

# Agency for Cultural Resource Management

Specialists in Archaeological Studies and Heritage Resource Management

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**Att:** Mr Mervyn Terblanche  
SBDS Quantity Surveyors  
PO Box 575  
Cape Town  
800

E-mail address: [Mervyn@sbdscape.co.za](mailto:Mervyn@sbdscape.co.za)

Dear Mr Terblanche,

## **ARCHAEOLOGICAL IMPACT ASSESSMENT PROPOSED COUNTRY LODGE ON PORTION OF FARM 1114 FRANSCHOEK**

SBDS Quantity Surveyors on behalf of Vertform cc requested that the Agency for Cultural Resource Management undertake an Archaeological Impact Assessment (AIA) for a proposed development on Portion of Farm 1114 in Franschoek, in the Western Cape (Figure 1).

The proposed development comprises the construction of an upmarket country lodge and entails the partial rezoning of some 1.8 ha of the approximately 8.3 ha site. The proposed facility will consist of 19 guest suites, two penthouse suites, a spa, gym, swimming pool, restaurant, and conference facilities. The proposed development falls within the highly sensitive, rural cultural landscape of the Franschoek Valley. A Heritage Impact Assessment (HIA) of the proposed development, including a Visual Impact Assessment is currently being undertaken by heritage consultant Mr Chris Snelling. The Archaeological Impact Assessment forms part of the HIA.

The subject property is currently zoned Agricultural and will need to be partially rezoned in order to allow for the proposed development to proceed.

### **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**

Portion of Farm 1114 is located approximately one kilometre outside the urban area of Franschoek and lies between the Middagkrans and Blackhole Divisional Roads (Figure 2). The oblong-shaped property comprises several blocks of vineyards (Figures 3-7) and constitutes a severely modified landscape. While the eastern block has been partially maintained, the western block has not been maintained at all. Thick grass and weed occurs between most of the rows of vines, while a narrow strip of uncultivated veld intersects the blocks of vineyards more or less through the centre of the property. A seasonal stream runs roughly through the centre of the property in an east-west direction. Rows of Beefwood trees have been planted along the southern, northern and along a portion of the western boundary. The slopes are quite gentle. Apart from an irrigation system, there are no buildings or other infrastructure on the property. The surrounding land-use comprises agricultural lands and small holdings.

### **4. Approach to the study**

The 8.5 ha site was searched for archaeological remains. However, due to the severely transformed nature of the receiving environment, only every fifth row of vineyard was searched for archaeological occurrences. Surface stone was mostly (but barely) visible in the upper block of vines.

A GPS track path of the archaeological survey was created. This track path has been saved to a CD and submitted with a digital copy of the report. All archaeological occurrences were plotted (and photographed) in situ, using a Garmin Oregon 300 GPS unit, set on map datum wgs 84. A spreadsheet of the waypoints and a description of each of the artefacts are also included with the report.

The site visit and assessment took place on the 23<sup>rd</sup> December, 2009.

### **5. Constraints and limitations**

There were no constraints or limitations associated with the study, although thick grass and weeds between most of the rows of vineyards resulted in very low archaeological visibility.

### **6. Identification of potential risks**

There are no potential archaeological risks associated with the proposed development.

## 7. Findings

Three Early Stone Age tools (MDK 1-3) were located during the archaeological study (Table 1). Each of the tools has been assigned a GPS waypoint and photographed in-situ (Figures 8 -10). The tools comprise one retouched flake, one unmodified flake and one chunk/flake. The tools were all found in a gravel farm road on the north eastern boundary of the proposed development site. The tools are in quartzite while MDK 1 and 2 are made on rolled, river cobbles. The tools occur in a disturbed context (gravel road) and have been rated as having low local significance.

Site	Name	Long	Lat	Findings
MDK	Portion of Farm 1114 Paarl Division (Franschoek)			
MDK1		S33 55.055	E19 07.436	ESA flake
MDK2		S33 55.066	E19 07.423	ESA chunk
MDK3		S33 55.063	E19 07.423	ESA flake

**Table 1. Spreadsheet of site observations**

## 8. Impact statement

The impact of the proposed project on archaeological remains is likely to be **low**.

## 9. Recommendations

The Archaeological Impact Assessment of the proposed Middagkrans Country Lodge in Franschoek has identified no significant impacts to pre-colonial archaeological material that will need to be mitigated, prior to proposed development activities. The receiving environment is severely disturbed and degraded and is not archaeologically sensitive.

Yours sincerely



Jonathan Kaplan

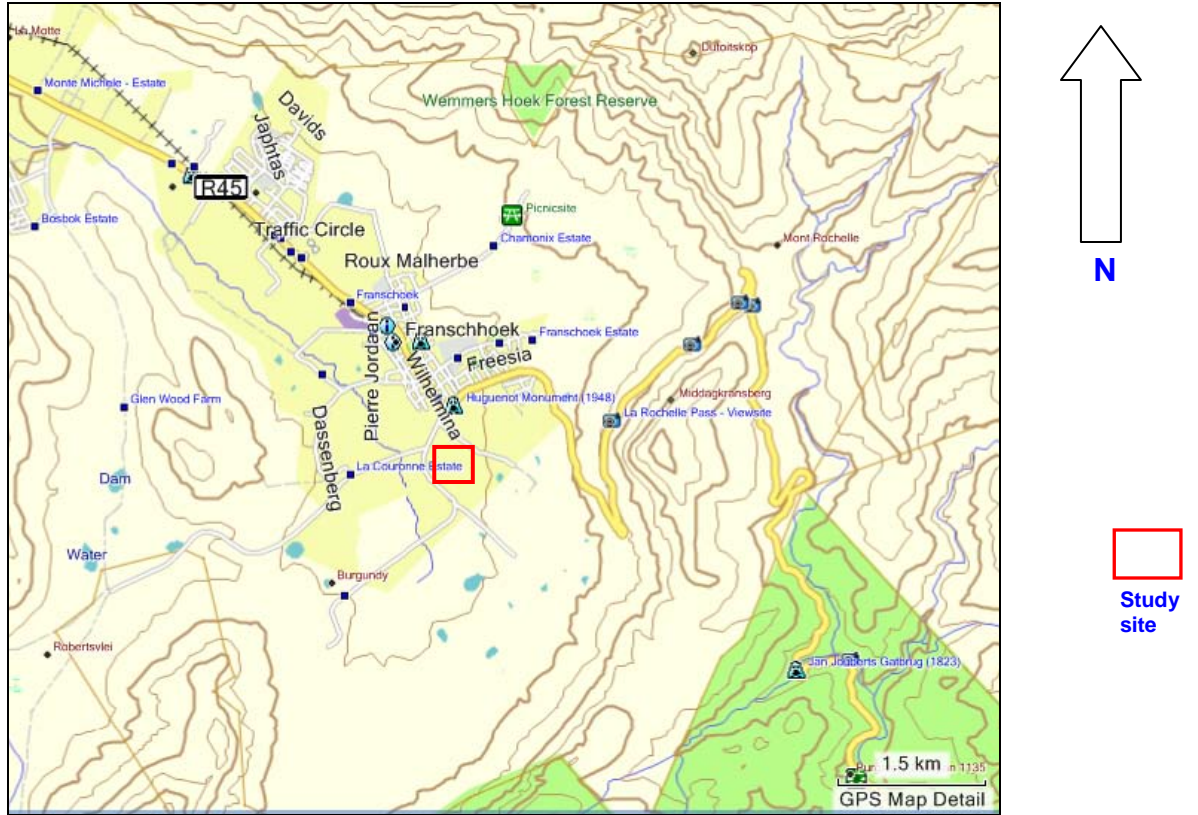


Figure 1. Locality Map

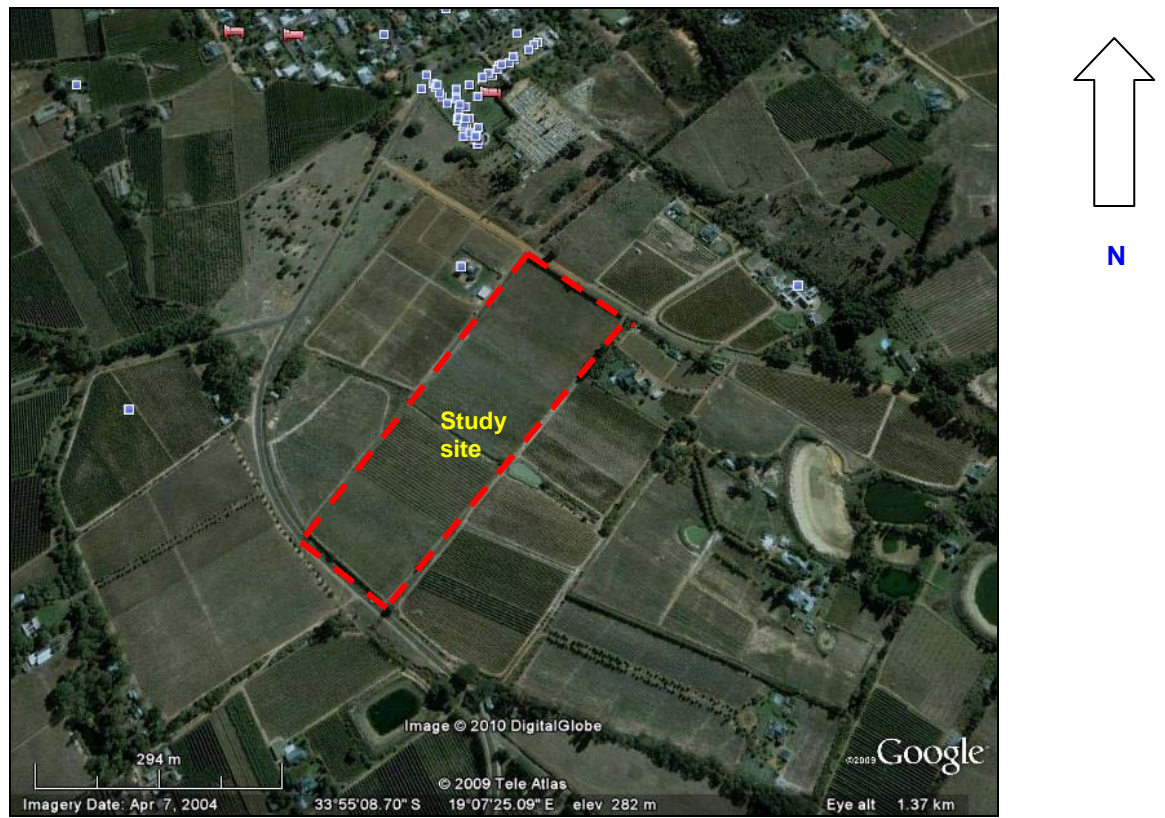


Figure 2. Aerial photograph of the study site



**Figure 3. View of the site facing west**



**Figure 6. View of the site facing east**



**Figure 4. View of the site facing west**



**Figure 7. View of the site facing east**



**Figure 5. View of the site facing west**



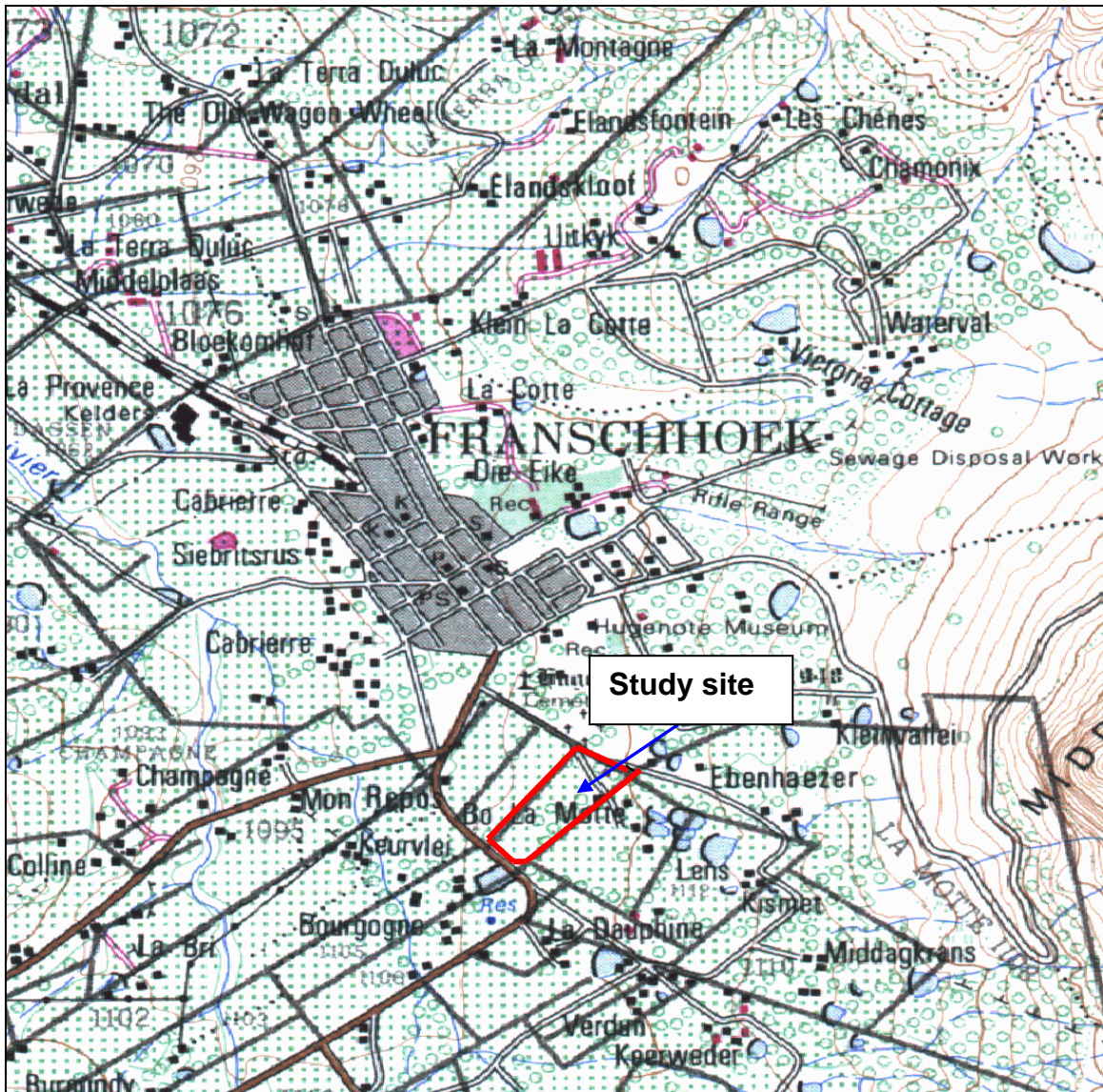
**Figure 8. MDK 1. Scale is in cm**



**Figure 9. MDK2. Scale is in cm**



**Figure 10. MDK3. Scale is in cm**



1:50 000 Locality Map (3319CC Franschoek)