

**ARCHAEOLOGICAL IMPACT ASSESSMENT: PROPOSED
HELDERBERG INTERNATIONAL SCHOOL ON GUSTROUW 918/82,
STELLENBOSCH DISTRICT, WESTERN CAPE.**

(Assessment conducted under Section 38 (1) of the
National Heritage Resources Act, No 25 of 1999)

Prepared for:
S de Kock
Perception Environmental Planning
P O Box 9995
George
6530
Tel: 082 568 4719

July 2009



Prepared by:

Dr Lita Webley
Archaeology Contracts Office
Department of Archaeology
University of Cape Town
Private Bag
Rondebosch
7701

Phone (021) 650 2357
Fax (021) 650 2352
Email: Lita.Webley@uct.ac.za

EXECUTIVE SUMMARY

The Archaeology Contracts Office at the University of Cape Town was appointed by the developer/property owner (Izihambi Trade & Inv 33 Pty Ltd), to provide an Archaeological Impact Assessment for Perception Environmental Planning who is conducting the HIA.

The development will involve the construction of the Helderberg International School on Gustrouw 918/82, Stellenbosch District. The property is located 6km south-east of the Somerset West CBD and directly north of the N2 and is 4.4196ha in extent.

This AIA follows on from a earlier Heritage Statement which was conducted by Penny Pistorius in March 2006 for a development proposal for the "Broadlands Vineyard Estate", which included the subject property (918/82) as well as a further 12 cadastral units, the majority being located to the west of the farmstead. *However, this proposal was withdrawn and the current proposal is considerably smaller in size.*

The property (918/82) will have to be rezoned from Agricultural Zone 1 to Institutional Zone 1 for the construction of the school. The estimated floor area for the school would be 8,000m². This would include associated recreational/sport facilities and administrative offices. There are currently no architectural plans for the facility.

The site was surveyed on the 28 July 2009. It is covered in dense kikuyu grass after heavy winter rains and this restricted visibility.

The survey has identified a number of man-made features on the property and they include the following:

- A stone bridge over a small non-perennial river course;
- A long ditch/furrow running along the western boundary;
- A cement water trough;
- Some large stone pines;
- A small section of roughly packed stone walling;
- An earthen dam.

In addition, Hart identified a few quartzite Early Stone Age implements in his 2006 survey. None were observed during the current survey.

None of these features/remains are of high significance.

The stone bridge is potentially of interest as it relates to an earlier track (possibly 19th century) crossing the property to the stables. This track will disappear with the construction of the school buildings on the property. It is recommended that the stone pines and the stone bridge are incorporated into future development plans.

If any sub-surface remains, such as historical middens containing ceramics and fauna, or human remains, are discovered during earth-moving for the school, work should cease and Heritage Western Cape should be notified.

1. INTRODUCTION

The Archaeology Contracts Office at the University of Cape Town was appointed by the developer/property owner (Izihambi Trade & Inv 33 Pty Ltd), to provide the archaeological component of a Heritage Impact Assessment.

The development will involve the construction of the Helderberg International School on Gustrouw 918/82, Stellenbosch District. The property is located 6km south-east of the Somerset West CBD and directly north of the N2 (Figure 1) and is 4.4196ha in extent.

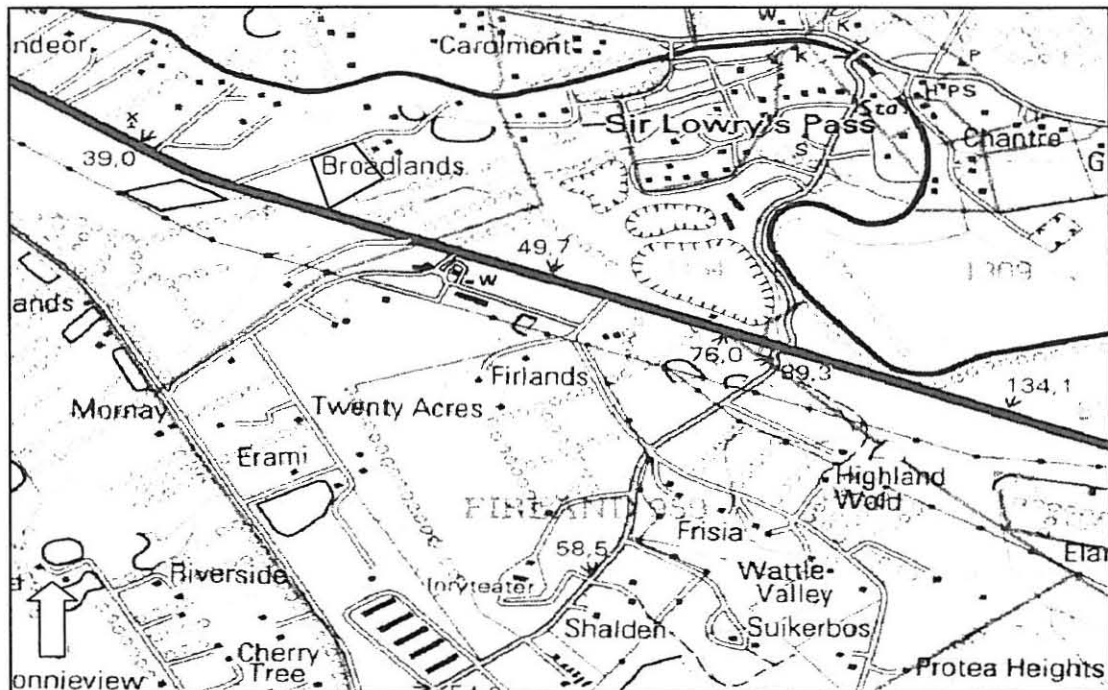


Figure 1: The location of the property in question just north of the N2 and between Somerset West and Sir Lowry's Pass village.

2. TERMS OF REFERENCE

This AIA follows on from a earlier Heritage Statement which was conducted by Penny Pistorius in March 2006 for a development proposal for the "Broadlands Vineyard Estate", which included the subject property (918/82) as well as a further 12 cadastral units, the majority being located to the west of the farmstead. *However, this proposal was withdrawn and the current proposal is considerably smaller in size.* The developer has indicated the wish to continue with the heritage assessment prior to the commencement of the Environmental Impact Assessment process. *This report forms the Archaeological component of the Heritage Impact Assessment, which aims to:*

- To identify heritage issues, development constraints and opportunities at an early stage;
- To avoid potential negative impacts of the proposed development on heritage-related aspects;

- To provide guidance for planning and design of the proposed development.

This Archaeological Impact Assessment addresses the potential impact of the proposed development on the archaeological heritage of the property (918/82).

3. BACKGROUND TO DEVELOPMENT

The property (918/82) will have to be rezoned from Agricultural Zone 1 to Institutional Zone 1 for the construction of the school. The estimated floor area for the school would be 8,000m². This would include associated recreational/sport facilities and administrative offices. There are currently no architectural plans for the facility.

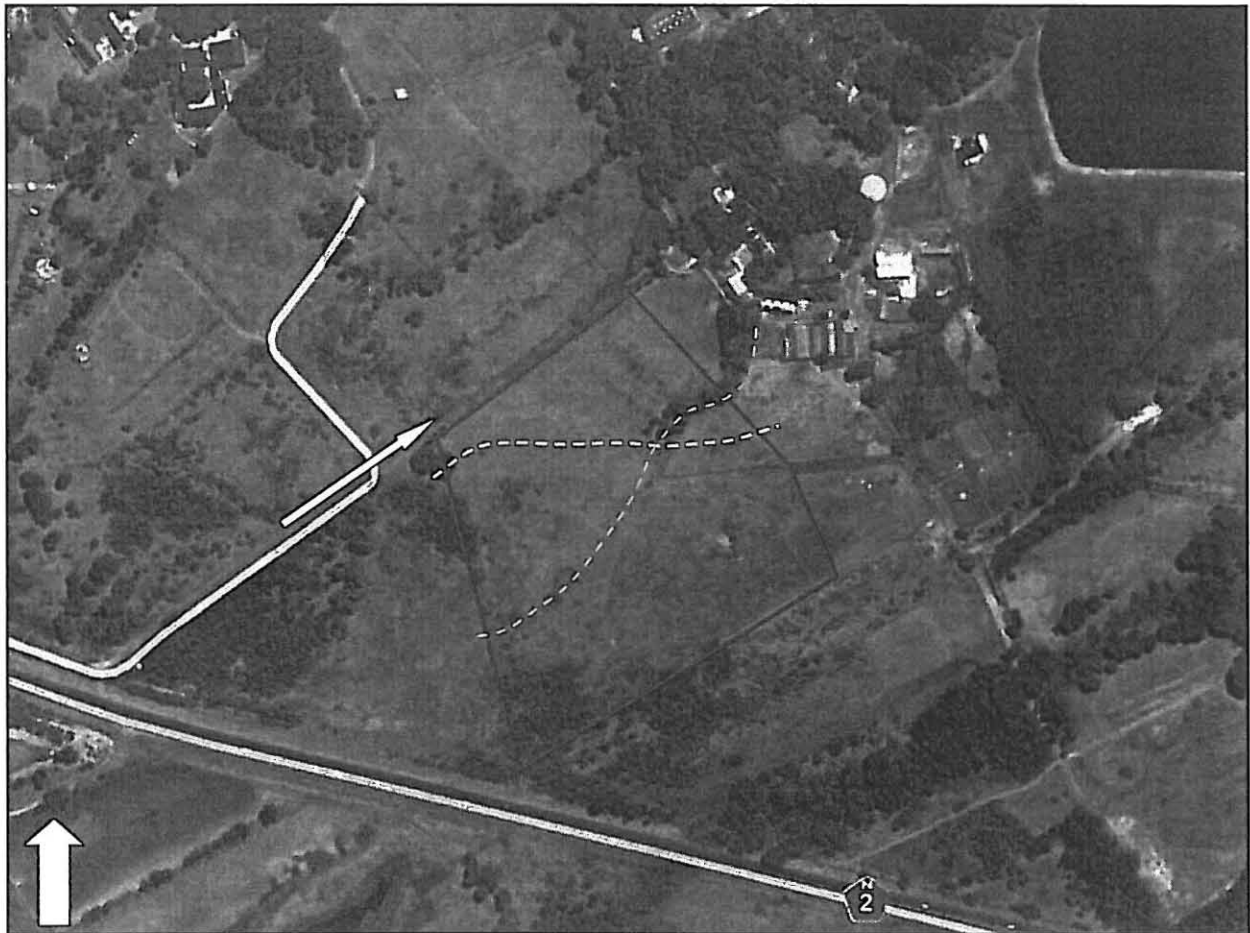


Figure 2: Aerial view of the development area (outlined in red) on 918/82. The diagonal white arrow indicates the direction of the present central access road to the farmstead. The yellow line indicates the pre-1944 entrance road to the farm. The blue line indicates the non-perennial watercourse. The stone bridge is at the intersection of the yellow and blue lines.

4. DESCRIPTION OF PROPERTY

The present access road to the Broadlands Manor House is a narrow gravel road which runs parallel to the N2 and then swings so that it approaches the south-west façade of the house (Figure 2). This approach road to the house is bounded on either side by stonewalling. The road, stonewalling and vegetation along it according to Pistorius, is part of the post 1944 axial approach to the manor house and is not part

of the original approach. There is a second and earlier “entrance” to the manor house on the southern boundary of Gustrouw 918/81 is marked by two mature stone pine trees, it crosses the drainage ditch, then crosses the property in a north-easterly direction, to cross the non-perennial river course at the old double stone wall (former narrow bridge) and continuing to the Broadlands stables (Figure 2). This pathway to Broadlands is still visible on the 1944 aerial map.

The property is level with a very gentle slope in a south-westerly direction. After heavy winter rains, it is covered in lush, knee-high kikuyu grass. The southern corner of the property is covered in dense stands of Acacia trees. There is a drainage ditch/leiwater which runs along the western border of the property. It is about 50cm deep and is crossed by some wooden planks. There are at least 4 rectangular areas in the grass which contain water – these are likely to be the geological testing areas photographed by Hart during his 2006 survey. They are almost obscured by the dense kikuyu lawn, making them very hazardous. There is a large waterhole in the south-east section and a ridge of quartzitic rocks running along the southern border.

4.1 Limitations

The dense kikuyu grass made a survey of the soil surface virtually impossible. Hart (2006) surveyed the property in summer when the grass was not as dense and was able to identify some stone tools. The soil is very marshy and there are many standing pools of water. The four large rectangular holes (representing geological testing areas) are full of water and represent a hazard as they are not clearly visible in the long grass.

5. RESULTS OF THE SURVEY

The site was surveyed on the 28 July 2009 by Dr L Webley. GPS readings were obtained on the WGS84 datum, and track ways were recorded. Digital photographs were also taken of the site.

1) Right next to the road, there is a concrete water trough (Plate 1), but not clear if this is outside the perimeter of the property. Next to the trough is a small, rectangular raised area with 4 wooden poles on each of the corners.

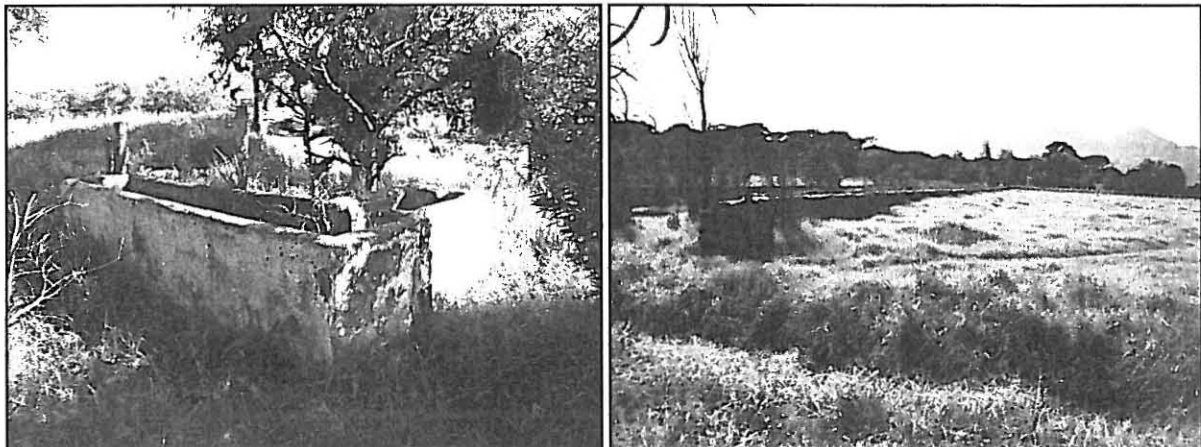


Plate 1: Water trough. Plate 2: The ditch in the foreground, with the stonewalling of the entrance road visible on the left and the farmstead in the trees in the distance.

2) There is a drainage ditch which runs along the western perimeter of the property, commencing at the stone pines (Plate 2). It is about 50cm deep, but not stone-lined. The ground becomes progressively swampier toward the south-west corner, with standing water in several locations. I was informed by Mrs Austen that a farmer's dam higher up in the valley is leaking. The ditch continues into a dense stand of Port Jackson vegetation. At this stage there are standing pools of water in the ditch.

3) There is a ridge of in situ granite boulders running along the south-eastern edge of the property (Plate 3). Pistorius (2006) suggests that they may represent the edge of an old water course. There is a second line of granite boulders running parallel to the first.

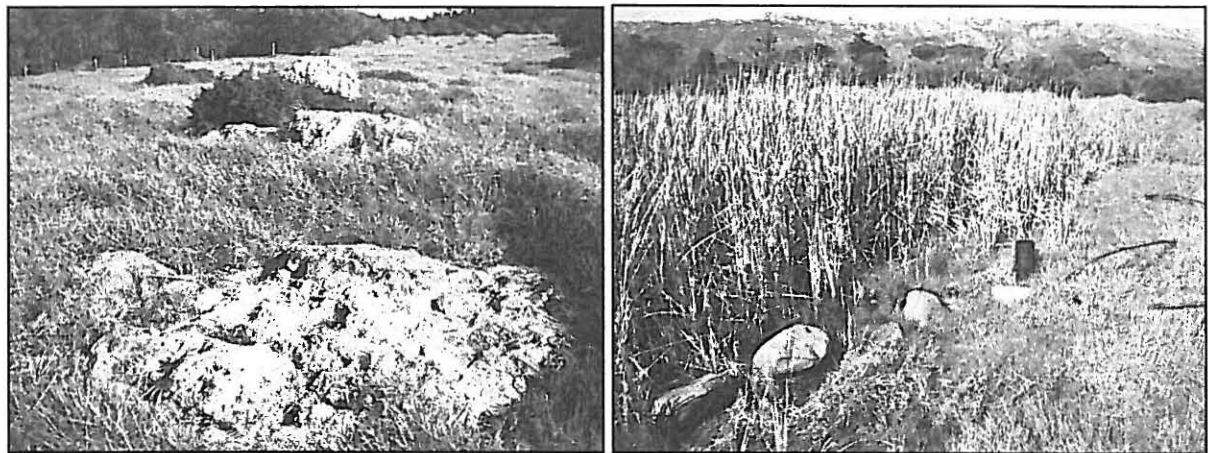


Plate 3: The ridge of granite at the edge of the property. Plate 4: The dam which is filled with reeds, some rocks and pipes visible in the foreground.

4) In the middle of the land is a raised, circular earthen dam (Plate 4). Is it a dam or a natural spring with soil piled up around it? The water forms a small pool filled with reeds. On one side there is evidence that the water has been pumped out with water pipes. There are also some rocks (large round quartzite cobbles) on the edge of the dam, which may have come out from earth movement around the dam/spring?

5) During the survey, it was observed that the farm workers were cleaning out the non-perennial watercourse running along the margins of a paddock. The soil is very dark and humic, but with no signs of river cobbles.

6) The workers were attempting to clear underneath the area of the little stone "bridge". It consists of two parallel stone walls, about 3-4 metres apart, built of river cobbles and cement. They are built to a height of 1.5 m and one has a wooden pole inserted in front of the wall. It does not seem that there has been a significant hole built under the bridge to accommodate the water from the stream? It appears to be a concrete pipe, which they are attempting to open with a long stick.



Plate 5: Farm workers cleaning out the stream which runs beneath the stone bridge. Plate 6: The stone bridge.

7) There is a short section of roughly packed stone walling half visible in the long kikuyu grass (Plate 7). It is about 6 m long, and appears to run at right angles to the non-perennial stream.

8) The stone walling which runs along the access road to the main house has had a section removed for a vehicle to pass through (Plate 8). The wall is made of river cobbles and concrete.

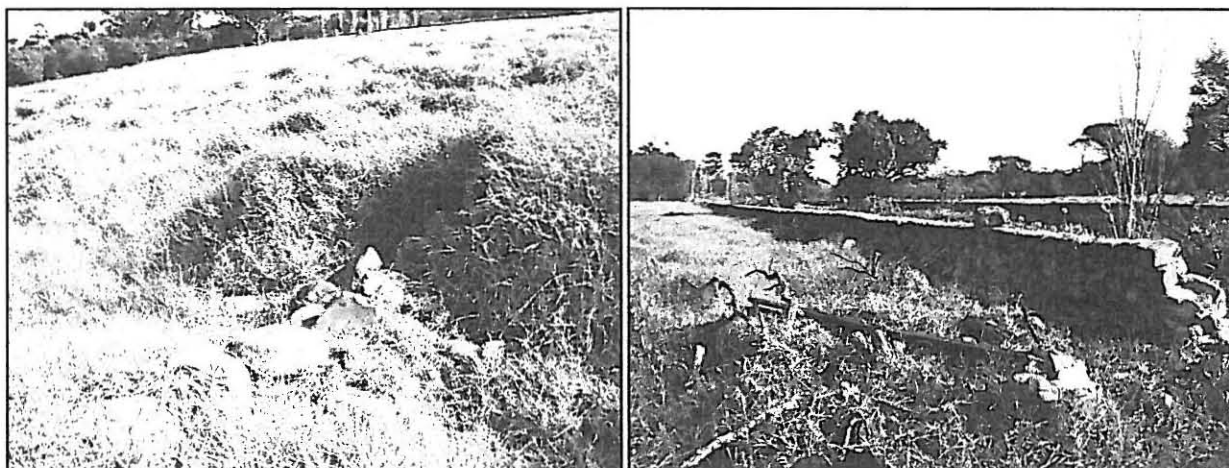


Plate 7: Short section of roughly packed stone visible in the long kikuyu grass. Plate 8: Section of stone walling leading to the farmstead showing method of construction.

6. ISSUES OF SIGNIFICANCE

This report is concerned with the archaeological heritage of the property and will therefore not consider the significance of the historical Broadlands farmstead and the cultural landscape of the Hottentot's Holland valley. Pistorius (2006) has considered the visual-spatial qualities of the land in front of the farmstead and her observations would also apply to site 918/82.

The stone bridge, with its location along the pre-1944 entrance to the farmstead and on the non-perennial stream crossing the property, is possibly related to an earlier (19th century) development of the Broadlands farm. However, without further information it is not possible to set a date on the bridge or to arrive at an index of its significance.

The other features on the site (i.e. the ditch running along the western edge, the circular earthen dam and the rough stone walling) relate to farming practices and it is not possible to put a date on them. They are not of material significance.

Hart, in his archaeological survey in 2006, identified a number of Early Stone Age implements made on quartzite river cobbles. However, no stone artefacts were identified in this more recent survey, probably due to the dense kikuyu cover. ESA stone artefacts, made on quartzite cobbles, are very common in the Cape Wineland region and are not considered to be significant.

7. DISCUSSION AND RECOMMENDATIONS FOR MITIGATION

The survey has identified a number of man-made features on the property and they include the following:

- A stone bridge over a small non-perennial river course;
- A long ditch/furrow running along the western boundary;
- A cement water trough;
- Some large stone pines;
- A small section of roughly packed stone walling;
- An earthen dam.

In addition, Hart identified a few quartzite Early Stone Age implements in his 2006 survey.

None of these features/remains are of high significance.

However, the stone bridge is potentially of interest as it relates to an earlier track crossing the property to the stables. This track will disappear with the construction of the school buildings on the property.

It is recommended that the stone pines and the stone bridge are incorporated into future development plans. The pines indicate the possible start of an older track to the farmstead, while the stone bridge still serves a useful function across the non-perennial stream. It is not clear whether the small earthen dam/spring is natural or man-made. It can possibly be incorporate this into the design of the school as a water feature.

8. REFERENCES

De Kock, S. 2008. Heritage Statement for proposed Helderberg International School on Gustrouw 918/82, Stellenbosch.

Pistorius, P. 2006. Preliminary Heritage Scoping Statement for "Broadlands Vineyard Estate", Somerset West.

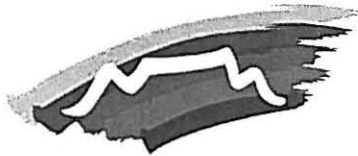
Titlestad, S. 2006. Historical Timeline for the Broadlands Estate.

Table 1: List of GPS co-ordinates for features identified on the property.

No	Comment	South	East
1	Cement water trough	S 34 07 18.7	E 18 53 18.4
2	Reading for ditch at road	S 34 07 17.7	E 18 53 18.7
	Reading for ditch along boundary	S 34 07 22.1	E 18 53 19.5
3	Granite ridge	S 34 07 22.9	E 18 53 25.9
	Parallel line of granite boulders	S 34 07 22.9	E 18 53 27.9
4	Circular earthen dam	S 34 07 20.9	E 18 53 25.8
6	Bridge	S 34 07 18.6	E 18 53 24.3
7	Section of rough stone walling	S 34 07 18.0	E 18 53 24.0

ANNEXURE 6

**Comments from City of Cape Town (Environmental & Heritage Management:
Eastern Region – Heritage Section)**



CITY OF CAPE TOWN | ISIXEKO SASEKAPA | STAD KAAPSTAD

STRAND MUNICIPAL OFFICE
CNR MAIN ROAD/FAGAN STREET

STRAND
Tel: +27 21 850-4104
Fax: +27 21 850-4004

I-OFISI KAMASIPALA E-STRAND
KWIKONA YE-MAIN ROAD/
NE-FAGAN STREET

E-STRAND
Umnxeba: +27 21 850-4104
Ifekesi: +27 21 850-4004

STRAND MUNISIPALE KANTOOR
H/V HOOFWEG/FAGANSTRAAT

STRAND
Tel: +27 21 850-4104
Faks: +27 21 850-4004

STRATEGY AND PLANNING — Environmental Resource Management

14 October 2009

Messrs PERCEPTION Heritage Planning
PO Box 9995
GEORGE
6530
Attention: Mr Stefan De Kock

COMMENT ON THE PHASE TWO HIA FOR THE PROPOSED HELDERBERG INTERNATIONAL SCHOOL ON PORTION 82 OF FARM 918 GUSTROUW

The Heritage Section of the Environmental & Heritage Management Branch: Eastern Region (Environmental Resource Management Department) of the City of Cape Town would like to comment as follows on the Phase Two HIA for purposes of the proposed Helderberg International School on Portion 82 of Farm 918 Gustrouw:

The thorough approach to the methodology undertaken in drafting the said Phase Two HIA is commended.

It is agreed that the primary heritage significance of the application property relates to its association with the Broadlands manor house and its estate to the north east of the application property. As the new buildings on the application property will be limited to the area which is situated outside of the heritage view line (visual corridor as viewed from the Broadlands manor house), it is agreed that the rural setting of the said manor house will be satisfactorily retained. The revised site development plan shows a much less formal and a more fragmented layout of proposed buildings than what was originally envisaged in accordance with the original site development plan and thus the impact of the proposed buildings on the landscape within which the buildings are proposed, will be less significant. It is also believed that the proposed tree planting as proposed in the said Phase Two HIA and shown on the revised site development plan (a comprehensive landscaping plan is still to be compiled as part of the recommendations proposed in the Phase Two HIA) will visually emphasise the setting of the Broadlands manor house in the landscape and re-introduce traditional landscape features to the site.

The Heritage Section of the Environmental & Heritage Management Branch: Eastern Region (Environmental Resource Management Department) of the City of Cape Town thus recommends that Recommendations 11.1.1 to 11.1.6 of the Draft Phase Two HIA dated September 2009, be endorsed. Furthermore, it is recommended that the height of the climbing wall (number 13 on the Site Development Plan) be restricted in terms of metres above average natural ground level (e.g. 3,0 m), or alternatively, if the height of the said climbing wall (as envisaged by the developer) is deemed to be too high, the re-positioning thereof to an area outside the heritage view line, should be considered.

Thank you

Johan van Wyk
Environmental & Heritage Management: Eastern Region – Heritage Section
Environmental Resource Management
Directorate Strategy & Planning
CITY OF CAPE TOWN