

## Archaeological Heritage Impact Assessment

**Title: Residential development of Erf 8724 Paarl.**

Proposal to develop a new residential area on agricultural land, on the urban edge of Paarl, Western Cape. The property is on Main Road (R45) and Retief Street, North Paarl.

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**Date: 25 August 2008**



**Figure 1. Location of the Erf 8724, corner Main Road (R45) and Retief Street, northern urban edge of Paarl (S 33°41'59.8": E 18°57'34.5"). 1:50 000 sheet 3318 DB).**

## Executive Summary

A survey of the 15,4 ha of agricultural lands with buildings, Erf 8724, Northern Paarl, to be developed for residential purposes was undertaken.

No palaeontological remains were recorded. Stone artefacts are present in the plough zone but there are no concentrations that would constitute a significant occurrence. There is a conservation worthy circa 1900 AD homestead with three outbuildings and adjacent two industrial buildings which will not be affected by the development. It is intended to demolish a modern house near the homestead and a group of modern labourers cottages on the northeast corner of the property. These latter structures do not have heritage significance. It is concluded that if the integrity of the homestead and its outbuildings is retained the development will not have a significant impact on heritage resources.

## Background Information

The purpose of the development is to provide 229 single residential erven plus open spaces on the urban edge of Paarl. The property, 15.4 ha, is mainly under vines.

There is a homestead (A in Fig.2) with three outbuildings (circa AD 1900). Adjacent to homestead are two large industrial buildings (modern – less than 60 years old) that currently serve as a motor vehicle repair shop but will be vacated and put to other use. The owner intends retaining these buildings and says the only alteration necessary will be the replacement of the corro-iron of the roof of the homestead with new corro-iron sheets in the same style.

There is a single residence on Retief Street (B in Fig.2) in the same block as the homestead. This is a modern structure and the intention is to demolish it. Also for demolition when alternative accommodation has been provided are four modern workers cottages (C in Fig.2) on the northeast corner of the property.

This report is part of a Basic Assessment EIA process. The property is zoned as agricultural 1 and rezoning is required.



**Figure 2. The long axis of the property Erf 8724 borders Retief Street. A=homestead, B=house to be demolished, C=cottages to be demolished.**

## Archaeological Background

The Paarl area is known for occurrences of Acheulian stone artefacts associated with gravels of the Berg River and valley slopes. There is also potential for the occurrence of more recent Stone Age, Khoekhoe and Colonial remains in this area.

## Description of the property

Clays with a covering of colluvium underlie the property. Agricultural activities have resulted in considerable subsurface disturbance reducing the possibility of finding cultural remains in context.

## Methodology

The property was traversed and exposures and surface disturbances were examined for archaeological and palaeontological materials. The exteriors of the buildings were examined.

## Observations and Results

No palaeontological materials were observed on the property. Ploughing for planting vines has exposed isolated stone artefacts but there is no concentration that would constitute a significant occurrence. These artefacts included three flakes with faceted platforms in low quality silcrete and a Levallois core that can be related to the Middle Stone Age. None were typologically Acheulian.

The structures on the property are as follows:

**Homestead (Figs. 3-6):** conservation worthy, more than 100 years old, altered with original features and fabric, condition sound.

**Three associated outbuildings (Figs. 7-8):** merit same conservation status as homestead, poplar beams, original ironwork, altered with additions, condition medium to poor.

**Industrial buildings (Figs. 4 & 9):** modern, will be retained.

**Single house (Figs. 3, 4 & 10):** modern structure intended for demolition.

**Workers cottages (Figs. 2, 3, 11 & 12):** modern structures intended for demolition.

## Sources of Risk and Statement of Significance

It is unlikely that development will disturb any significant palaeontological or archaeological materials. The significance of the scatter of artefacts seen on the property is rated as low.

The homestead and associated out buildings although altered are significant because of their age and condition and must be conserved.

### **Recommended Mitigations**

Although none are planned, it is recommended no structural alterations be made to the homestead or the three out buildings, all older than 60 years, without submission of detailed plans for consideration by HWC.

Although not planned, any conservation/restoration of the out buildings would require an architectural assessment to determine what is older fabric and what are recent additions.

In as far as it is in the competence of the APM committee it is recommended that the necessary maintenance re-roofing of the homestead building in the original style be approved or the matter referred to BELcom for approval.

In as far as it is in the competence of the APM committee it is recommended that the consideration be given to the approval of the demolition of the single house on Retief Street and the workers cottages or these matters be referred to BELcom.

A general recommendation is that should any excavations by chance uncover buried palaeontological or archaeological materials including human remains that Heritage Western Cape is notified (Ms Celeste Booth, Heritage Resource Management Services, HWC, Private Bag X9067, Cape Town 8000, Tel:021 483 9743, Fax:021 483 9842, cbooth@pwc.gov.za). Features like burials for example can occur in unpredictable locations.







**Figure 4. Aerial view of the homestead (A), the industrial buildings (D), the single house to be demolished (B).**



**Fig. 5. Entrance to homestead (A in Figs. 3&4), note windows have interior shutters, stoep is a later addition, roof is corro-iron that needs replacing. The building has been structurally altered (see Fig. 8) and this reduces its heritage status.**



**Fig. 6. Front door detail, Oregon pine (circa 1900 AD).**



**Fig. 7. One of three outbuildings of similar age to the homestead that have old ironwork and poplar beams. These are conservation worthy but condition is poor.**



**Fig. 8. Modern double storey addition on the north face of the homestead with one of the outbuildings in the background.**



**Fig. 9. Two modern industrial buildings adjacent to the homestead (D in Fig. 4)**



**Fig. 10. House on Retief Street in the same block as the homestead (B in Figs. 3& 4) intended for demolition.**



**Fig. 11. Position of workers cottages (C in Fig. 3) intended for demolition**



**Fig. 12. Cottage, modern structure, intended for demolition**