

Agency for Cultural Resource Management

Specialists in Archaeological Studies and Heritage Resource Management

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29 September, 2006

Mr Hennie Taljaard
I.C. @ Plan
Town Planners
10 A Pastorie Park
Somerset West
7130

Dear Mr Taljaard

PHASE 1 ARCHAEOLOGICAL IMPACT ASSESSMENT ERF 33249 (FORMERLY ERVEN 5146-5148, 5164-5167) THE STRAND CITY OF CAPE TOWN

1. Introduction and brief

I.C. @ Plan Town Planners¹, on behalf of Strand Central Investments (Pty) Ltd requested that the Agency for Cultural Resource Management conduct a Phase 1 Archaeological Impact Assessment of Erf 33249, The Strand, situated in the City of Cape Town.

The proposed project entails the construction of a 120-unit flat complex, consisting of a ground and 4-floor building with basement parking and amenities such as tennis court, pool and braai area. The site formerly consisted of Erven 5146-5148, 5164-5167 which have been consolidated and registered as a single Erf. Seven units currently occupy the subject property. The intention is to demolish the units, in order to erect the flat complex.

The property is currently zoned Single Residential in terms of the Strand zoning scheme, and will be rezoned for general residential zone 1 purposes. Departure from the scheme regulations is also necessary to accommodate the proposed building envelope.

The extent of the proposed project ($\pm 7000\text{m}^2$) falls within the requirements for an archaeological impact assessment as required by Section 38 of the South African Heritage Resources Act (No. 25 of 1999).

The site visit and assessment took place on 22 September 2006.

A 1:50 000 locality map is illustrated in Figure 1.

An aerial photograph of the site is illustrated in Figure 2.

¹ IC@ Plan is represented by Mr Hennie Taljaard. Fax no. 850 0401

2. Terms of reference

The Terms of Reference for the Phase 1 Archaeological Impact Assessment are to:

- Identify and map heritage resources on the proposed site;
- Determine the importance of heritage resources on the proposed site;
- Determine and assess the potential impacts of the proposed development on the heritage resources, and
- Recommend mitigation measures to minimise impacts associated with the proposed development.

A 'Notification to Heritage Western Cape of Intent to Develop' checklist has been completed by the archaeologist, and together with the specialist archaeology report, has been submitted to Heritage Western Cape Built Environment and Landscape Committee (BELCOM) for comment.

3. The site

Erf 33249, The Strand is bounded by Mills Street, Steyn Road and Main Road respectively, and located in close proximity to the recently improved Broadway/Main Road intersection. Broadway and Main Road are major arterials which provide direct access to the Strand CBD and the N2 / Somerset West. The property forms part of a clearly defined mixed-use corridor which stretches along Main Road. GPS co-ordinates for the site are S° 34 06 437 S° 50 242 set on map datum wgs 84.

The proposed (consolidated) site currently consists of a single dwelling (i.e. seven single residential units) on each of the former erven. A strip of vacant land is located alongside Broadway Road (Figures 3-6).

4. Approach to the study

The property was subjected to a foot survey.

5. Results of the study

No pre-colonial archaeological heritage remains were located on the property.

The residential units are modern buildings and are of no conservation value. Their replacement would not have any adverse impact on the area.

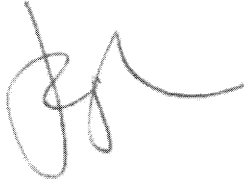
The impact of the proposed development on archaeological heritage remains will be very low.

The probability of locating significant archaeological heritage remains during implementation of the project is likely to be highly improbable.

6. Conclusion

The archaeological assessment has shown that Erf 33249, The Strand, is suitable for development.

Yours sincerely

A handwritten signature in black ink, appearing to be 'JK' with a long horizontal flourish extending to the right.

Jonathan Kaplan

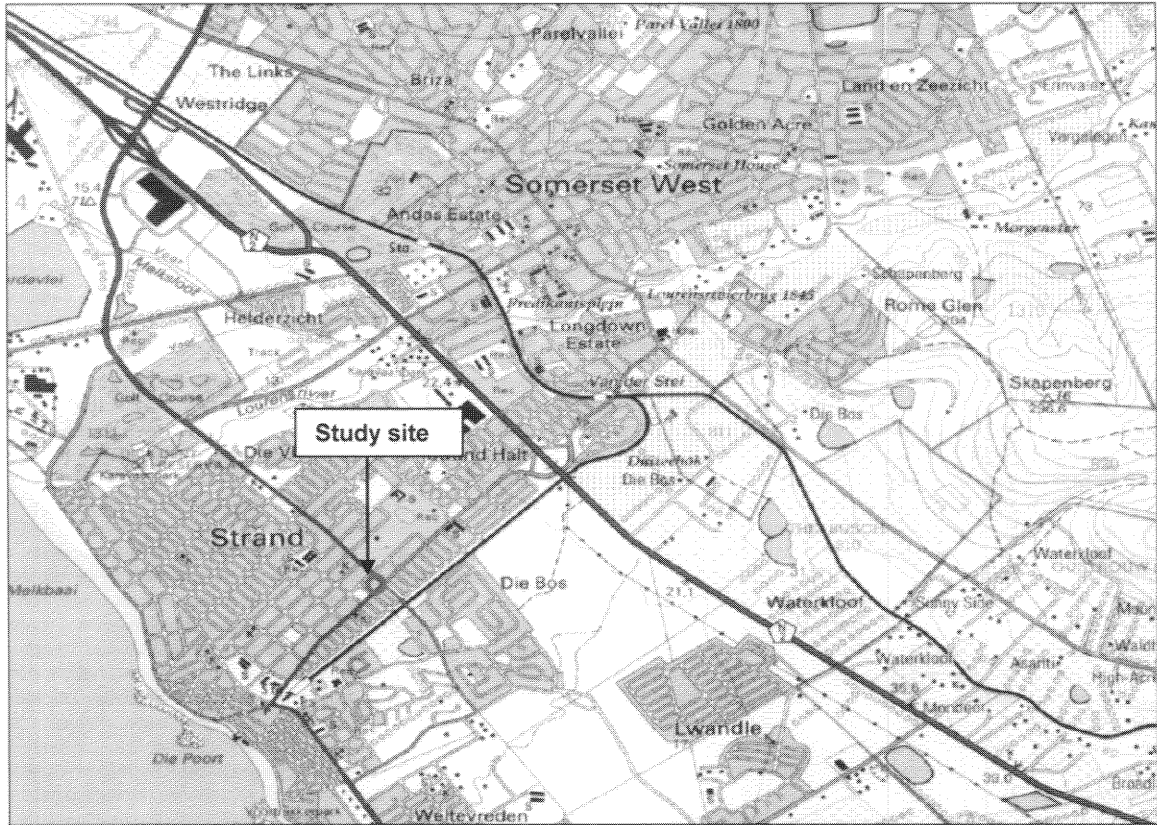


Figure 1. Locality map (3418BB Somerset West)

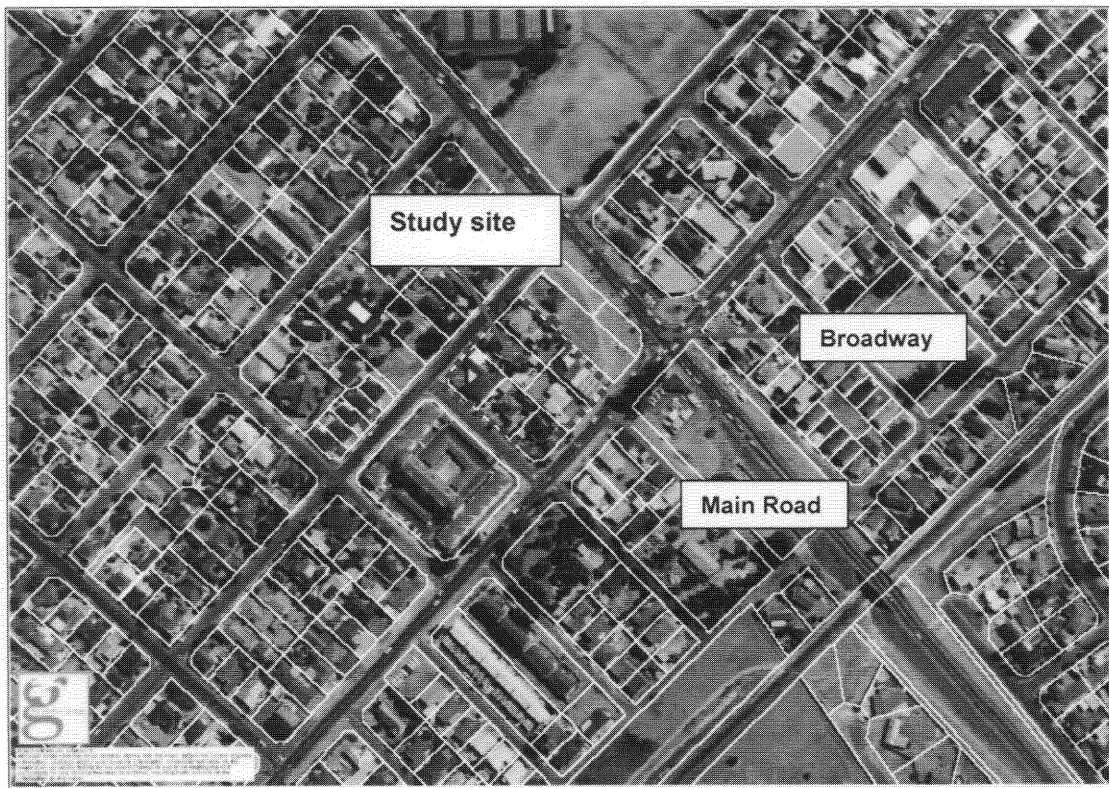


Figure 2. Aerial photograph of the study site and surrounding properties

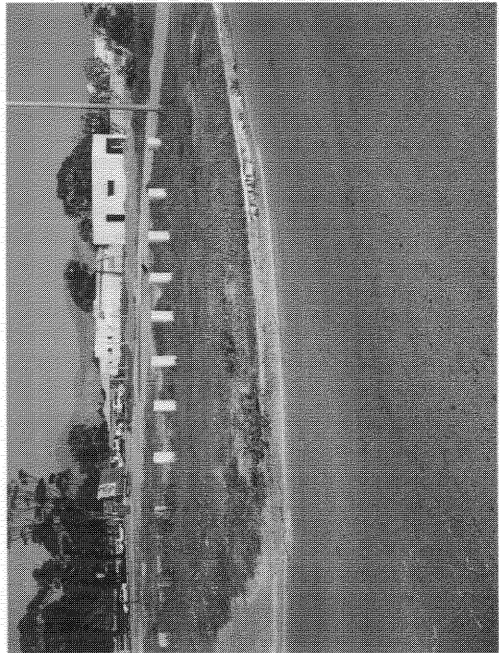


Figure 3. Corner of Broadway and Mills Street

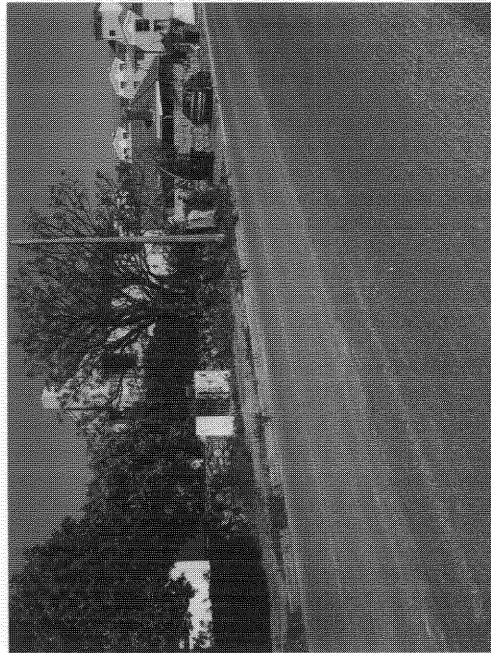


Figure 4. Houses in Mill Street

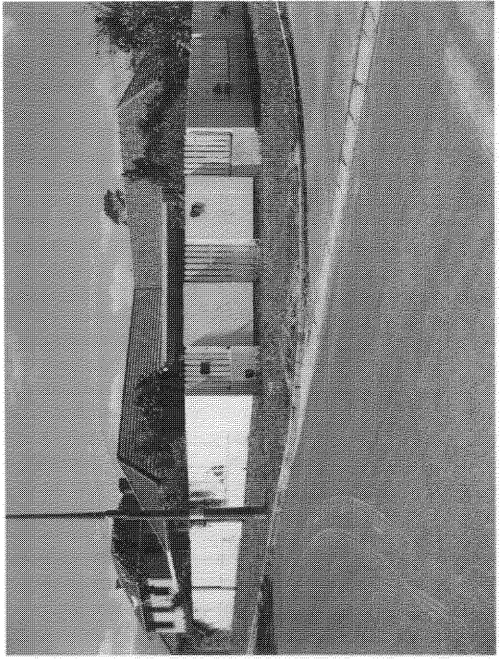


Figure 5. Houses on corner of Mills Street & Steyn Road



Figure 6. Corner of Main Road & Steyn Road

