



an agency of the
Department of Arts and Culture

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CaseID: 12613

Date: Thursday July 19, 2018
Page No: 1

Final Comment

In terms of Section 38 of the National Heritage Resources Act (Act 25 of 1999)

Attention: Housing Development Agency

1.1 Project Title The proposed Eloffspark Mixed Use Development in the City of Tshwane Metropolitan Municipality, Gauteng Province **1.2 Project Background** Envirolution Consulting was appointed by Triviron Project Management (Pty) Ltd on behalf of Housing Development Agency (HDA) to undertake a Basic Assessment process for the proposed Eloffspark Mixed Use Development within the City of Tshwane Metropolitan Municipality (refer to Figure 1). The proposed development footprint of the site is approximately 19 hectares (ha) and is located on Remaining Extent of Farm Eloffspark 772 JR immediately east of the R101 (Mainsfield Avenue), and south of Franzina Street. Various land uses including residential units, medical facility, day care centre, library, community multipurpose hall, plaza and police offices are proposed, and will be referred to as Mixed Used Development? in this report. The site is located about 4.5 km north of the Pretoria CBD within the City of Tshwane Municipality in the township of Eloffsdal. The site forms part of Region 3 (Ward 53) of the city. The site is currently being used for various purposes by a trucking company, car dealership and a plant nursery. The HDA proposed to establish the mixed use housing development on an approximate total developable area of 19 ha that is the site extent. The site is also planned to accommodate mobile network communication mast in the area of the development. The proposed development of the Eloffspark 772 JR as a project will contribute to the development of an integrated human settlement project as an inner-city property. The proposed development will entail: ? Commercial buildings that are grouped in a central commercial hub. ? No mixed use buildings. ? Basement or first floor parking in commercial and specific buildings only. ? Buildings are orientated north facing. ? More than 4 storeys. ? Commercial, social, affordable and students accommodations are separate and in designated zones. Green zones: ? Green zones are centralised on traffic nodes throughout the estate and are communal. ? Green zones each have individual character. Community amenities: ? Medical facility. ? Day care centre. ? Community hall. ? Sub Branch Police Station. ? Post Office Commercial amenities: ? Office space to let ? Private medical suites ? Estate agents ? Estate management office

Van Schalkwyk, J. Phase 1 Cultural Heritage Impact Assessment: Proposed Housing Development On Eloffspark 772JR, Between Capital Park And Eloffsdal, City Of Tshwane District Municipality, Gauteng Province

The proposed development entails a housing development, located in the City of Tshwane, approximately 4km

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Page No: 2

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north of the CBD, bordered on the west by the R101, south by the Transnet Capital Park workshops and on the northern side by Eloffsdal suburb. The site is approximately 19ha in size.

The assessment recorded no sites, features or objects of archaeological heritage significance.

The SA Palaeontological Sensitivity Map indicates that the study area falls between areas of Low and High fossil sensitivity.

Final Comment

Considering that no significant archaeological resources were found, the nature of the development and the geological nature of the area, in terms of archaeological and palaeontological heritage, the SAHRA Archaeology, Palaeontology and Meteorites Unit has no objections to this proposed development, provided that the recommendations in the specialist reports and this comment are adhered to, and on the following conditions:

- No palaeontological studies are required however a protocol for finds is required.
- If any evidence of archaeological sites or remains (e.g., remnants of stone-made structures, indigenous ceramics, bones, stone artefacts, ostrich eggshell fragments and charcoal/ash concentrations) or palaeontological remains are found during the proposed activities, SAHRA must be alerted immediately, and a professional archaeologist or palaeontologist, based on the nature of the finds, must be contacted as soon as possible to inspect the findings. If the newly discovered heritage resources prove to be of significance a Phase 2 rescue operation might be necessary.

Should you have any further queries, please contact the designated official using the case number quoted above in the case header.

Yours faithfully

Andrew Salomon
Heritage Officer: Archaeology
South African Heritage Resources Agency

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Phillip Hine
Acting Manager: Archaeology, Palaeontology and Meteorites Unit
South African Heritage Resources Agency

ADMIN:

Direct URL to case: <http://www.sahra.org.za/node/507630>

Terms & Conditions:

1. This approval does not exonerate the applicant from obtaining local authority approval or any other necessary approval for proposed work.
2. If any heritage resources, including graves or human remains, are encountered they must be reported to SAHRA immediately.
3. SAHRA reserves the right to request additional information as required.