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**HERITAGE STATEMENT: DEVELOPMENT OF THE FAIR VALLEY
ECO VILLAGE ON FARM 1644, PAARL DISTRICT, WESTERN CAPE.**

(Assessment conducted under Section 38 (8) of the
National Heritage Resources Act No 25 of 1999)

Prepared for:

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August 2009



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EXECUTIVE SUMMARY

The UCT Archaeology Contracts Office was appointed by Sillito Environmental Consulting to conduct provide a heritage statement for the development of an eco village on Fair Valley (Farm 1644), situated between the N1 and R101 and half way between Klapmuts and Paarl, Paarl Magisterial District. The Drakenstein Municipality has recently (March 2009) approved the new Drakenstein Urban Edge and the Paarl-Klapmuts Urban Corridor forms part of this.

The Fair Valley Farm Worker's Association have acquired 17,6715 ha of farmland. Funding has been sourced to build houses and facilities on the land. The residential component will cover around 50% of the land, leaving at least 20% as open area. The remaining 30% will include commercial and public facilities. Residential density will be approximately 25 units per hectare with building height around 2 storeys.

Water will be supplied by a 5km long water supply pipeline (450mm diameter) which will run along the R101 road reserve to the village of Klapmuts, and then run alongside an existing water pipeline to the lower slopes of Klapmuts Kop, where it is proposed to construct a new reservoir (2MI) next to the existing reservoir.

Previous surveys have shown the existence of Stone Age implements in the general area of Klapmuts. Many of the existing farms in the immediate vicinity of Farm 1644, such as Paarl Diamant, Simonsvlei, Bloem Kool (Fairview) and Leewen Jagt (Seidelberg), were settled by the 1690s. According to a map of 1890, Farm 1644 was located on land depicted as Lot B and that the property was crossed by the main wagon route to Paarl. *There is no historical evidence to suggest that there was ever any development, other than farming, on the property.*

The Farm includes a cluster of recently constructed farm workers' houses. These will be replaced with new houses. There is a 20th century brick-lined stream crossing the property from east to west. The northern part of the farm is covered in indigenous bush, the remainder being covered in Port Jackson. There is a cluster of tall Eucalyptus trees in the centre, and a windbreak of pines along the N1.

The property was visited on the 26 August and surveyed on the 28 August 2009, by Lita Webley and Liesbet Schietecatte.

- There are no visible archaeological remains;
- There are no buildings older than 60 years;
- There are no cemeteries or graves;
- Since the property was only acquired recently, no information could be obtained on any oral history or living heritage associated with it;
- Both Klapmuts Hills to the south and Paarl Mountain to the north of Farm 1644 exhibit characteristics of the *Cape Winelands Cultural Landscape*. In the absence of clearly defined boundaries, it is difficult to determine whether Farm 1644 falls inside this cultural landscape.

Surrounding properties include fallow lands, scattered small holdings, chicken broilers and light industry. *It can therefore be argued that the proposed eco-village conforms to existing developments in the area and is in line with the objectives of the new approved Urban Edge of the Drakenstein Municipality.*

1) With regard the water pipeline to Klapmuts Kop and the proposed new reservoir, it is recommended:

- That the water pipeline follow existing pipelines and that it be placed in the road reserve;
- That the new reservoir should be placed next to the existing reservoir and made of similar materials and have the same height restrictions.

If the pipeline cuts across farmyards, then an Archaeological Impact Assessment will be required. If the proposed reservoir is elevated on stilts or constructed in a different format from the existing reservoir, then a Visual Impact Assessment will be required in order to ensure that the new reservoir does not impact on the ridge line of Klapmuts Kop.

2) With regard the proposed development on Farm 1644: the proposed development will include a significant residential and commercial component, transforming an essentially agricultural landscape to an urban landscape. For this reason *it is recommended that a Visual Impact Assessment is undertaken to evaluate the extent to which the development will be visible to motorists travelling along the N1 and R101 and to make suggestions for mitigation.*

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1. INTRODUCTION

The UCT Archaeology Contracts Office was appointed by Sillito Environmental Consulting to conduct provide a heritage statement for the development of an eco village on Fair Valley (Farm 1644), Paarl Magisterial District (Figure 1).

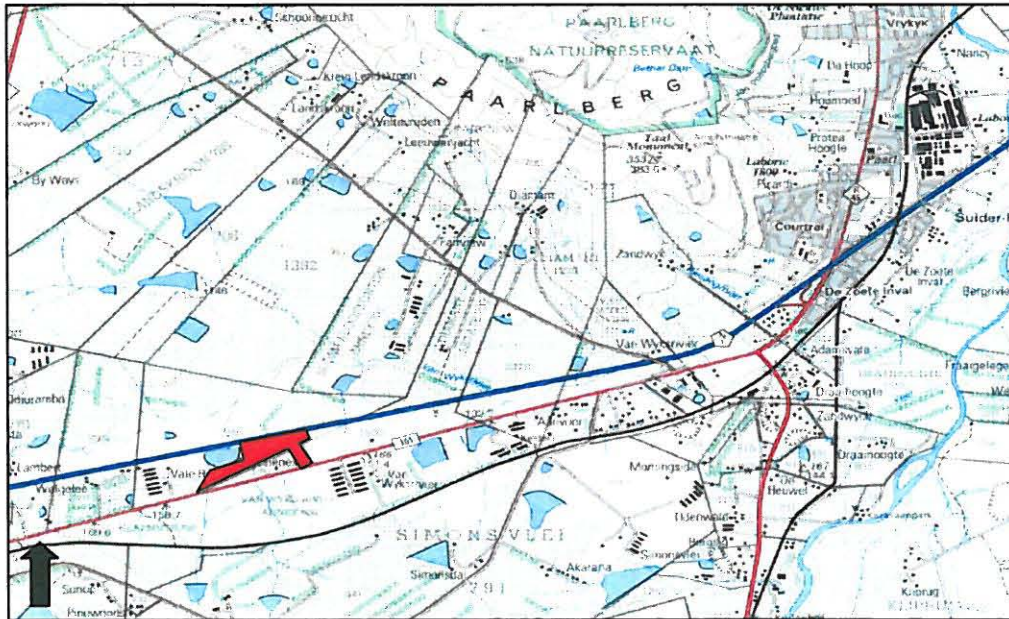


Figure 1: 1:50 000 map of 3318 DD Stellenbosch showing approximate location of the development. (Mapping information supplied by: Chief Directorate: Surveys and Mapping (web: w3sli.wcape.gov.za)



Figure 2: The development takes place on Farm 1644, which is situated between the N1 and the R101. It is wedged between Farms 786/11 (Seidelberg) and 700.

The site lies south of Paarl Mountain in a section of land between the N1 freeway and the R101. The land lies in the Paarl-Klapmuts Urban Corridor of the newly approved Drakenstein Urban Edge (March 2009). The proposal is to develop an eco village on the property.

2. DEVELOPMENT PROPOSALS

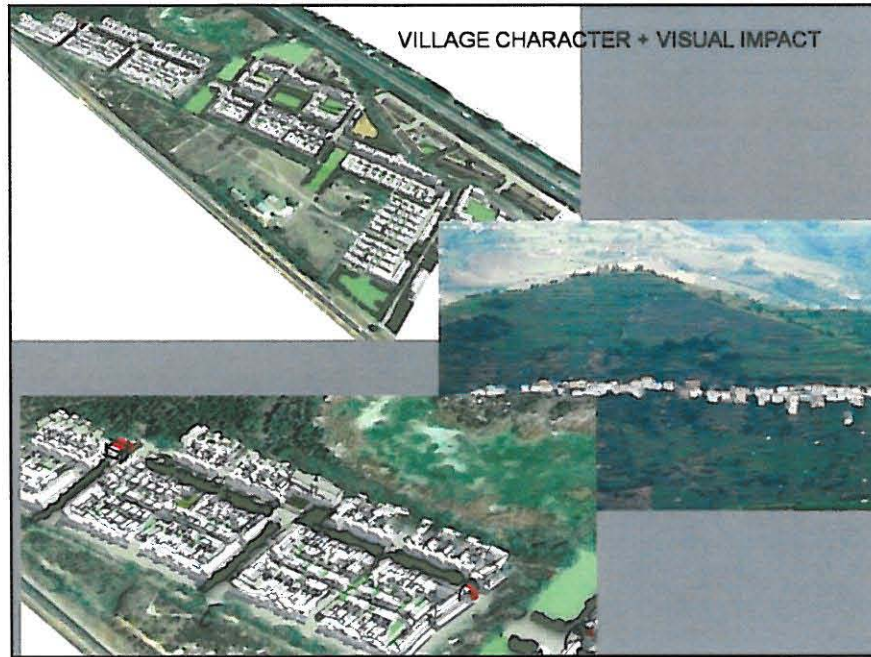


Figure 3: Proposed layout for the development on farm 1644 (a large image is available at the end of the report).

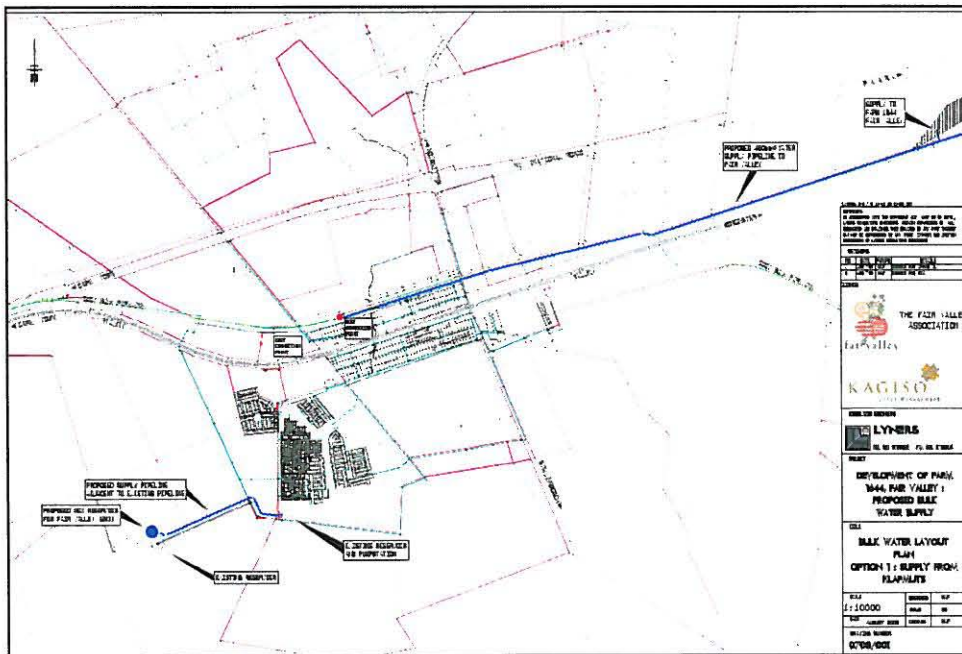


Figure 4: The water pipeline running along the R101 road reserve to the base of Klapmuts Kop.

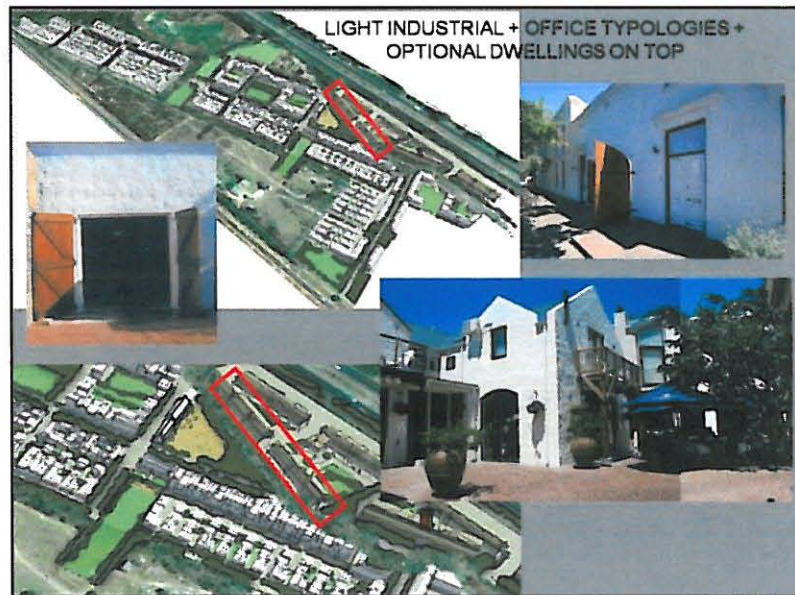


Figure 5 & 6: Schematic diagrams and illustrative photographs of development proposals.

The Fair Valley Farm Worker's Association was established in 1997. They have acquired 17,6715ha of farmland. The association is an economic development initiative, and the workers have obtained funding to build houses and facilities on the land. The proposals are that the residential development will not cover more than 50% of the land, leaving at least 20% as open area, public gardens, parks, sports fields, etc. The remaining 30% will include commercial and public facilities, including schools, a community and visitor centre, church, etc. Residential density will be approximately 25 units per hectare.

In addition to the development on Farm 1644, it is proposed to construct a 5km water pipeline to the lower slopes of Klapmuts Kop, to a water-header tank (Figure 4). The proposed 450mm water supply pipeline will run along the R101 road reserve to the

village of Klappmuts, and then run alongside an existing water pipeline to the lower slopes of Klappmuts Kop, where it is proposed to construct a new reservoir (2MI) next to the existing reservoir. No final designs for the reservoir are available at present.

3. TERMS OF REFERENCE

The ACO was commissioned to provide a Heritage Statement and complete a Notice of Intent to Develop (NID) covering the following aspects:

- pre-colonial and colonial archaeology;
- landscapes and natural features of cultural significance;
- places, buildings, and structures of cultural significance;
- sites connected to the history of slavery;
- places to which oral traditions are attached or associated with living heritage.

4. LEGISLATION

The National Heritage Resources Act, No 25 of 1999 (Section 38 (1)) makes provision for a compulsory notification of the intent to development when any development exceeding 5000 m² in extent, or any road or linear development exceeding 300m in length is proposed.

The NHRA provides protection for the following categories of heritage resources:

- Landscapes, cultural or natural (Section 3 (3))
- Buildings or structures older than 60 years (Section 34);
- Archaeological Sites, palaeontological material and meteorites (Section 35);
- Burial grounds and graves (Section 36);
- Public monuments and memorials (Section 37);
- Living heritage (defined in the Act as including cultural tradition, oral history, performance, ritual, popular memory, skills and techniques, indigenous knowledge systems and the holistic approach to nature, society and social relationships) (Section 2 (d) (xxi)).

5. BRIEF ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Early Stone Age artefacts are ubiquitous throughout fields and valleys in the Cape Winelands. Finnegan & Halkett (2007) have reported on some Stone Age artefacts with Early Stone Age characteristics from the Klappmuts Kop area. Kaplan (2006) reports on a low density scatter of ESA tools, including quartzite chunks and flakes and one incomplete handaxe from the south and south east facing slopes on the farm Klappmutsrivier below the Klappmuts Kop, alongside the R101 and immediately west of the urban edge of the town of Klappmuts. Kaplan reports that the tools occur in a severely disturbed context and that he would rate them of low significance.

More recently, Later Stone Age hunter-gatherer groups probably roamed the area. When van Riebeeck arrived at the Cape in the mid 17th century, there were two

primary pastoralist (Khoekhoen) groups around Stellenbosch - the Goringhaiqua and the Gorachouqua. These groups soon become displaced as European settlement increasingly encroached upon their grazing land, with many of their members ending up as indentured farm labour.

Farm 1644 is located on a piece of land depicted on a map from 1890s as Lot B (Figure 7). The map of 1890's shows Simons Vallei (Simonsvlei) to the south of the railway line, and Anyswortel Rug (Lot C) to the west. The farms Leeuwen Jagt and Bloemkool are situated north of Lot B and the Van Wyks Rivier is located to the north-east (Figure 7). The latter farm derives its name from the Van Wyks Rivier which flows behind (agter) Paarl Mountain, and then swings southward into the dam located on Farm 786/11, which adjoins Farm 1644 (Figure 2).

According to Cairns (1999) the farm **Stellengift** (later Simonsvlei) to the south of Lot B was first registered in 1691 but already occupied in **1688**. One of the owners of Simonsvlei also owned the farm **Paarl Diamant** (north of the property) in the mid 18th century. The farm Paarl Diamant was apparently settled by **1697** (MOOC). Today, the farm **Bloem Kool** is named Fairview. **Leeuwen Jagt** (established in **1692**) was renamed Seidelberg in 1997. *This suggests that the general area around Farm 1644 was settled by the end of the 17th century.*

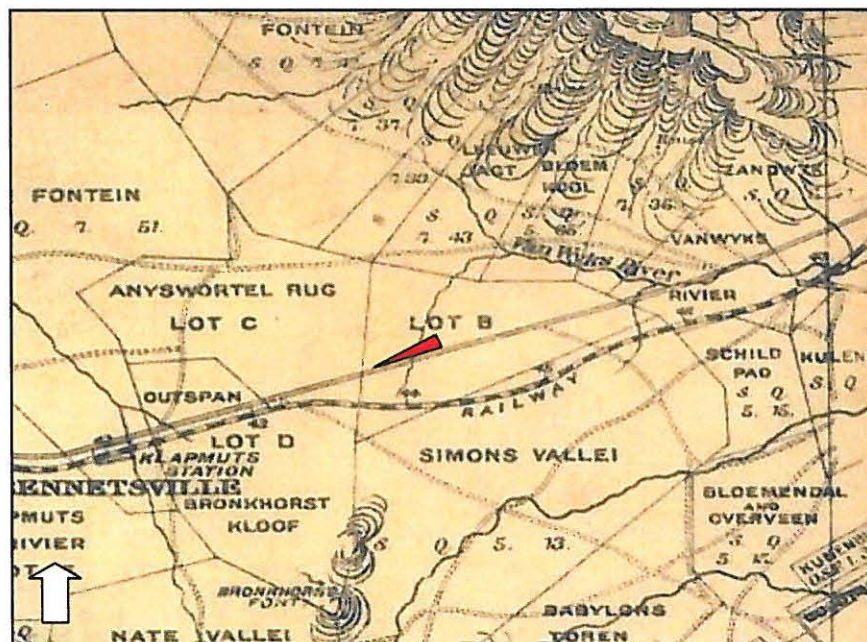


Figure 7: Map dating to 1890s showing the approximate location of the property which is to be developed.

In around 1890, the property was crossed by the main wagon route to Paarl (close to the present R101) while a general Outspan area was located to immediately to the west (Figure 7). The railway line between Cape Town and Paarl, which was built in 1863, was located to the south of the road.

There is no historical evidence to suggest that there was ever any development on the property and it would appear to have been farm lands traversed by the early wagon route to Paarl.

6. DESCRIPTION OF THE AFFECTED ENVIRONMENT

The land in the vicinity of the Farm is described as predominantly fallow lands, scattered small holdings, chicken broilers and light industry adjoining the urban nodes of Paarl and Klapmuts. The northern portion of the property is covered in knee-high indigenous bush (Plate 1). The central and southern portions are covered in dense Port Jackson (Plate 2). There is a small stream, lined with red brick, which bisects the property from east to west, and passes via a small bridge under the N1 (Plate 8).



Plate 1: Indigenous bush in the northern part of Farm 1644; Plate 2: Port Jackson in the central and southern sections.

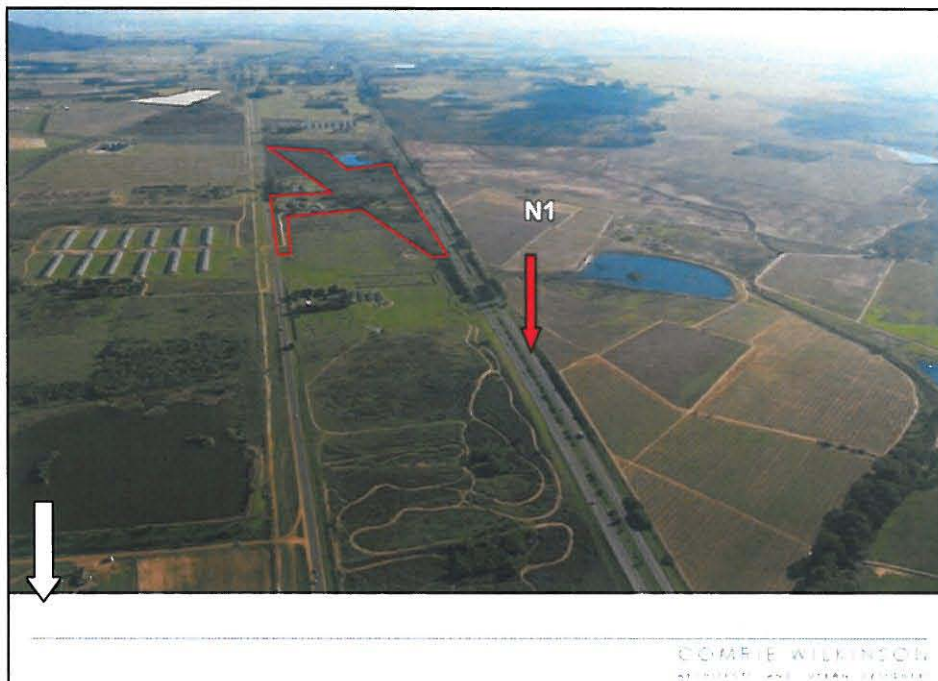


Figure 8: Aerial view of the property looking southward toward Cape Town, showing the mix of fallow lands, small holdings, chicken broilers, etc surrounding the property.

The water pipeline from Farm 1644 to the new reservoir will be constructed next to existing water pipelines in the R101 road reserve. The water-header tank will be erected on the lower, north facing slopes of the Klapmuts Kop. The water tank will be located outside of Klapmutskop Renosterveld Conservancy (established 2004), in a field next to an *existing water reservoir*.



Plate 3: North-facing slopes of Klapmuts Kop with the location of the proposed water reservoir (next to existing reservoir) indicated to the right. The conservancy is situated on the left.

6.1 Limitations

The very dense vegetation cover made the examination of the soil surface for stone artefacts extremely difficult. In addition, there are many pools of water located between the Port Jackson and this also increased the difficulty of survey work.



Plate 4 & 5: Pools of standing water between the vegetation cover.

7. RESULTS OF THE SURVEY

Lita Webley visited the site on the 26 August 2009 with Mr Ori Ilan, Western Cape Projects Manager of Kagiso Urban Management. She returned for the survey on the 28 August with Ms Liesbet Schietecatte. Digital photographs were taken and tracks recorded using a Garmin GPS.

- No archaeological sites or material were recovered from the Farm.

- There are two sets of buildings on the property. The one is a cluster of workers houses, all built in 2002. There is also a single prefabricated house. The buildings will be replaced with new housing. The only other man-made structure is a brick-lined river which crosses the property from east to west. It has a 20th century date scratched in concrete on the side.



Plates 6 & 7: The housing on the property.



Plate 8: Brick lined stream which crosses the property from east to west, passing under the N1. There is a cement area, with the letter 19.. scratched into the cement. The last 2 numbers are missing.

8. DISCUSSION

8.1 Archaeology

No archaeological material was discovered during the survey of the property. It is possible that Stone Age material may be uncovered during earth moving operations. However, while isolated Early, Middle or Later Stone Age implements may be found, these are unlikely to be of significance.

8.2 Built Environment

No historical ruins or structures were discovered during the survey. The property does not appear to have been occupied prior to the construction of the recent workers houses. There are no graves or cemeteries.

There are a couple of gravel tracks across the property but they could not be linked to the early wagon tracks which apparently traversed this general area between Cape Town and Paarl in the 19th century.

8.3 Living Heritage

It seems unlikely that there are stories or oral history associated with the property. At any rate this would be difficult to determine as the land was acquired in 1997 and none of the present occupants have a long history of association with this particular land.

8.4 Cultural Landscape

The landscape surrounding Farm 1644 includes Klapmuts Hills to the south and Paarl Mountain to the north. This area has some of the earliest farms in the Western Cape, many dating back to the 1690s. Viticulture has been practised on some of these farms for around 300 years and the landscape, particularly on the southern slopes of Paarl Mountain, is characterised by farmsteads exhibiting Cape vernacular architecture, geometric fields of vineyards and pasture lands, divided by farm roads and rows of trees planted as wind breaks. *This is a landscape which typifies the Cape Winelands Cultural Landscape.*



Plate 10: View from the north-western portion of the Farm, with the N1 in the foreground, and Paarl Mountain in the background.

However, Dave Dewar (2007) points out that “a distinctive urban corridor, not necessarily continuous in nature, is taking root in association with the N1 between Cape Town and Paarl and there is an important ‘knuckle’ of development emerging at Klapmuts”. The Drakenstein Municipality has recently (March 2009) approved a new outline for the Drakenstein Urban Edge and Farm 1644 falls into the approved **Paarl-Klapmuts Urban Corridor**.

Extensive development has taken in the vicinity of Farm 1644 during the last two decades. These include developments, such as chicken broilers, which have had a significant visual impact for motorists travelling along the N1 and R101.

It can therefore be argued that the proposed eco-village conforms to existing developments in the area and is in line with the objectives of the newly approved Drakenstein Urban Edge.



Plate 11: Chicken broilers opposite the entrance to Farm 1644 on the R101; Plate 12: Chicken broilers on the land to the south of Farm 1644, also visible from the R101.

However, the following comments need to be considered:

- Structures and buildings which have been erected on farmlands in the vicinity of Farm 1644 are predominantly related to farming activities;
- The proposed development will include a significant residential and commercial component which will bring a new dimension to development in the area, transforming an essentially agricultural landscape to an urban landscape, albeit on a very small scale;
- The development will take place immediately adjoining the N1. While vegetation screening and environmentally friendly design principles are proposed – the density and height of development will mean that motorists travelling between Cape Town and Paarl will become aware of increased urbanisation along the highway.

9. RECOMMENDATIONS AND MITIGATION

1) With regard the water pipeline to Klapmuts Kop and the proposed new reservoir, it is recommended:

- That the water pipeline follow existing pipelines and that it be placed in the road reserve;
- That the new reservoir should be placed next to the existing reservoir and made of similar materials and have the same height restrictions.

If the pipeline cuts across farmyards, then an Archaeological Impact Assessment will be required. If the proposed reservoir is elevated on stilts or constructed in a different

format from the existing reservoir, then a Visual Impact Assessment will be required in order to ensure that the new reservoir does not impact on the visual profile of Klapmuts Kop.

2) With regard the proposed development on Farm 1644, it is recommended that a Visual Impact Assessment is undertaken to evaluate the extent to which the development will be visible to motorists travelling along the N1 and R101 and to make suggestions for mitigation.

10. REFERENCES

Cairns, M. 1999. Simonsvlei, the story of a farm and its people, 1691-1999. Vernacular Architecture Society of South Africa No 2: 3-26.

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Master of the Orphan Chamber. Inventories and Auction Rolls. TEPC Project and Sentrum vir Besigsheids-en Taaldiens.

FIELD SURVEY

Lita Webley
Liesbet Schietecatte



Figure 3b: An enlarged schematic plan for the development.