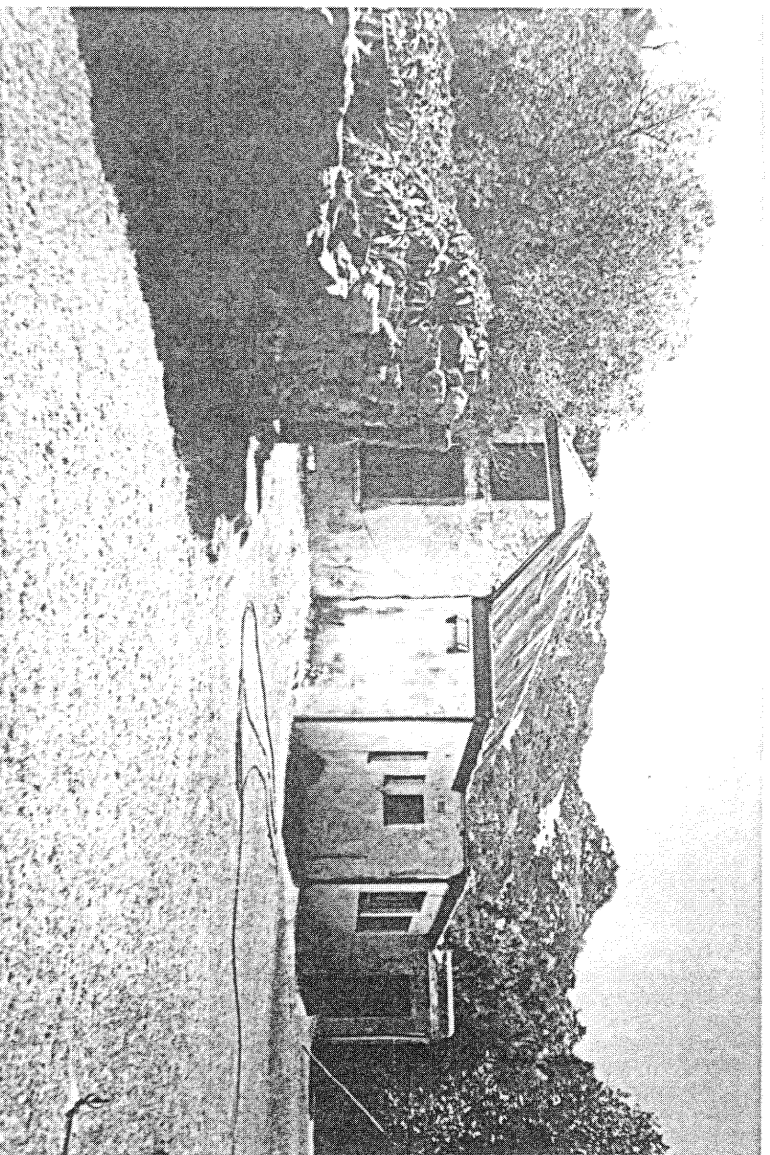


Figure 4. Archaeological study, Two Oceans Estate, Fish Hoek. Brakkloof homestead

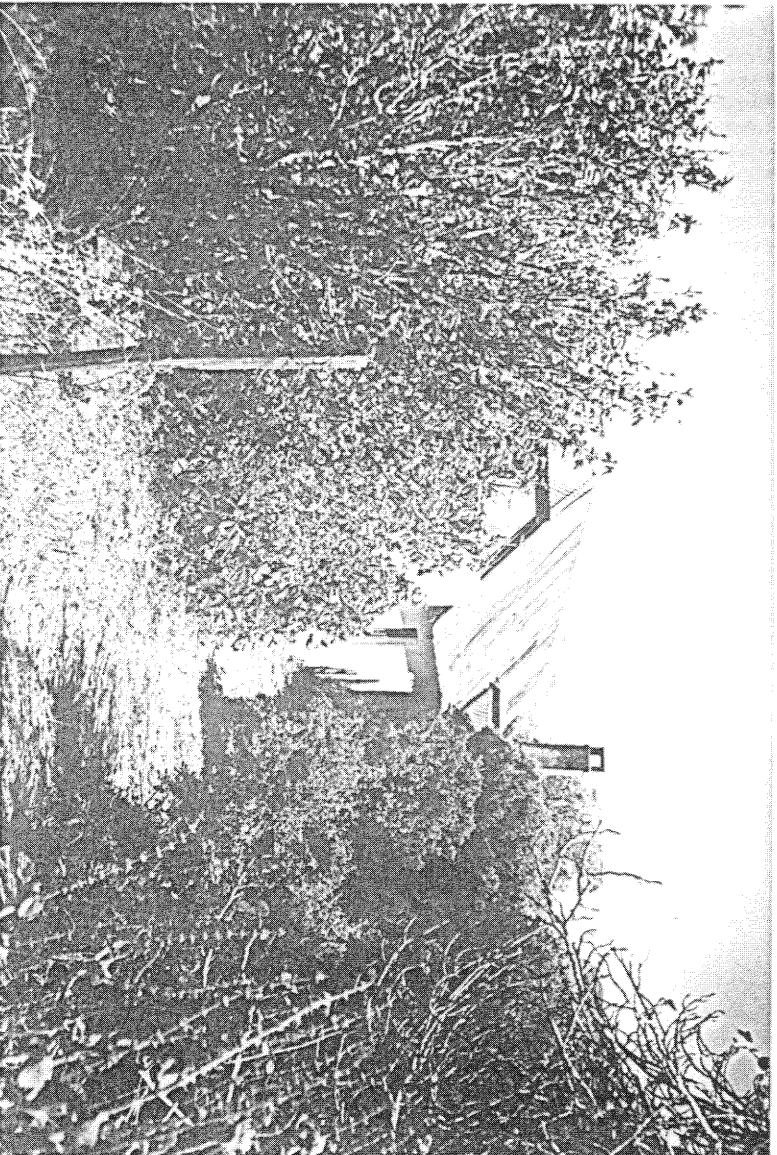


Figure 5. Archaeological study, Two Oceans Estate, Fish Hoek. Brakkloof homestead

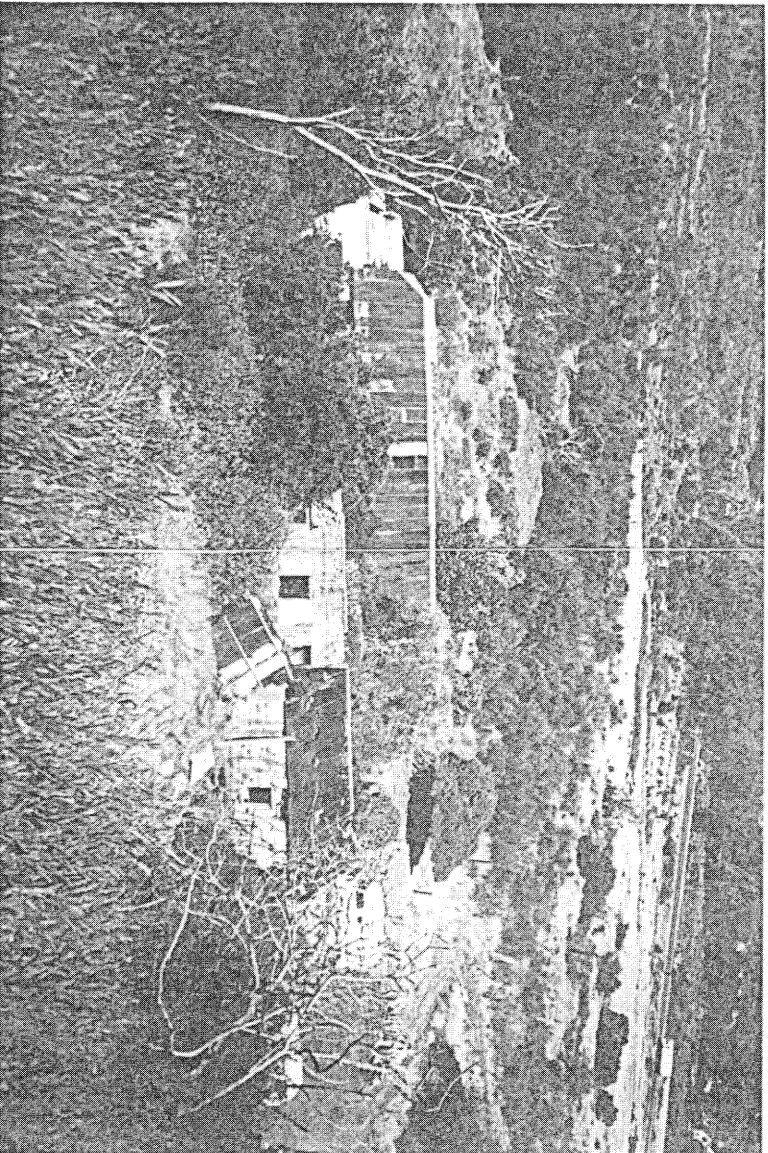


Figure 6. Archaeological study, Two Oceans Estate, Fish Hoek. View of ruined double storied building next to homestead.