

Agency for Cultural Resource Management

Specialists in Archaeological Studies and Heritage Resource Management

PO Box 159 Riebeeck West 7306 Phone/Fax 022-461 2755

E-mail: acrm@wcaccess.co.za Cellular: 082 321 0172

14 August 2008

Att: Ms Susanna Nel
Dirisana Environmental & Ecological Consultants
23 Malbec Street
Somerset West
7130

Dear Ms Nel,

PHASE 1 ARCHAEOLOGICAL IMPACT PROPOSED DEVELOPMENT OF REMAINDER OF FARM 361 PAARL WESTERN CAPE

1. Introduction and brief

Dirisana Environmental & Ecological Consultants, on behalf of Tresso Trading 1040 (Pty) Ltd requested that the Agency for Cultural Resource Management conduct a Phase 1 Archaeological Impact Assessment for the proposed construction of about 170 low-middle income residential units including associated infrastructure on the Remainder of Farm 361 Paarl (Figure 1).

The property is currently zoned Agriculture but will be rezoned and subdivided to accommodate the proposed development activities.

The extent of the proposed development (about 7.58 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 Phase 1 Archaeological Impact Assessment are to:

- Identify and map archaeological heritage resources on the proposed site;
- Determine the importance of archaeological heritage resources on the proposed site;
- Determine and assess the potential impacts of the proposed development on archaeological heritage resources, and
- Recommend mitigation measures to minimise impacts associated with the proposed development.

A Notification of Intent to Develop checklist and Heritage Statement have been completed by Town Planning Consultant and Heritage Advisor Ms Cindy Postlethwayt¹.

3. The study site

The subject property (S 33° 40 36.0 E19° 00 20.6 on map datum wgs 84) is a vacant, fallow piece of land located adjacent the residential suburb of Newton East, about 5 kilometres south of the Boland town of Wellington (Figure 2). Access to the property is gained from Jan Van Riebeeck (R303), via Dal Loop Road (DR1119). The eastern portion of the property (alongside DR1119) is quite heavily wooded with mature Pines and Blue Gums (Figure 3), while the remainder of the property is covered in a mix of Kweek, Kikuyu and other indigenous grasses, sporadic Blue Gums, Pines and many immature Port Jackson trees (Figures 4-8). The property is occasionally used for informal grazing, while dumping of building rubble and domestic waste is also quite widespread. The property is located alongside the old Municipal evaporation ponds to the south, while the western boundary is situated alongside Newton. Numerous footpaths and informal tracks intersect the site. There are no old buildings or structures or significant landscape features on the site. The surrounding land use comprises mainly farmland, small holdings and residential properties.

4. Approach to the study

The proposed site (Remainder of Farm 361) was surveyed on foot for archaeological heritage remains.

The site visit and assessment took place on 14 August, 2008.

5. Results of the study

Two Early Stone Age (ESA) quartzite chunks were documented during the study.

The archaeological remains have been rated as having low local significance.

It is interesting to note that ESA tools, including flakes, chunks, flaked cobbles and even several Acheulean handaxes were documented among the Municipal evaporation ponds in the course of an archaeological impact assessment for a proposed cemetery². Most of the tools found were most likely brought onto the site when the sewerage ponds were first constructed more than 20 years ago, as the implements were found placed among large numbers of rounded river quartzite cobbles, which appear to have been packed against the inside sloping walls of the terraced ponds

¹ Postlethwayt, C. 2008. Proposed development of Farm Newton No. 361, Paarl.

² Kaplan, J. 2007. Phase 1 Archaeological impact assessment of a cemetery on erven 8384-8288 and 8397-8397 (Vlakkeland) Wellington. Report prepared for Braaf Environmental Consultants. Agency for Cultural Resource Management

6. 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.

7. Conclusion

The Phase 1 Archaeological Impact Assessment of the Remainder of Farm 361 Paarl has identified no significant impacts to pre-colonial archaeological material that will need to be mitigated prior to proposed development activities.

Yours sincerely

A handwritten signature in black ink, appearing to read 'JK', with a long horizontal flourish extending to the right.

Jonathan Kaplan

Figure 1. Locality Map (3319 CA Bains Kioot)

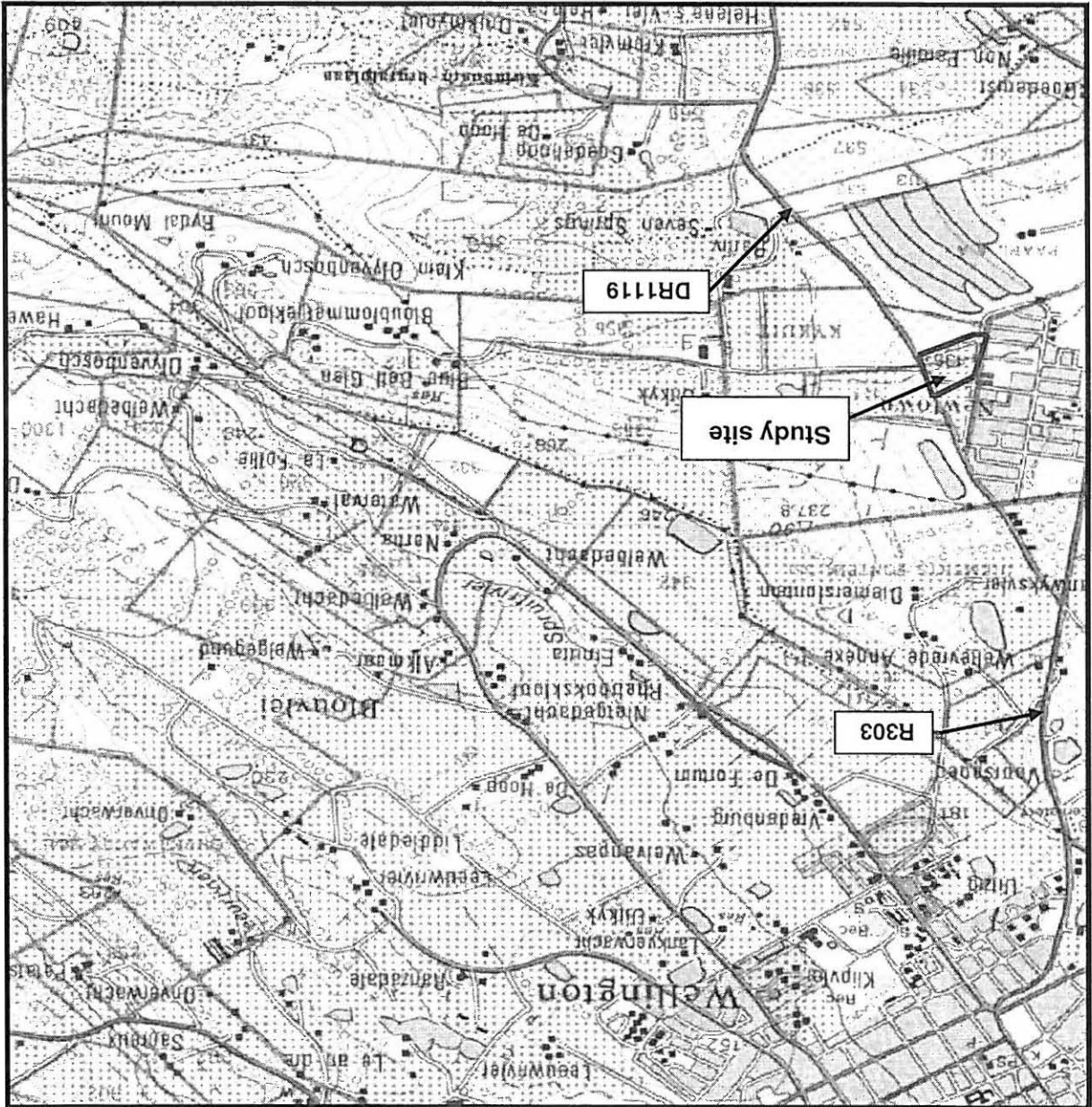


Figure 2. Aerial photograph of the study site





Figure 3. View of the site facing south west



Figure 6. View of the site facing south west



Figure 4. View of the site facing west



Figure 7. View of the site facing east

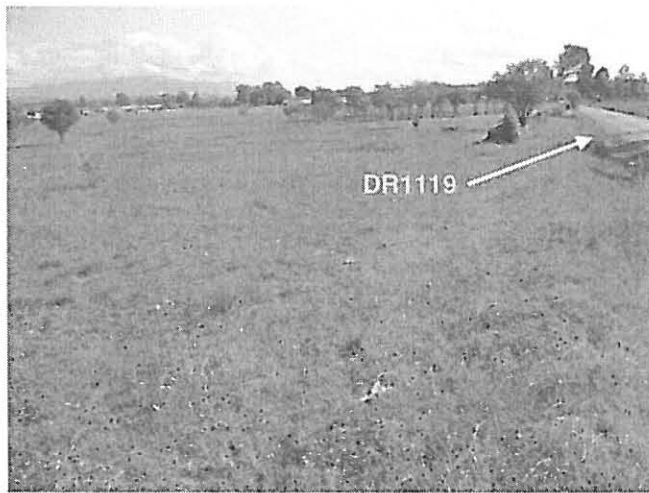


Figure 5. View of the site facing west



Figure 8. View of the site facing south west

Heritage Western Cape

Notification of Intent to Develop

Section 38 of the National Heritage Resources Act (Act No. 25, 1999)

Section 38 of the National Heritage Resources Act requires that any person who intends to undertake certain categories of development in the Western Cape (see Part 1) must notify Heritage Western Cape at the very earliest stage of initiating such a development and must furnish details of the location, nature and extent of the proposed development.

This form is designed to assist the developer to provide the necessary information to enable Heritage Western Cape to decide whether a Heritage Impact Assessment (HIA) will be required, and to establish the appropriate scope of and range of skills required for the HIA.

OFFICIAL USE	
Date received:	Response date:

PART 1: BASE INFORMATION

1.1 PROPERTY	
Name of property	
Street address or location (e.g. off R44)	Aurora Street, Newton
Erf or farm number/s	Portion Farm 361; Portion Erf 8378; Portion Rem Farm 1254
Town or District	Paarl
Responsible Local Authority	Drakenstein
Magisterial District	Paarl
Current use	Vacant and disused municipal evaporation ponds

Current zoning	Agriculture 1 and Undetermined
Predominant land use of surrounding properties	Vacant, residential, rural
Extent of the property	4.3 ha

1.2 CATEGORY OF DEVELOPMENT (S. 38 (1))	X	<i>Brief description of the nature and extent of the proposed development or activity (See also Part 3.1)</i>
1. Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length	X	Development of 90 single residential units and one general residential site for 25 units (see attached Heritage Statement for details)
2. Construction of a bridge or similar structure exceeding 50 m in length		
3. Any development or activity that will change the character of a site—		
a) exceeding 5 000 m ² in extent	X	
b) involving three or more existing erven or subdivisions thereof	X	
c) involving three or more erven or divisions thereof which have been consolidated within the past five years		
4. Rezoning of a site exceeding 10 000 m ²	X	
5. Other (state)		

1.3 INITIATION STAGE OF PROPOSED DEVELOPMENT		
Exploratory (e.g. viability study)		<i>Notes:</i>
Conceptual	X	
Outline proposals		
Draft / Sketch plans		
Other (state)		

PART 2: HERITAGE ISSUES

2.1 CONTEXT		
X	<i>(check box of all relevant categories)</i>	<i>Brief description/explanation</i>
X	Urban environmental context	Property is situated within the urban edge (see attached Heritage Statement)
	Rural environmental context	
	Natural environmental context	
Formal protection (NHRA)		
	Is the property part of a protected area (S. 28)?	
	Is the property part of a heritage area (S. 31)?	
Other		
X	Is the property near to or visible from any protected heritage sites?	Near to heritage resources
	Is the property part of a conservation area or special area in terms of the Zoning Scheme?	
	Does the site form part of an historical settlement or townscape?	
X	Does the site form part of a rural cultural landscape?	Adjoins a rural cultural landscape of historical significance
	Does the site form part of a natural landscape of cultural significance?	
	Is the site within or adjacent to a scenic route?	
X	Is the property within or adjacent to any other area which has special environmental or heritage protection?	Proximity to Daljosafat Grade 1 & 2 (see attached Heritage Statement)
X	Do the general context or any adjoining properties have cultural significance?	See above

2.2 PROPERTY FEATURES AND CHARACTERISTICS		
X	<i>(check box if YES)</i>	<i>Brief description</i>
	Has the site been previously cultivated or developed?	
	Are there any significant landscape features on the property?	
	Are there any sites or features of geological significance on the property?	
	Does the property have any rocky outcrops on it?	
X	Does the property have any fresh water sources (springs, streams, rivers) on or	Remainder Farm 1254 has a seasonal stream running through it.

	alongside it?	
	Does the property have any sea frontage?	
	Does the property form part of a coastal dune system?	
	Are there any marine shell heaps or scatters on the property?	
	Is the property or part thereof on land reclaimed from the sea?	

2.3 HERITAGE RESOURCES ON THE PROPERTY

X	(check box if present on the property)	Name / List / Brief description
Formal protections (NHRA)		
	National heritage site (S. 27)	
	Provincial heritage site (S. 27)	
	Provisional protection (s.29)	
	Place listed in heritage register (S. 30)	
General protections (NHRA)		
	structures older than 60 years (S. 34)	
	archaeological site or material (S. 35)	
	palaeontological site or material (S. 35)	
	graves or burial grounds (S. 36)	
	public monuments or memorials (S. 37)	
Other		
X	Any heritage resource identified in a heritage survey (state author and date of survey and survey grading/s)	Surrounding context identified with significant heritage resources Grade 1 and 2 (see attached Heritage Statement)
	Any other heritage resources (describe)	

2.4 PROPERTY HISTORY AND ASSOCIATIONS

X	(check box if YES)	Brief description/explanation
	Provide a brief history of the property (e.g. when granted, previous owners and uses).	<p>Farm 361 formed in 1952 as a consolidation of four erven, two of which were subdivisions from the Farm Kykuit. No evidence of cultivation.</p> <p>The municipal evaporation ponds on Erf 8378, unused for some 25 years have been owned by the municipality since the early 1950s and the land was a consolidation of portions of the farms Rust en Werk, Kykuit, Vlakkeland. In 1953, a general plan of subdivision was drawn up for the site which subdivides the property into 17 erven. Although never registered, this plan</p>

	represents municipal intention at the time. Farm 1254, owned by the municipality since the mid 1970s was a subdivision of the farms Kyk Uit and De Kykuit. The northern portion of this has been subsequently subdivided off and developed for housing (see attached Heritage Statement)
Is the property associated with any important persons or groups?	
Is the property associated with any important events, activities or public memory?	
Does the property have any direct association with the history of slavery?	
Is the property associated with or used for living heritage?	
Are there any oral traditions attached to the property?	

2.6 SUMMARY OF CULTURAL SIGNIFICANCE OF THE PROPERTY (OR ANY PART OF THE PROPERTY) (S. 3(3))

X	(check box of all relevant categories)	Brief description/explanation
	Important in the community or pattern of South Africa's (or Western Cape's, or local) history.	
	Associated with the life or work of a person, group or organisation of importance in history.	
	Associated with the history of slavery.	
	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons	
	Exhibits particular aesthetic characteristics valued by a community or cultural group	
	Demonstrates a high degree of creative or technical achievement at a particular period	
	Has potential to yield information that will contribute to an understanding of natural or cultural heritage	
	Typical: Demonstrates the principal characteristics of a particular class of natural or cultural places	
	Rare: Possesses uncommon, rare or endangered aspects of natural or cultural heritage	

Please provide a brief **statement of significance**

In respect of the site specifically, although its origins may have associations with farms of heritage significance, it is vacant, fallow and has had no link to historic subdivision or landscape patterns of significance for at least 60 years. There is no significant association with an historic person, group or event. There are no structures older than 60 years.

The probability of locating significant archaeological heritage remains during implementation of the project is unlikely.

However, the Daljosafat valley historic homesteads and cultural landscape to the east and south of the property is an historical rural landscape of high heritage significance

PART 3: POTENTIAL IMPACT OF DEVELOPMENT

3.1 PROPOSED DEVELOPMENT

Brief description of proposed development	Development of approximately 90 single residential properties and one general residential property.
Monetary value	
Anticipated starting date	
Anticipated duration of work	
Does it involve change in land use?	yes
Extent of land coverage of the proposed development	To be determined
Does it require the provision of additional services? (e.g. roads, sewerage, water, electricity)	yes
Does it involve excavation or earth moving?	yes
Does it involve landscaping?	yes
Does it involve construction work?	yes
What is the total floor area?	
How many storeys including parking?	
What is the maximum height above natural ground level?	

3.2 POTENTIAL IMPACT

What impact will the proposed development have on the heritage values of the context of the property? (e.g. visibility, change in character)	Little to no impact on surrounding context
Are any heritage resources listed in Part 2 affected by the proposed development? If so, how?	Little to no impact on surrounding heritage resources

Please summarise any public/social benefits of the proposed development.

Provision of middle income housing; transfer of land to the Drakenstein Municipality for consolidation with municipal land and establishment of a Conservation Area; protection of critically endangered vegetation.

PART 4: POLICY, PLANNING AND LEGAL CONTEXT

<input checked="" type="checkbox"/>	<i>(check box if YES)</i>	<i>Details/explanation</i>
-------------------------------------	---------------------------	----------------------------

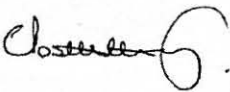
X	Does the proposed development conform with regional and local planning policies? (e.g. SDF, Sectoral Plans)	Within the urban edge, area designated for new residential development
X	Does the development require any departures or consent use in terms of the Zoning Scheme?	Rezoning to Subdivisional area for residential, open space and roads
	Has an application been submitted to the planning authority?	
	Has their comment or approval been obtained? (attach copy)	
X	Is planning permission required for any subdivision or consolidation?	Subdivision
	Has an application been submitted to the planning authority?	
	Has their comment or approval been obtained? (attach copy)	
	Are there title deed restrictions linked to the property?	
	Does the property have any special conservation status?	
	Are there any other restrictions on the property?	
X	Is the proposed development subject to the EIA regulations of the Environment Conservation Act (Act 73 of 1989)?	
X	Has an application (or environmental checklist) been submitted to DECAS? What are the requirements of DECAS?	
X	At what stage in the IEM process is the application (scoping phase, EIA etc.)	Basic Assessment under-way
X	Has any assessment of the heritage impact of the proposed development been undertaken in terms of the EIA or planning process?	See attached Heritage Statement
	Are any such studies currently being undertaken?	
	Is approval from any other authority required?	
	Has permission for similar development on this site been refused by any authority in the past?	
X	Have interested and affected bodies have been consulted? Please list them and attach any responses.	SAHRA Paarl Heritage Advisory Committee (AKSO) Drakenstein Municipality (see attached Heritage Statement)

PART 5: APPLICANT DETAILS

REGISTERED PROPERTY OWNER (see page 35)	
Name	1) Tresso Trading 1040 (Pty) Ltd 2) Drakenstein Municipality
Address	c/o Suite 4, private bag X4, Die Boord, 7613

Telephone	021-880 2561		
Fax	021-880 0541		
E-mail	Eugene@gasconsulting.co.za		
Signature	(see also attached authorisation from Drakenstein Municipality, Annexure E)	Date	

DEVELOPER (see page 35)			
Name	Tresso Trading 1040 (Pty) Ltd		
Address	Suite 4, private bag X4, Die Boord, 7613		
Telephone	021-880 2561		
Fax	021-880 0541		
E-mail	Eugene@gasconsulting.co.za		
Signature		Date	

PERSON RESPONSIBLE FOR COMPLETING THE FORM			
Name	Cindy Postlethwayt		
Address	7 Ritchie Ave, Kenilworth 7708		
Telephone	021-797 1005		
Fax	086 537 4710		
E-mail	csnaude@absamail.co.za		
Field of expertise & qualifications	Town Planning & Heritage MCRP; Architectural and Urban Conservation CPD programmes; Candidate member AHAP		
Signature		Date	29 October 2009

PART 5: APPLICANT DETAILS

REGISTERED PROPERTY OWNER	
Name	1) Trasso Trading 1040 (Pty) Ltd 2) Drakenstein Municipality
Address	c/o Suite 4, private bag X4, Die Boord, 7613
Telephone	021-880 2561
Fax	021-880 0541
E-mail	Eugene@gsacconsulting.co.za
Signature	 (see also attached authorisation from Drakenstein Municipality Annexure D)
Date	21 OCTOBER 2017

DEVELOPER	
Name	Trasso Trading 1040 (Pty) Ltd
Address	Suite 4, private bag X4, Die Boord, 7613
Telephone	021-880 2561
Fax	021-880 0541
E-mail	Eugene@gsacconsulting.co.za
Signature	
Date	

PERSON RESPONSIBLE FOR COMPLETING THE FORM	
Name	Cindy Prallethwayl
Address	7 Ralpie Ave, Kenilworth 7708
Telephone	021-797 1005
Fax	088 537 4713
E-mail	canaude@amsmail.co.za
Field of expertise & qualifications	Town Planning & Heritage MCRP Architectural and Urban Conservation CPD programmes, Candidate member AIAP
Signature	
Date	

Heritage Assessment, Pt 6 Form 361, Pt 6 EIP 3276
 © Pt 6 Form Ed. 1254
 Cape Town, Wellington, 2009

Cindy Prallethwayl
 Planning & Heritage

PART 6: ATTACHMENTS

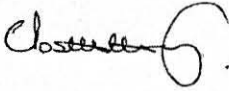
X	Plan, aerial photo and/or orthophoto clearly showing location and context of property.
X	Site plan or aerial photograph clearly indicating the position of all heritage resources and features.

X	Photographs of the site, showing its characteristics and heritage resources.
X	Relevant sketch proposals, development plans, architectural and engineering drawings and landscaping plans.
X	Responses from other authorities.
X	Responses from any interested and affected parties.
X	Any archaeological reports or other reports that may have been carried out on the property or properties within the immediate area.
X	Any other pertinent information to assist with decision-making.


PART 7: RECOMMENDATIONS BY HERITAGE SPECIALISTS

7.1 RECOMMENDATIONS OF GENERALIST HERITAGE PRACTITIONER

<i>Further investigation required</i>	<i>Yes/No</i>	<i>Describe issues and concerns</i>
Existing Conservation and Planning Documentation	No	
Planning	No	
Urban Design	No	
Built Environment	No	
Architecture/building fabric	No	
Cultural Landscape	No	
Visual Impact	No	
History	No	
Published Information		
Title Deeds Survey		
Archival		
Oral History		
Social History		
Other specialist study (specify)	No	
Public Consultation	No	
Specialist Groups		
Neighbours		
Open House		
Public Meeting		
Public Advertisement		
Other (specify)		
No further specialist conservation studies required	No	
Alternative development options and mitigation measures	No	
Heritage Impact Assessment required, to be co-ordinated by a generalist heritage practitioner	No	

No development option	No	
Other recommendations (use additional pages if necessary)		
<p><i>I have reviewed the property and the proposed development and this completed form and make the recommendations above.</i></p> <p>Name of Heritage Practitioner Cindy Postlethwayt</p> <p>Qualifications, field of expertise Town Planning & Heritage advisor MCRP; Architectural and Urban Conservation CPD programmes; Candidate member AHAP</p> <p style="text-align: center;">  <i>Signature.</i> .Date 29 October 2009 </p>		

7.2 RECOMMENDATIONS OF ARCHAEOLOGIST/PALAEONTOLOGIST

<i>Further investigation required</i>	<i>Yes/No</i>	<i>Describe issues and concerns</i>
Palaeontology	No	
Pre-colonial archaeology	No	
Historical archaeology	No	
Industrial archaeology	No	
No further archaeological or palaeontological investigation	No	
Other recommendations (use additional pages if necessary)		
<p><i>I have reviewed the property and the proposed development and this completed form and make the recommendations above.</i></p> <p>Name of Archaeologist/Palaeontologist J Kaplan – Agency for Cultural Resource Management</p> <p>Qualifications, field of expertise: MA (1989) Archaeology, University of Cape Town; Stone Age studies.</p> <p style="text-align: center;">  <i>Signature.....</i> Date 24 October, 2009 </p>		