

PROPOSED EXTENSION OF IMIZAMO YETHU

ERF 7309 AND ERF 7296 HOUT BAY



Figure 1: The Hout Bay Main Road forest illusion

FINAL HERITAGE ASSESSMENT

Prepared in compliance with **Section 38(8)** of the National Heritage
Resources Act (NHRA)

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BACKGROUND

In 2008 the City of Cape Town appointed consultants CNdV Africa Planning and Design CC to prepare plans for the development of under-utilised land forming part of Erf 7309 Hout Bay. This would facilitate the extension and upgrading of the existing Imizamo Yethu informal settlement. Chand Environmental Consultants was appointed to undertake the environmental application for the proposed project, which required authorisation from the provincial environmental authority the Department of Environmental Affairs and Development Planning (DEA&DP). A multi-disciplinary team was appointed to assess various aspects of the site and the development proposals prepared by CNdV.

In compliance with the National Heritage Resources Act (No 25 of 1999) (NHRA) Aikman Associates: Heritage Management was appointed to prepare a report meeting the provisions of Section 38(8) of the NHRA. A study was conducted and the findings were submitted in July 2008 to Heritage Western Cape's (HWC) Built Environment and Landscapes Committee (BELComm). BELComm endorsed the findings of the study.^{1 2} The principle recommendation was that additional design options should be developed, as the three layouts prepared by the consultants would have a negative impact on the heritage resources on the site and its setting.

The heritage report and other specialist reports were presented at a series of workshops with Interested and Affected Parties (I & APs) and an Open House presentation arranged by Chand Environmental Consultants towards the end of 2008 as part of the Environmental Impact Assessment (EIA) process. The result of this public participation was that there was strong support for the development of a fifth design option.

The design consultants have consequently prepared a revised layout in response to the various specialist reports and comments from the I & APs. The new layout is referred to as Option 5 (see Annexure 1). In this report, which should be read together with the July 2008 report, the new layout is assessed to determine whether the heritage resources identified in the July 2008 report are conserved.

¹ Proposed Extension of Imizamo Yethu Erf 7309 and Erf 7296 Hout Bay: Heritage Statement: July 2008

1. CONSERVATION OF HERITAGE RESOURCES

The heritage or cultural attributes of the site were for convenience grouped into four categories: aesthetic, historical, scientific and social. Significance for this property was found to some extent in all four of these categories.

1.1 Aesthetic significance

Genius Locus or sense of place

The spirit or sense of place is that quality that is imparted by the aspects of scale, colour, texture, landform, and in particular, land use. According to Lynch, *"it is the extent to which a person can recognise or recall a place as being distinct from other places as having a vivid or unique or at least a particular character of its own."*³ The genius locus of this site is the wooded character, which has a physical and narrative role in Hout Bay. In the July 2008 report it the Main Road corridor with its heavily tree lined edges was identified as a key element in the rural illusion of the valley. The band of pines running along almost the entire length of the Main Road boundary is critical to the genius locus of Hout Bay. It was recommended that this should be retained intact. The three development options proposed the removal of this band and its replacement with urban development.

In the revision, Option 5, the proposed service road parallel to the Main Road has been shifted back to allow for the retention and augmentation of the band of trees in this area.

In the July 2008 report it was recommended that a detailed survey to establish the health and viability of retention of the trees on Portion 3 of the site should be an informant of the site development plan. It is understood that this has not been carried out at this stage but is to be undertaken when detailed planning takes place.

Similarly a survey of the trees on the nursery site has not yet been completed, as detailed planning will only follow at a later stage.

1.2 Historical significance

The July report identified the stone pines on the property as the successors to trees planted in the 17th Century by the early settlers and the VOC and 18th and 19th Century farmers and therefore of historical significance. It was recommended that a detailed survey to establish the health and viability of retention of the trees. As set out above the recommended survey has not yet been completed. This will have to be completed before detailed planning can be undertaken.

³ LYNCH, K. 1992. Good City Form: The MIT Press. London.

The report also identified the Kronendal Furrow, dating from the late 17th Century and in use until the mid 20th Century as being of historical significance. It was put forward that there were opportunities to reinstate the furrow and provide for cultural interpretation. Option 5 makes provision for this.

1.3 Scientific significance

The furrow was identified as being of scientific significance because of *"its importance of demonstrating a high degree of creative or technical achievement at a particular period"*. Provision has been made to conserve it in the revised layout.

1.4 Social significance

The report noted that the Hout Bay Forestry Station has been in existence on this site for over 80 years and had played an important role in the development of Hout Bay itself and of the road systems of the southern Cape Peninsula. It also noted that it was important that the history of the site is not lost and to this end a specialist should be appointed to record the oral history from current and past officials and workers. It was put forward that the Forestry Station is of some social significance and can be considered to be part of the National Estate (Section 3 of the NHRA) in terms of Sub-section (3)(h) because of *"its strong or special association with the work of an organisation of importance in the history of South Africa"*.

Option 5 retains a substantial part of the existing Forestry Station for local authority use. It is understood that some form of urban farming would be carried out on the site under the control of the City of Cape Town. No oral history specialist has been appointed to date.

2. CONCLUSION AND RECOMMENDATIONS

Most of the recommendations made in the July 2008 report have met and the layout as depicted in Option 5 makes provision for the conservation of the key heritage resources identified viz. the band of trees along the Main road boundary and the remnants of the Kronendal Furrow. The detailed tree surveys that were recommended have not yet been completed but it is understood that this work will be undertaken in the near future. No specialist has yet been appointed to record the oral history of the Forestry Station. Accordingly the following recommendations are made:

- That Option 5 as depicted in Annexure 1 be supported in principle as the key heritage resources of the site viz. the band of trees along the Main road boundary and the remnants of the Kronendal Furrow are conserved;
- A detailed survey to establish the health and viability of retention of the trees on Portions 2 and 3 should be undertaken and be a key informant of the site development plan;
- An arboriculturalist prepare a management plan to allow for the succession of the band of pines along the Main Road edge of the site;
- A specialist be appointed to record the oral history of the Forestry Station and
- Interpretive material on the Kronendal Furrow, early farming in Hout Bay and on the horticultural activities that have taken place there from the 1920s should be assembled to reveal the heritage resources of the place and present them to the public.

ANNEXURE 1: OPTION 5



Agency for Cultural Resource Management

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06 August, 2007

Att: Ms Melanie van Breda
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Dear Ms van Breda

PHASE 1 ARCHAEOLOGICAL IMPACT ASSESSMENT PROPOSED REDEVELOPMENT OF IMIZAMO YETHU HOUT BAY WESTERN CAPE PROVINCE

1. Introduction and brief

Chand Environmental Consultants, on behalf of the City of Cape Town requested the Agency for Cultural Resource Management to conduct a Phase 1 Archaeological Impact Assessment of land to the north and south of the existing Imizamo Yethu settlement in Hout Bay, including utilized sites (Portion of Erf 2846, Erf 6344 and Erf 7296) within the South Peninsula Township. The proposed study area also includes the former forestry station site (Erf 7309). All the portions of land are owned by the City of Cape Town.

An application has been made for the consolidation and subdivision of the affected properties, in order to develop sustainable social housing units.

Various development options are being considered. These include all residential, all mixed-use, or a combination of residential and mixed-use options. Provision is also made for upgrading of roads and the development of recreational, educational and health facilities.

The aim of the study is to locate and map archaeological heritage sites/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.

Aikman Associates have been appointed to prepare a Heritage Statement of the affected properties.

The combined extent of the proposed development (nearly 19 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).

2. Terms of reference

The Terms of Reference for the archaeological assessment are to:

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

3. The study site

A locality map is illustrated in **Figure 1**.

An aerial photograph of the study site is illustrated in **Figure 2**.

Imizamo Yethu is large, mixed formal and informal housing settlement in Hout Bay, in the Western Cape Province.

Three parcels of land were searched for archaeological heritage remains (refer to **Figure 2**).

Parcel 1: is situated on the north eastern boundary of Imizamo Yethu and comprises high density shack settlement (Plate A). A forest of Blue Gum trees is located alongside the eastern boundary of the property. The site is in an already highly transformed state.

Parcel 2 (Erf 7309): is situated alongside Hout Bay Main Road and comprise the old Forestry Station including staff accommodation, offices, a large nursery, roads, sheds, storage and composting facilities (Plates B-F). Much of the site includes vacant land which is in an already highly transformed state.

Parcel 3: is situated on the southern boundary of Imizamo Yethu and comprises mainly vacant land covered in Pines and Blue Gums, but includes the City Council Waste Centre in the east, and the Sijonga Phambili Community Learning Centre in the south east (Plates G-J). The site is in a highly degraded state.

4 Approach to the study

The property was subjected to a foot survey.

A desk-top study was also undertaken.

The site visit and assessment took place on 13 June 2007.

5. Limitations

There were no limitations associated with the proposed project.

6. Results of the desk-top study

Shell middens (ancient rubbish dumps) have been documented in Hout Bay (Kaplan 1993), but most archaeological sites have been destroyed by rapid commercial and residential development. A few sites have been excavated, however. These include Hout Bay Cave (Buchanan 1977), Logies Rock at Llandudno, (Rudner & Rudner 1956) and the Sandy Bay midden, from which several burials were removed. A buried midden on the Bavianskloof River has been radiocarbon dated to within the last 2000 years (Hart & Halkett 1995a).

Throughout the 1990s and early 2000s, a number of archaeological impact assessments have been undertaken in Hout Bay (Hart & Halkett 1994, 1995a, 1997; Kaplan 2003a, b, c, 2004a, b, c, 2005a). Test excavations have also been conducted on a building site alongside Hout Bay Main Road (Kaplan 2005b).

Archaeological investigations in Hout Bay have shown that although the immediate shoreline is not highly productive in terms of marine resources, the Disa River and estuary, as well as shelter provided by large Milkwood groves, provided circumstances suitable for the settlement of prehistoric people. The presence of pottery on some sites indicates that people were living in the area within the last 2000 years. Their diet consisted of numerous fish species of shellfish. Fish from the Disa estuary, snaring and hunting of animals, wild vegetable foods and possibly products from domestic animals would also have been important (Hart & Halkett 1995b,c).

7. Findings

Parcel 1: No pre-colonial archaeological heritage remains were located during the study.

Parcel 2 (Erf 7309): No pre-colonial archaeological heritage remains were located during the study.

Parcel 3: No pre-colonial archaeological heritage remains were located during the study.

It should be noted that no pre-colonial archaeological remains were located during an investigation of several parcels of land in Imizamo Yethu in 2004 (Kaplan 2004c).

8. Impact statement

The assessment of the proposed project has rated the potential impacts to pre-colonial archaeological material as being **low**.

The probability of locating significant pre-colonial archaeological heritage remains during implementation of the project is likely to be highly improbable.

The subject property is not considered to be archaeologically sensitive, vulnerable or threatened.

9. Recommendations

With regard to the proposed consolidation and subdivision of three parcels of land in Imizamo Yethu, Hout Bay, the following recommendations are made.

- No archaeological mitigation is required.
- The project should be allowed to proceed as planned.

Yours sincerely

A handwritten signature in black ink, appearing to be 'JK' with a stylized flourish extending to the right.

Jonathan Kaplan

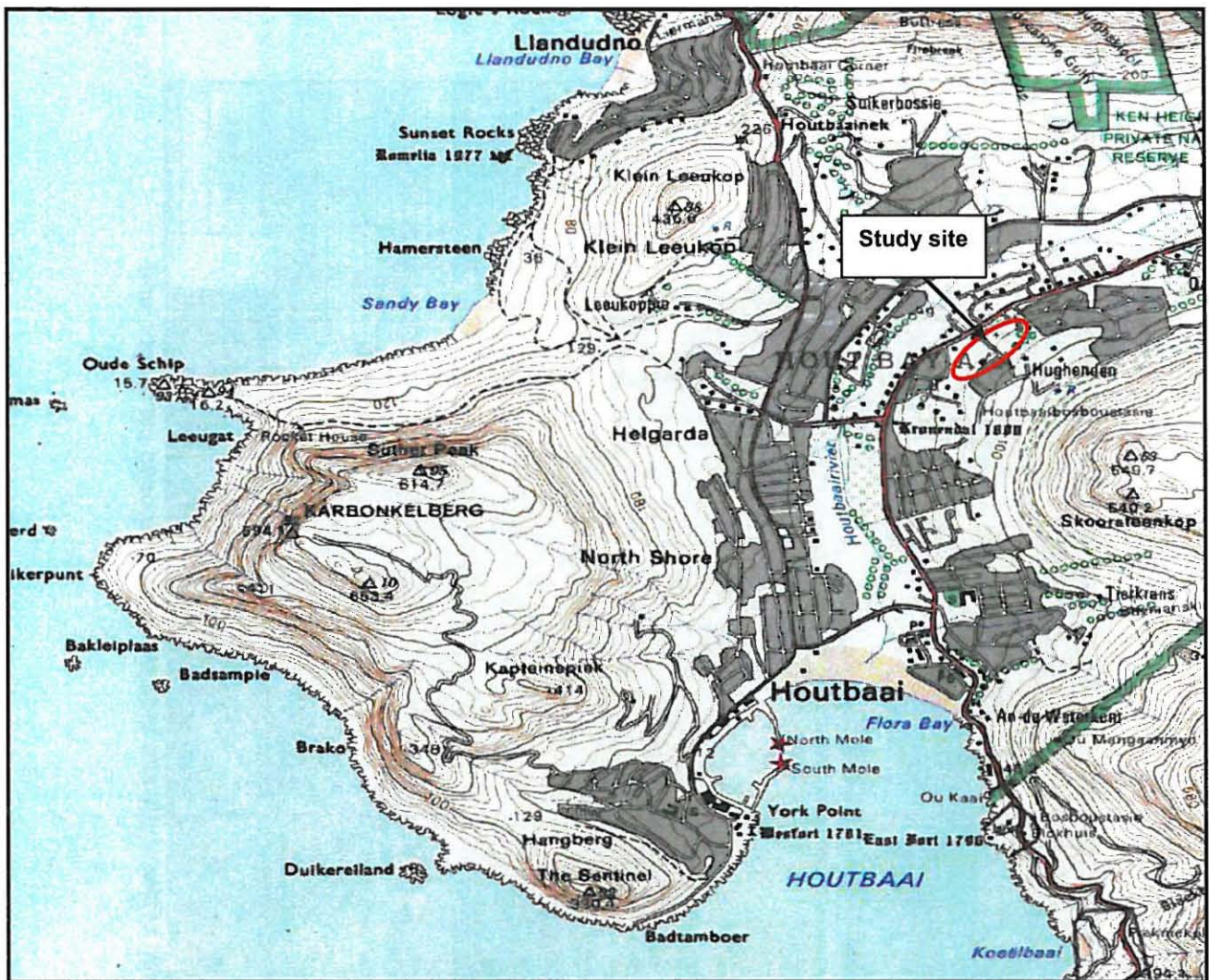


Figure 1. Locality map (3418 AB & AD Cape Peninsula)

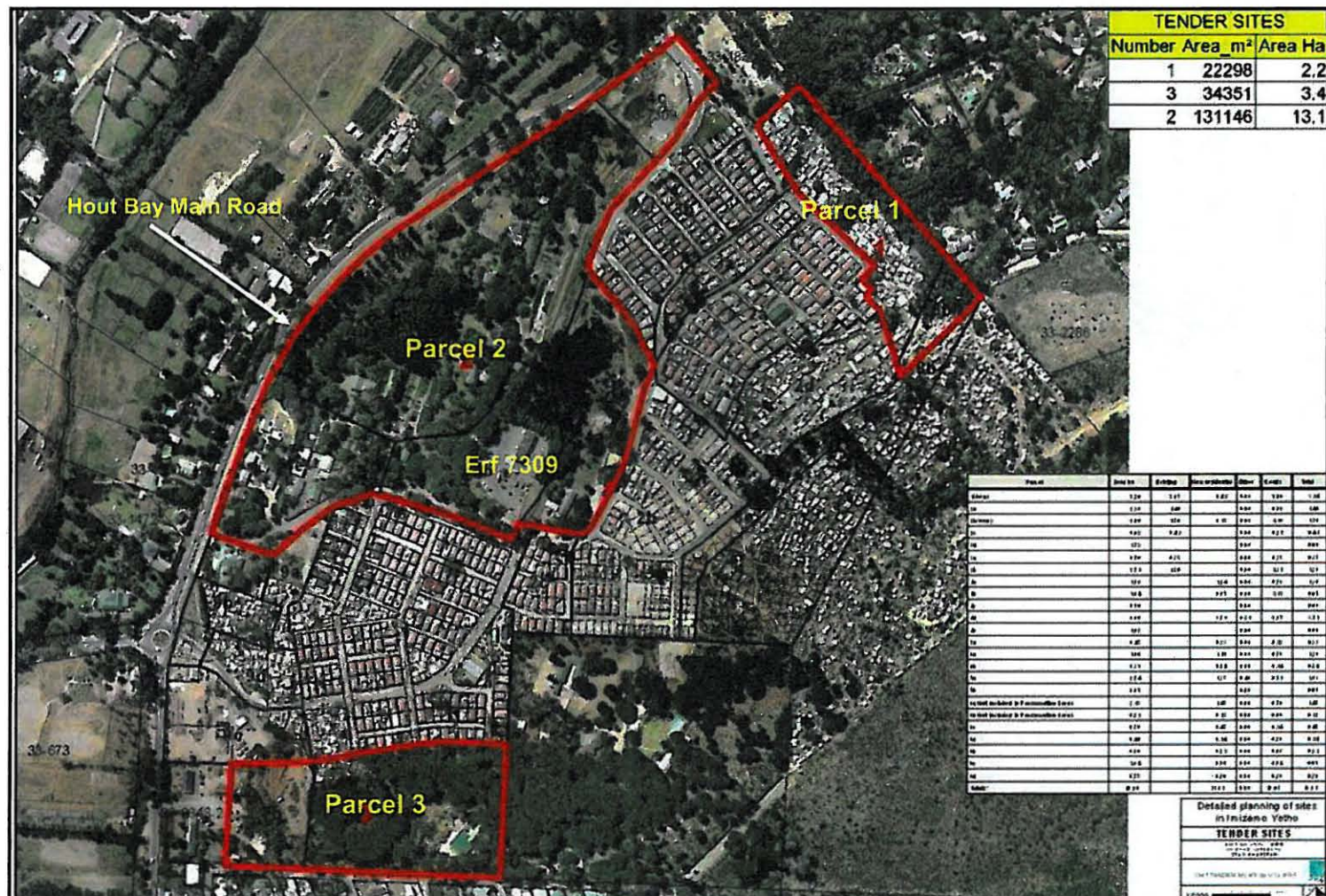


Figure 2. Aerial photograph of the study site indicating the proposed parcels of land

PHOTOGRAPHS OF PARCEL 1:

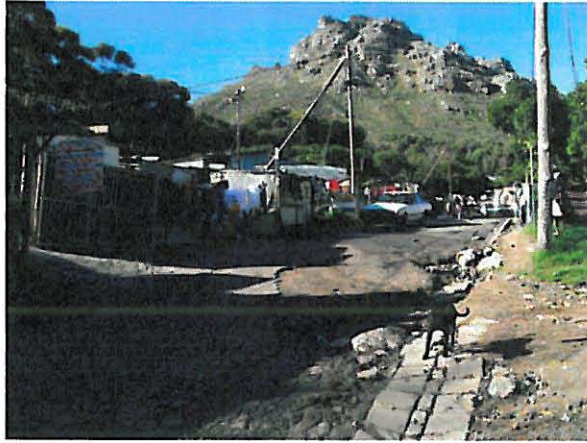


Plate A

PHOTOGRAPHS OF PARCEL 2:



Plate B



Plate C



Plate D



Plate E



Plate F

PHOTOGRAPHS OF PARCEL 3:



Plate G



Plate H



Plate I



Plate J.

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