

**PHASE ONE ARCHAEOLOGICAL INVESTIGATION
DE ZALZE GOLF AND AGRICULTURAL ESTATE
STELLENBOSCH**

Prepared for

DE ZALZE DEVELOPMENT (PTY)LTD

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1. EXECUTIVE SUMMARY

At the invitation of Mr A.W. Withers of Dennis Moss Partnership, a survey of the property to be developed by De Zalze Development (Pty)Ltd was undertaken by the Department of Archaeology, University of Stellenbosch. The impact of construction activities on archaeological sites and historical buildings was assessed and mitigatory measures are recommended. Earlier Stone Age artefacts belonging to the Acheulian industry occur on the property and there are buildings which are old enough to fall under the "50 year" clause of the National Monuments Act. No dense concentration of Acheulian artefacts was visible in ploughed areas on the farm. However, the artefacts are buried below the surface and activities like foundation digging, laying of pipes and earth moving may expose clusters of artefacts, and will require monitoring during the construction phase. The historic buildings on the property are an assets for the development and are conservation-worthy. One of these buildings, at present a labourers dwelling, will be negatively impacted by the development and mitigatory measures need to be taken in this case.

2. INTRODUCTION

At the invitation of Mr A.W. Withers of Dennis Moss Partnership, three farms De Vleie No. 507, De Grootte Zalze No. 505 and De Kleine Zalze No. 508 were surveyed to assess the impact of planned development on archaeological sites in the area. Rezoning and subdivision approvals for the development of a golf course hotel and clubhouse have been granted to De Zalze Development (Pty)Ltd. The plan, as outlined by Mr Withers, is to develop the three farms as a golf and agricultural estate. The agricultural component is well established with fruit as the primary produce. The major impact of the development will come from the construction of the golf course, club house, hotel and housing units on the property.

The brief was as follows:

1. survey the proposed development area and locate and record the position of archaeological sites
2. asses the significance of archaeological sites and the impact of construction operations on them, and
3. produce a report on the investigation and recommend any mitigatory measures needed.

3. ARCHAEOLOGICAL BACKGROUND

Acheulian occurrences, attributed to the Earlier Stone Age, are common in the Stellenbosch area. Stone artefacts belonging to this industry were first discovered in 1899 by Louis Peringuey at Bosman's Crossing at the foot of the Papagaaiberg (Seddon 1966). The Acheulian artefacts are associated with the younger gravels of the coarse alluvium fan on which Stellenbosch is situated. They are dated to the earlier part of the Middle Pleistocene between 700 000 - 300 000 years before the present (Söhnge 1991). Stone artefacts of the Acheulian industry are characterised by pear shaped bifaces (handaxes) and cleavers. The Acheulian people were stenotopic in the sense that they occupied a narrow ecological niche and their artefacts are usually found in valley margins or wetlands.

The area to be developed has a long historical record. Groot Zalze was granted to Nicolaas Cleef in 1695 after which it was acquired by Willem Krige in 1762. In 1820 Jacobus Francois du Toit became owner. His son Jacobus took over in 1848 and was owner until 1868 (Fransen & Cook 1980, De Bosdari 1964)

4. METHOD

The areas that will be affected by the development were traversed. Archaeological sites were recorded and their locations determined with a Geographical Positioning System (GPS). A series of geotechnical testpits located at 33°58'48"S 18°50'09"E, 33°58'47"S 18°50'09"E, 33°58'50"S 18°50'11"E, 33°58'50"S 18°50'10"E, 33°58'44"S 18°50'18"E, 33°58'42"S 18°50'18"E and 33°58'41"S 18°50'18"E were inspected for the presence of archaeological material.

5. ARCHAEOLOGICAL SITES LOCATED

The following archaeological sites were noted:

5.1 Acheulian artefacts were noted in the fields where the fourth and fifth fairways are to be situated as well as in the vineyard (proposed sixth fairway) between the three dams in the South Eastern sector of the property. Artefacts included cores, handaxes, cleavers and flakes. Due to ploughing these artefacts are not *in situ* and are considered to be part of a widespread landscape scale artefact scatter.

5.2 There are five historic buildings of conservation-worthy status under the "50 year" clause of the National Monuments Act No.28 of 1969 situated on the western part of the property:

5.2.1 A cellar (indicated on the attached map) which was built 1837 by Jacobus Francois du Toit. It is not highlighted on the De Zalze Draft Master Plan but is a significant building. The gable is almost straight with sloping outlines. According to Franssen and Cook (1980) the thatch had been replaced by iron and the eaves raised. The iron roof has recently been replaced by thatch with skylights installed on the southern side. The restoration was unsympathetic.

5.2.2 The double-storeyed house with Georgian features is situated west of the cellar (*vide* map). The lower storey of the house was most likely built by Willem Krige. In 1848 Jacobus du Toit converted the homestead into a double-storeyed house with a low-pitched slate roof. The upper storey has the same late-Georgian windows as the lower storey. The building has been modernised and a swimming pool has been installed

5.2.3 The Art Deco house with gable dated 1921 (*vide* map).

5.2.4 The house for labourers approximately 150 metres due north of the cellar

(*vide map*) is an old structure and was probably part of the original werf.

5.2.5 The ruins of a labourer house located at 33°59'58"S 18°48'54"E (*vide map*) is again an old structure and worthy of conservation.

The geotechnical testpits examined did not reveal any significant archaeological materials. An outcrop of weathered granite was recorded at 33°58'44"S 18°50'35"E. This is situated near the border between the Malmesbury Group Formation and Cape granite outcrop indicated by Söhnge (1991) and noteworthy. Most of the De Zalze development is situated on a Cape granite sub-outcrop (Söhnge 1991).

6. IMPACT OF THE DEVELOPMENT ON ARCHAEOLOGICAL SITES AND ASSESSMENT OF SIGNIFICANCE

The presence of Acheulian artefacts was to be expected on the property. A number of Acheulian sites have been reported on neighbouring farms. Seddon(1967:57) reports the presence of Acheulian sites on the southern part of the golf course in the vicinity of the earth-dam above the Blaaukclip River as well as a rich site on the farm Blaaukklippen. Sites are also reported at Spier and Vlottenburg Winery.

Because of extensive ploughing most artefacts visible on the property are not *in situ* and thus of reduced scientific significance. The potential however exists that subsurface sites could be discovered during earth moving and surface preparation on the property, as concentrations of Acheulian artefacts may be

buried in the colluvium below the plough zone. The mined out area where the hotel and clubhouse is to be situated is not sensitive.

There are significant historic buildings on the property. They are clustered around the old homestead described in par.5.2.2. For planning purposes this should be designated as the historic core. Sensitive redevelopment in the area is necessary to conserve and enhance the character of the buildings. The De Zalze Draft Layout shows that a parking area is planned for the location of the labourer's dwelling mentioned in par. 5.2.4. This is clearly an old structure of significance and would need to be retained and incorporated in the design of the historic core development.

7. RECOMMENDATIONS

7.1 There is a low density scatter of artefacts exposed in the plough zone on the property and these artefacts should remain in place and fairway surfaces prepared over them.

7.2 It is recommended that construction and earth moving that will disturb the substrate should be monitored. The foundations for the housing for example would fall in this category as would any levelling for fairways. The reason is that there may be concentrations of Acheulian artefacts in colluvium buried below the plough zone.

7.3 It is recommended that the historical character of the farm be maintained and enhanced. The historical buildings described above under paragraphs 5.2.1, 5.2.2, 5.2.3 and 5.2.4 are an important asset and show examples of architectural changes since 1800's. The homestead area

could be developed as a historic core - a concept developed at Vergelegen. Any alteration to or demolition of these structures would require planning permission of the National Monuments Council

7.4 From the Draft Layout a parking lot is planned for the site of the labourer's dwelling (par.5.2.4 above). The building has not been studied in detail but is clearly significant. As a mitigatory measure it is recommended that the portion of the development that would negatively impact on this building be replanned. Encroachment of housing or demolition would have a negative impact.

8. REFERENCES

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