

Verny Vergeent

92/054/10008
To: Mary Kende

From: Kirstin

**PHASE 1 ARCHAEOLOGICAL IMPACT ASSESSMENT
PROPOSED DEVELOPMENT
ERF 3418
BRACKENFELL**

(Morgan grounds)

Prepared for

**HENDRIK VAN DER HOVEN LANDSCAPE ARCHITECTS AND
ENVIRONMENTAL PLANNERS IN ASSOCIATION**

By

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Executive summary

No archaeological remains were located during a Phase 1 Archaeological Impact Assessment (AIA) of Erf 3418 Brackenfell.

The proposed development of Erf 3418 (Morgan Ground) envisages a retirement centre in Portion A and a commercial centre in Portion B. Industrial and residential development is envisaged for Portion C, subject to the approval of a structure plan.

Margaret Neethling, Heritage Consultant has undertaken a heritage review of the property.

Erf 3419 comprises mainly old agricultural fields, which have been severely disturbed and altered. A relatively large portion of the site is infested with alien vegetation.

The impact of the proposed development on archaeological remains is considered to be low to negligible.

The probability of locating significant archaeological sites/remains during implementation of the project is also considered to be low.

With regard to the proposed development of Erf 3418 Brackenfell, the following archaeological recommendations are made.

- No mitigation is required.
- No further detailed studies are required.

1. INTRODUCTION

1.1 Background and brief

Hendrik van der Hoven Landscape Architects and Environmental Planners has requested the Agency for Cultural Resource Management to undertake a Phase 1 Archaeological Impact Assessment (AIA) of Erf 3418 Brackenfell.

The proposed development of Erf 3418 (Morgan Ground) envisages a retirement centre in Portion A and a commercial centre in Portion B. Industrial and residential development is envisaged for Portion C, subject to the approval of a structure plan.

The aim of the study is to locate, identify and map archaeological remains that may be negatively impacted by the planning, construction and implementation of the proposed development, and to propose measures to mitigate against the impact.

2. TERMS OF REFERENCE

The terms of reference for the archaeological study were:

1. to determine whether there are likely to be any archaeological sites of significance on the proposed site;
2. to identify and map any sites of archaeological significance on the proposed site;
3. to assess the sensitivity and conservation significance of archaeological sites on the proposed site;
4. to assess the status and significance of any impacts resulting from the proposed development, and
5. to identify mitigatory measures to protect and maintain any valuable archaeological sites that may exist on the proposed site.

3. THE STUDY SITE

The study site for the proposed development is illustrated in Figure 1.

The site is bounded by the R300 on its western boundary, by Bottelary Road on its southern boundary, by Brackenfell Boulevard on its eastern boundary and by the Old Paarl Road on its northern boundary.

The property is about 340 ha in extent.

The property comprises mainly old agricultural fields, which have been severely disturbed and altered. A relatively large portion of the site is infested with alien vegetation.

Margaret Neethling, Heritage Consultant has undertaken a heritage review of the site.

4. STUDY APPROACH

The approach used in the archaeological assessment entailed a vehicle and foot survey of Portions A, B, and C of Erf 3418.

5. RESULTS OF THE ARCHAEOLOGICAL STUDY

No archaeological remains were located during the assessment.

6. IMPACT STATEMENT

The impact of the proposed development of Erf 3418 Brackenfell, on archaeological remains is considered to be low to negligible.

The probability of locating significant archaeological remains during implementation of the project is also considered to be low to negligible.

7. CONCLUDING STATEMENT

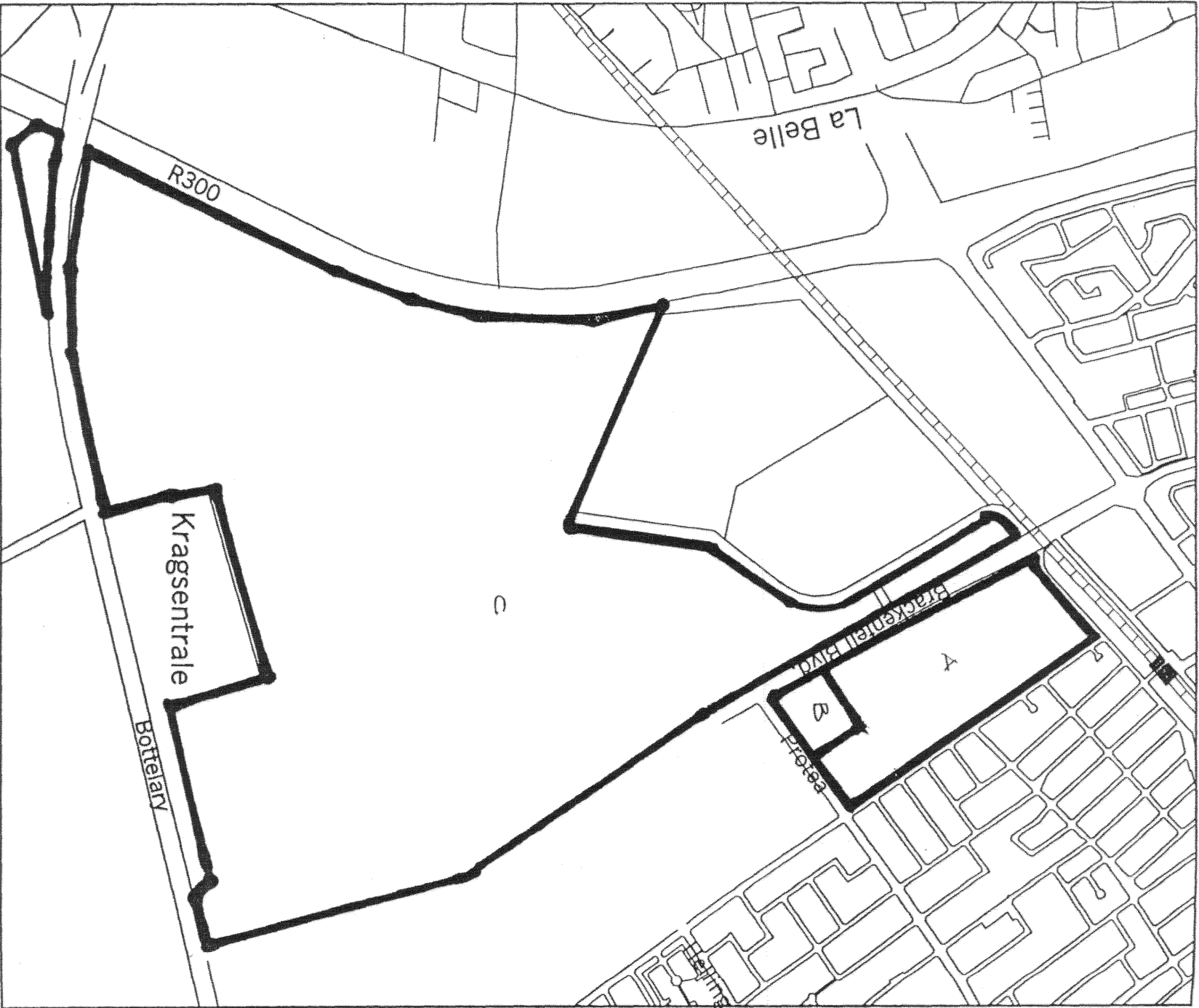
The receiving environment is not considered to be archaeologically vulnerable, sensitive or threatened.

8. RECOMMENDATIONS

With regard to the proposed development of Erf 3418 Brackenfell, the following recommendations are made.

- No archaeological mitigation is required.
- No further detailed studies are required.

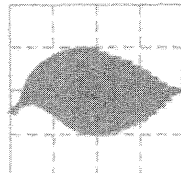
The recommendations are subject to the approval of the South African Heritage Resources Agency.



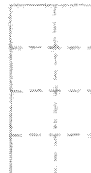
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9/2/054/8



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Verw. nr 0277-10
7 Junie 2002

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SA HERITAGE RESOURCES AGENCY
Western Cape Provincial Office
07 JUN 2002
RECEIVED

Vir aandag : Kirstin van Tonder

VOORGESTELDE ONTWIKKELING VAN ERF 3418, BRACKENFELL

Die voorgestelde ontwikkeling van Erf 3418 sal behels die ontwikkeling van 'n aftreepoord (gedeelte A), 'n besigheidsentrum (gedeelte B) en die balans vir residensiële en kommersiële ontwikkeling (gedeelte C) soos per die sonering van die eiendom. Oostenberg Administrasie, Stad Kaapstad het reeds aansoek ontvang vir die hersonering van gedeeltes A, B en 'n gedeelte van C. Oostenberg Administrasie het egter versoek dat daar eers 'n struktuurplan voorberei word voordat enige verdere gedeeltes van die eiendom oorweeg sal word vir ontwikkeling uitgesluit gedeeltes A en B. Aangesien die struktuurplan afhanlik is van omgewing en kulturele insette word enige moontlike negatiewe impakte reeds op hierdie stadium geïdentifiseer.

Aansoek word nou gedoen (as 'n saak van dringendheid) vir goedkeuring in terme van Artikel/ 38 van die Wet op Nasionale Erfenisulbronne (Wet No. 25 van 1999) vir die totale eiendom om die huidige en toekomstige beplanning van die eiendom te laat vlot.

Aangeheg is 'n "Notification to SAHRA of Intent to Develop" sowel as 'n afskrif van 'n Erfenis oorsig en Fase 1 Argeologiese ondersoek vir die totale eiendom soos voorheen bespreek. 'n Aansoek aan DOKES vir gedeelte A van die eiendom is reeds gedoen met 'n afskrif van die aansoek dokument sowel as 'n afskrif van die antwoord op die aansoek.

Verder word 'n voorgestelde terrein ontwikkelingsplan vir die besigheidsentrum en 'n plan van 'n voorgestelde residensiële ontwikkeling (gedeelte van C) aangeheg. Die planne van die struktuurplan is op die stadium nog nie beskikbaar nie aangesien sekere owerheidsbesluite aangaande die paaië netwerk nog uitstaande is.

Skakel my asseblief dringend indien verdere inligting verlang word.

Die uwe

H. J. van Hoven

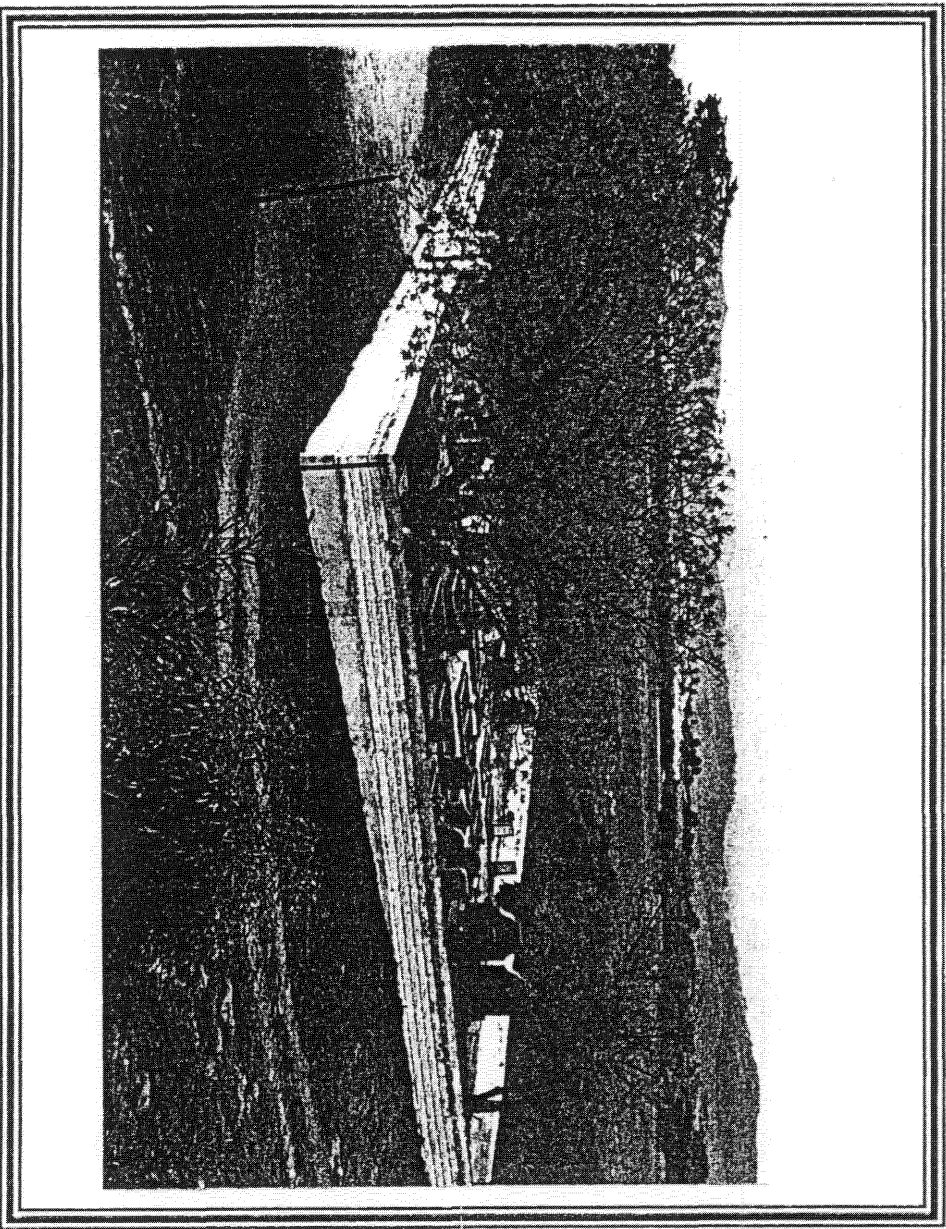
H J VAN DER HOVEN

Afskrifte aan Mnr. C J Roux en Johan Botha Raadgewende Ingenieurs

Okay! Op w. dat
die (strukturele) agtergrondplan
by die ontv. op 'n
geusstruktuur word geskryf
sowel. Sketsbouplanne
wat dit wysstaan
met aan SAEHA
Vergelyk word alreeds
in 'nale kommentaar
agter word.
Dit is met 'n beginplanne
tegang
wees!
Dm T 17/6/2002

**ERF 3418 BRACKENFELL
MORGAN GROUND**

HERITAGE RESOURCE SCREENING REPORT



PREPARED BY MARGARET NEETHLING

HERITAGE CONSULTANT

P O BOX 21665

KLOOF STREET, 8008

JUNE 2002

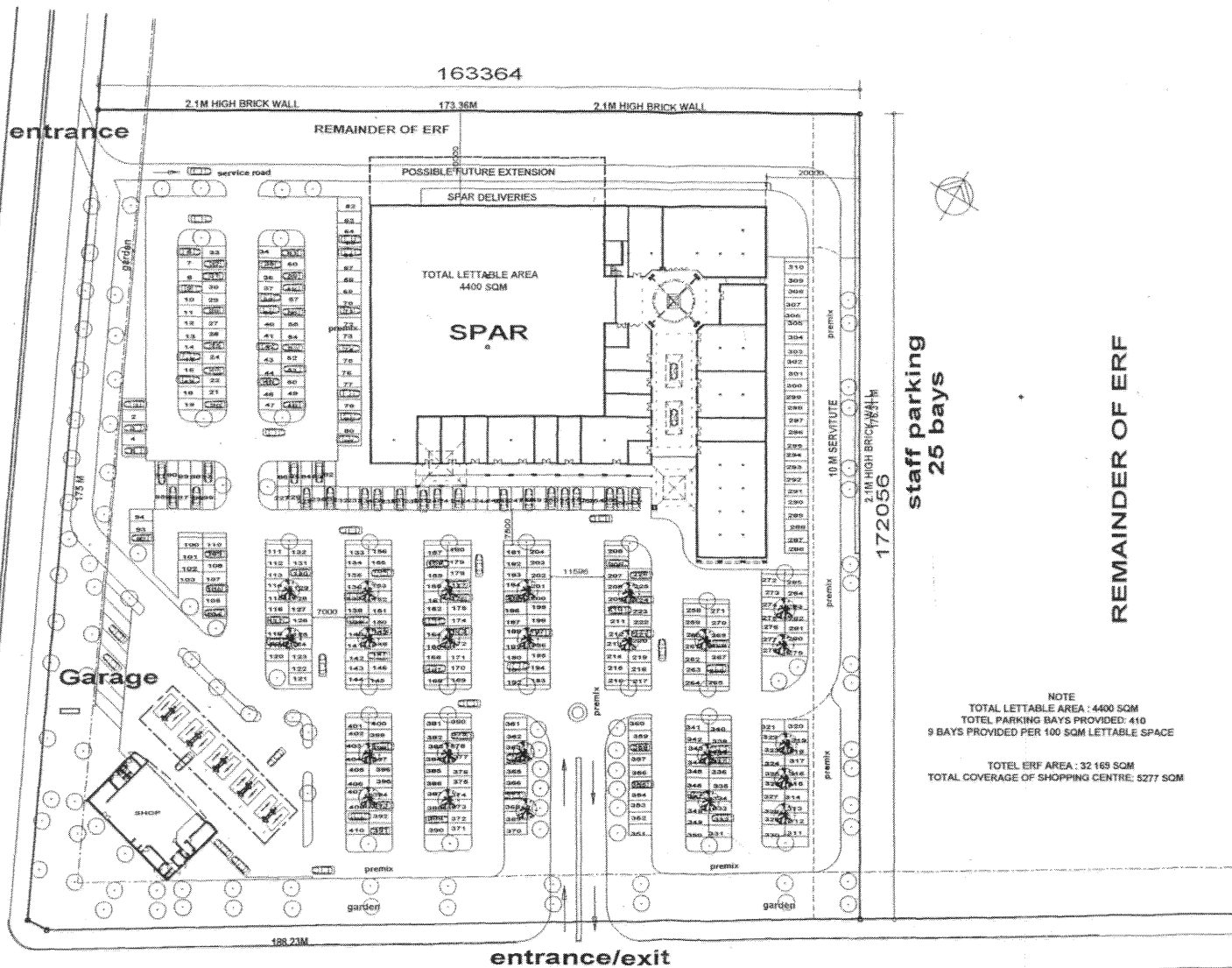
VODRGESTELDE GEBRUIKE VAN GROND
 OP die RESTANT van ERF 3418 BRACKENFELL

SKAAL: 1/10000



DE HAAN & WARD
 Landeers
 Belliv. 0211 948-4652
 Tel. 0211 949-9800
 Fax. 0211 949-1111
 VPKW KADISTRAAT 11C

BRACKENFELL BOULEVARD



staff parking
25 bays

REMAINDER OF ERF

NOTE
TOTAL LETTABLE AREA : 4400 SQM
TOTAL PARKING BAYS PROVIDED: 410
9 BAYS PROVIDED PER 100 SQM LETTABLE SPACE
TOTAL ERF AREA : 32 165 SQM
TOTAL COVERAGE OF SHOPPING CENTRE: 5277 SQM

PROPOSED SITE DEVELOPMENT PLAN

LEGEND

- POPULUS SIMONII
- EKEBERGIA

NOTES - NOTAS

REVISIONS - WYSIGINGS

REVISIONS - HERSIENINGS

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PROPOSED PROJECT

PROPOSED NEW SHOPPING CENTRE - ERF 3418 BRACKENFELL COSTENBERG

SITE DEVELOPMENT PLAN

PROJECT No. D10157	Client No. siredia2	Project No. B
Scale 1:500	Date JAN 2002	Author JVZ

