

# INITIAL HERITAGE ASSESSMENT OF ERF 1500, STELLENBOSCH

Prepared for

**LESLIE BLAKE PROPERTIES**

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## Summary

The Archaeology Contracts Office (ACO) of the University of Cape Town was appointed by Leslie Blake to conduct an initial Heritage Impact Assessment (as part of an EIA process) of erf 1500 Stellenbosch situated between the R101 (Old Paarl Road) and the N1. The site consists of 36 hectares of farm land in a rural setting currently used as grazing and a motocross track. The proponent wishes to rezone and subdivide from *agricultural* to *business and residential*. No structures greater than 60 years old were located on site. Several dispersed artefacts dating from Early Stone Age were recorded. While there is little of heritage value on the site itself, it is noted that its context within the Wine lands and within sight of Paarl Mountain is visually sensitive. This will necessitate careful consideration of the mass and scale of any proposed development.

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## 1. Introduction

The Archaeology Contracts Office (ACO) of the University of Cape Town was appointed by Leslie Blake to conduct an initial Heritage Impact Assessment (as part of an EIA process) of erf 1500 Stellenbosch situated between the R101 (Old Paarl Road) and the N1. The 36 hectare site was inspected on November 9<sup>th</sup> 2005 by Tim Hart MA (archaeologist and generalist heritage professional) assisted by Liesbet Schietecatte MPhil MSC (archaeologist).

### 1.1 The proposal

The proponent intends to apply for rezoning and subdivision with the ultimate goal of building a housing estate as well as commercial properties. At present the land is zoned agricultural and outside any urban edge.<sup>1</sup> There are no plans of the proposed development available at this early stage of the project.

### 1.2 Legislation

The National Heritage Resources Act (NHRA) of 1999 protects heritage resources. Section 38 requires that heritage impacts assessments (HIA's) are required for certain kinds of development such as rezoning of land greater than 5000 sq m in extent or exceeding 3 or more sub-divisions. "Standalone" HIA's are not required where an EIA is carried out as long as the EIA contains an HIA component.

#### 1.2.1 Section 35

**"Archaeological"** means - *material remains resulting from human activity which are in a state of disuse and are in or on land and which are older than 100 years, including artefacts, human and hominid remains and artificial features and structures.* This means that an archaeological site is any area where there are artefacts (objects made by human hand) that are over 100 years of age. An archaeological find is therefore any object or collection of objects made by human hand that is over 100 years old. This can range from ancient stone tools to the contents of historic rubbish dumps containing ceramic shards and bottles.

**"Palaeontological"** means - *any fossilised remains or fossil trace of animals or plants which lived in the geological past, other than fossil fuels or fossiliferous rock intended for industrial use, and any site which contains such fossilised remains or trace.* The term fossil means mineralised bones of animals, shellfish, plants, marine animals. A trace fossil is the track or footprint of a fossil animal that is preserved in stone or consolidated sediment.

#### 1.2.2 Section 34

**"Structure"** means - *any building, works, device or other facility made by people and which is fixed to land, and includes any fixtures, fittings and equipment associated therewith.* Protected structures are those which are over 60 years old.

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<sup>1</sup> Drakenstein Spatial Development Framework is currently being finalized.

### 1.2.3 Section 48.2

“**Cultural landscapes**” are protected by the Act. Section 48.2 permits Heritage Western Cape to intervene and comment on the design and aesthetic qualities of any development that forms part of or is within sight of a protected landscape or heritage site. In this instance we refer to Paarl Mountain – a Provincial Heritage Site.

### 1.3 The receiving environment

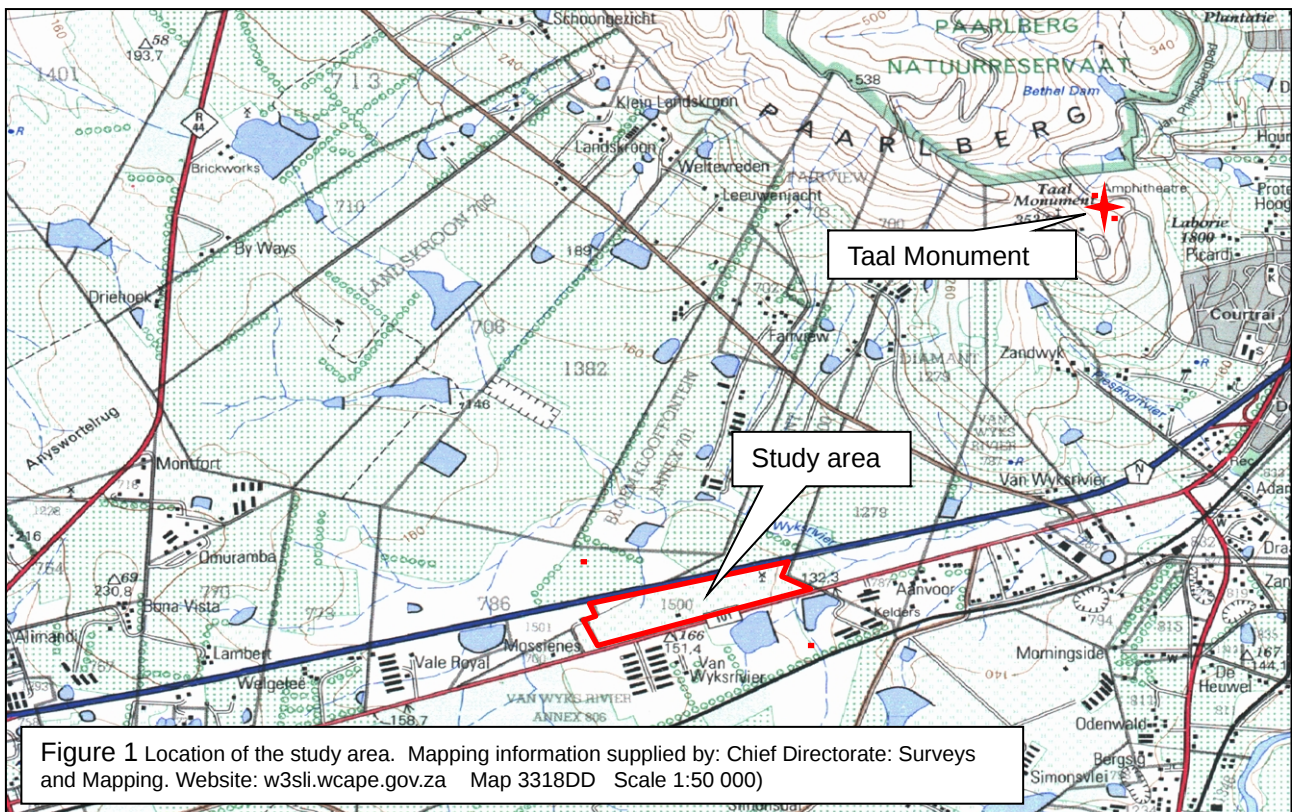
The study area lies (Plate 1) outside the urban edge between the N1 and the R101 (Old Paarl Road) in the wine lands of the Berg River Valley. It is largely undeveloped being mainly farm land. The dominant activity in the immediate surrounding area is agriculture (vineyards, chicken farms, stock). The only structures on the site are a relatively modern farm house, outbuildings and workers cottages. None of these are greater than 60 years of age.

The land is presently occupied by a tenant farmer who runs a small flock of ostriches, some sheep and a few cattle. Although the land shows signs of having been ploughed in the past, it is mainly used as grazing. Natural vegetation has taken over in places. In the very recent past various roads have been bulldozed throughout the site to create a motocross and quad-bike track which is used for weekend races.

The land has apparently not functioned successfully as a farm for a number of years due to its limited size and locally depleted soil. The underlying bedrock is shale and shale derived clays. Top soils are very sandy throughout, however fragments of shale and quartz are visible on the motocross track at the north eastern side of the erf.



Plate 1: View over the study area (typical). Paarl Mountain lies in the background



## 2. Method

The area was visited and searched partly on foot, and partly by vehicle. Identifiable heritage sites were to be recorded, photographed and given co-ordinates using a Garmin GPS 3 Plus set on projection WGS 84.

### 2.1 Restrictions

Although the site was not covered by dense bush, there were many areas where surface visibility was somewhat restricted due to dense grass cover which has proliferated as a result of the good spring rains. A herd of ostriches, in particular an aggressive male bird made searching the south west corner of the site difficult in that we were unable to venture far from the vehicle. Fortunately the motocross and quad-bike tracks that abound on the site provided some areas where ground surface was visible, albeit recently disturbed.

## 3. Findings

### 3.1 History of the site

Farm 1500 consists of two portions, Portion 12 of Farm 786 (originally granted in 1905 in quitrent to Elizabeth Wilhelmina de Villiers) and Portion 3 of Farm 700 (consisting of bits and pieces of farm land from the surrounding farms) and being part of the Diamant Estate, which dated to the 1950s.



In the early 1970s, Portion 3 of Farm 700 and Portion 12 of Farm 786 were expropriated by the Community Development Board as a result of the Group Areas Act.

11074/92

SYE METER	RIGTINGS- HOEK	KOORDINATE	
		Y	X
	Konstante	0,00	+3700 000,00
AB	361,15	A + 8 132,25	+ 40 175,96
BC	923,40	B + 7 781,57	+ 40 089,61
CD	93,30	C + 6 885,00	+ 39 868,60
DE	234,20	D + 6 914,00	+ 39 957,30
EF	1 429,72	E + 6 708,90	+ 40 070,30
FG	216,76	F + 8 069,68	+ 40 508,90
GH	87,50	G + 8 171,47	+ 40 317,53
HA	103,96	H + 8 055,93	+ 40 273,37
(166) Diamond A		Δ + 7 654,66	+ 40 399,85
(353) Zandyk		Δ + 5 304,49	+ 37 347,74

**Bakens.**  
A, B, F, G, H = 20mm ysterpon.  
C = 19mm ronde ysterpon.  
D = Swaar ysterstaaf hoekdraadpaal  
E = 12mm ronde ysterpon.

1. Die figuur ABH stel voor Ged. 15 (n Ged. van Ged.12) van Plaas Nr. 786  
Kaart Nr. 11073/92 Transport Akte Nr. 7036/94

2. Die figuur BCDEFGH stel voor die Restant van Ged.3 van die Plaas Diamant Estate Nr. 700  
Kaart Nr. 3735/1970 Transport Akte 1971. 17406

Die figuur A B C D E F G H  
stel voor 38,8727 Hektaar grond, synde  
Plaas Nr. 1500 en bevat die eiendomme in (1) en (2) hierbo  
gelee in die

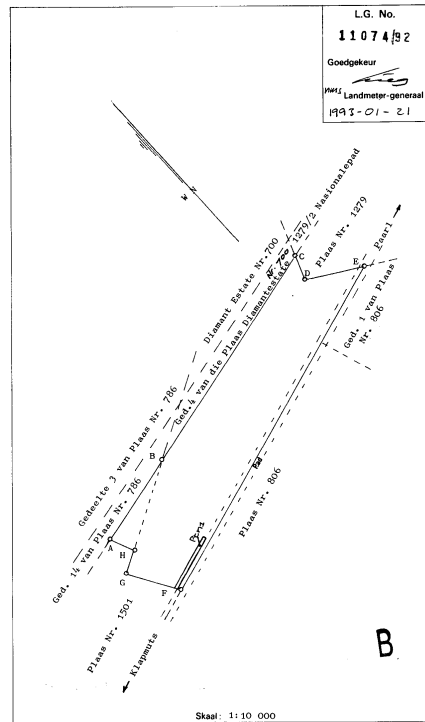
Administratiewe Distrik PAARL Provinsie Kasp die Goede Hoop.  
Swaangestel  
Opgemaak in November 1992 deur my. *B.I. VAN ZYL.* Landmeter

Hierdie kaart is gehag aan No. 7037/94 gedateer t.g.v. Registrateur van Aktes

Die oorspronklike kaart is. *foor hierbo beskryf*  
No. gehag-son  
Transport/Graondblad  
No.

Lêer No. Parl 1500  
M.S. No. 8aan Gestel  
Komp. BH-8BBC (3754)  
BH-8BB Y3 (12531)

TOEGENORENDE  
GEBIED OF DIAGRAM



SgD 11074/1992

### 3.2 Built environment

No structures over 60 years of age and no structures not in use over 100 years of age were identified. The existing farm house is modern, probably built no later than the 1970's. The staff houses may be a little older but are built with fully modern materials. Like the main house they have no heritage significance. The motocross tracks are very recent. Plates 2-4 show existing structures on the site.

### 3.3 Pre-colonial archaeological material

Three flakes of Early Stone Age artefactual waste material were located on the motocross track in the south quarter of the study area. These did not form part of a single scatter being very widely dispersed. In general pre-colonial material was surprisingly scarce as the Berg River valley is well known for scatters of Early Stone Age artefacts. The fact that the sandy soils of this farm are so prolific may mean that ESA material exists, but lies buried closer to bedrock horizons.

### 3.4 Visual context

Given that the proposed development site is situated between two major roads (the R101 and the N1) the development site can be considered to be prominent. Furthermore, its context within the Wine Lands of the Drakenstein area renders it visually sensitive

(although this particular portion of land does not form part of the Cape Wine Lands provisionally protected area).

The view of the site from the N1 tends to be limited as in places the site is screened by stands of trees growing adjacent to the motorway as well as berms and cuttings created when the original road was built. To the passer by on the N1, views of the site are fleeting and momentary. In contrast, views of the site from the R101 is rather more significant being virtually continuous.

It is also noted that the site is visible from at least one prominent viewing point, namely Paarl Mountain and the Taal Monument which provides view-sheds over much of the Berg River Valley. Since Paarl Mountain is a Provincial Heritage Site, this has implications for the appearance of the proposed development with respect to visual heritage (see legal section).

#### **4. Initial statement of significance**

On first pass the proposed site is not sensitive in terms of tangible heritage as archaeological occurrences are minimal and protected structures are completely absent. The heritage significance of this site lies in its context - situated in the Cape Wine Lands. While the erf itself has proved unsuccessful as a farm (according to the developer), we take cognisance of the fact that it is visually prominent and located outside the established urban edge. This factor has implications for any proposed development in terms of massing, roof configurations and open space conservation within the site boundary.

#### **5. Recommendations**

- No further archaeological work is required as very little material protected by Section 35 of the NHRA has been identified.
- Demolition permits from Heritage Western Cape in terms of NHRA Section 34 are not required if demolition of existing structures on the site is envisaged.
- The current ruling in terms of Section 48.2 of the NHRA applies as the site lies within view of a Provincial Heritage Site – Paarl Mountain. This means that the Built Environment and Landscape Committee of Heritage Western Cape has the right to approve or disapprove of the form, mass and layout of the proposed development. The planners of the proposed development are urged to take cognisance of the sensitive contextual issues related to the site. When preliminary drawings are available, these must be submitted to Heritage Western Cape for comment, followed by adjustment as required.
- This report should be considered to be a contribution to the heritage component of the EIA and incorporated within the EIA.
- The EIA for the proposed development must include a visual impact assessment as well as consultation with I&AP's.





Plate 2 Small breeze block, iron and asbestos out-building



Plate 3 Worker's cottage





Plate 4 Main dwelling house



Plate 5 Motocross track

