

Agency for Cultural Resource Management

Specialists in Archaeological Studies and Heritage Resource Management

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27 June 2005

Mr Henry Aikman
Aikman Associates Heritage Management
18 Ley Road
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Dear Mr Aikman

PHASE 1 ARCHAEOLOGICAL IMPACT ASSESSMENT PROPOSED CONSOLIDATION AND SUBDIVISION PORTION OF ERF 8343 AND REMAINDER ERF 2224 HOUT BAY

1. Introduction and brief

Aikman Associates Heritage Management, on behalf of Oakhurst Properties (Pty) Ltd, requested that the Agency for Cultural Resource Management conduct a specialist Phase 1 Archaeological Impact Assessment of a portion of Erf 8343 and the remainder of Erf 2224 Hout Bay, in the Western Cape Province.

An application has been made for the consolidation and subdivision of the affected properties, in order to develop 73 Single Residential Units, and one Special Residential Unit (group housing). Provision is also made for Rural Purpose erven, roads and Private Open Space.

The scheme is consistent with subdivisional approvals granted in 1994.

The extent of the proposed development 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 23 June 2005.

Figure 1 shows location of the proposed development.

The affected property (GPS reading S° 34 01 451 E 18° 22 844 set on map datum WGS 84) is one of the last remaining portions of Oakhurst Farm that is to be developed in the Hout Bay Valley. It is located on the northern slopes of Skoorsteenkop Mountain, straddling the Bokkemanskloof River (Figure 2). The property is bordered on the south by the Table Mountain National Park and by existing residential development to the west and east.

A municipal pipe track traverses the property, effectively dividing it into two portions. The property is very steep at the southern end with sandstone cliffs and rocky outcrops. A large stand of Sugar Gums straddles the pipe track in the central portion of the property (Figures 3-4). Below the track the property falls evenly towards the Main Road (Figure 5).

The properties were once part of an extensive estate farmed by the Dorman family from the early 20th century until the 1980's, when the farm was first subdivided for urban development¹.

There are several buildings that occur on the eastern side of the property. These include a small dwelling close to the Main Road, a labourers cottage, stables and the old dairy. A gravel road that winds up from the Main Road provides access to them (refer to Figure 2). According to Aikman (pers. comm.), none of the buildings are considered conservation worthy, but will be retained in the proposed development.

Aikman Associates Heritage Management has undertaken a preliminary heritage investigation for the proposed development².

2. Terms of reference

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

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

3. Approach to the study

The property was subjected to a foot survey.

4. Limitations

There were no limitations associated with the proposed project.

¹Aikman, H. 2005. Heritage Statement Portion of Erf 8343 and remainder Erf 2224 Hout Bay: Proposed consolidation and subdivision. Report prepared by Aikman Associates Heritage Management.

² Aikman, H. 2005. Heritage Statement Portion of Erf 8343 and remainder Erf 2224 Hout Bay: Proposed consolidation and subdivision. Report prepared by Aikman Associates Heritage Management

5. Findings

No precolonial archaeological heritage remains were located during the study.

6. Impact statement

The assessment of the proposed project has rated the potential impacts to precolonial archaeological material as being low.

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

The affected property is not considered to be archaeologically sensitive, vulnerable or threatened.

7. Recommendations

With regard to the proposed consolidation and subdivision of portion of Erf 8343 and the remainder of Erf 2224 Hout Bay, the following recommendations are made.

- No archaeological mitigation is required.
- The project should be allowed to proceed as planned.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Jonathan Kaplan', with a stylized, cursive script.

Jonathan Kaplan

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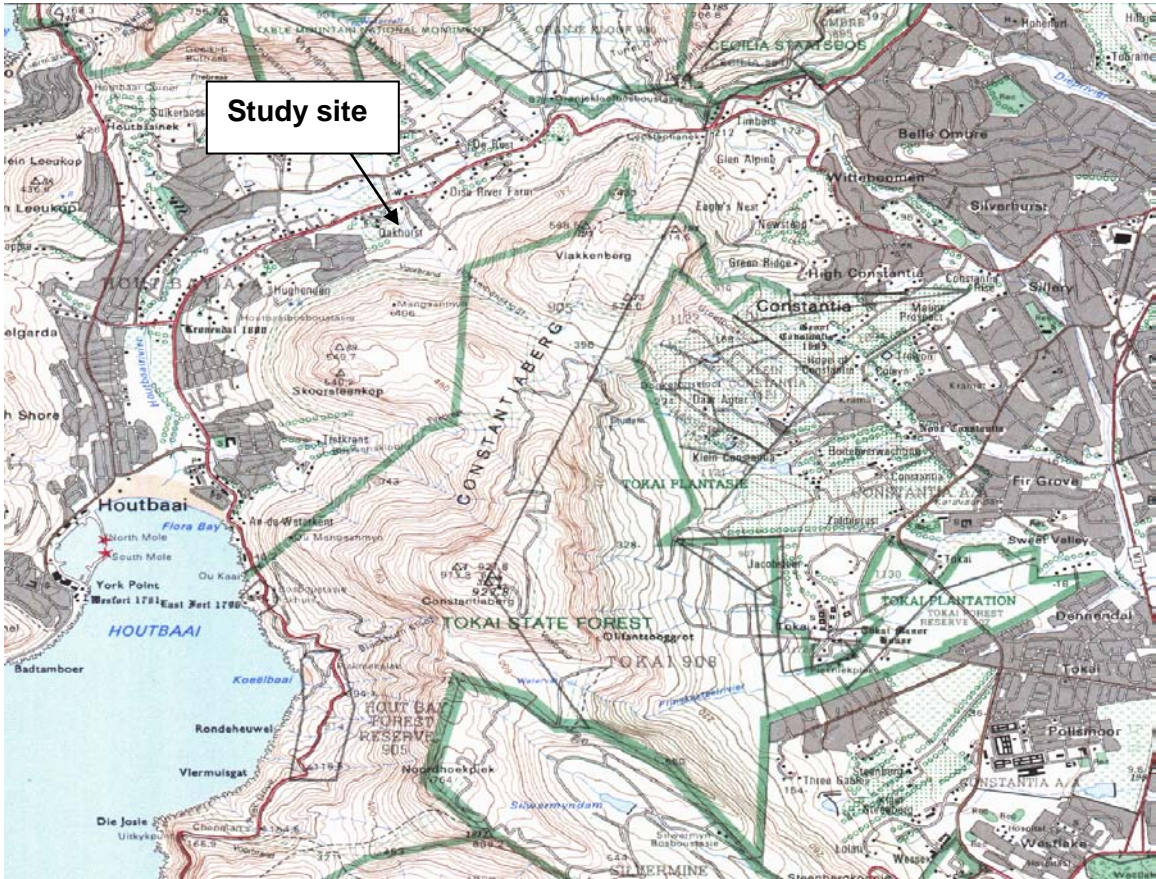


Figure 1. Site locality (3418 AB & AC Cape Peninsula).



Figure 2. View of the site from Main Road. Note the buildings in the foreground.



Figure 3. View of the central portion of the property facing west.



Figure 4. View of the central portion of the property facing north.



Figure 5. View of the lower portion of the property.