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HERITAGE SCREENER

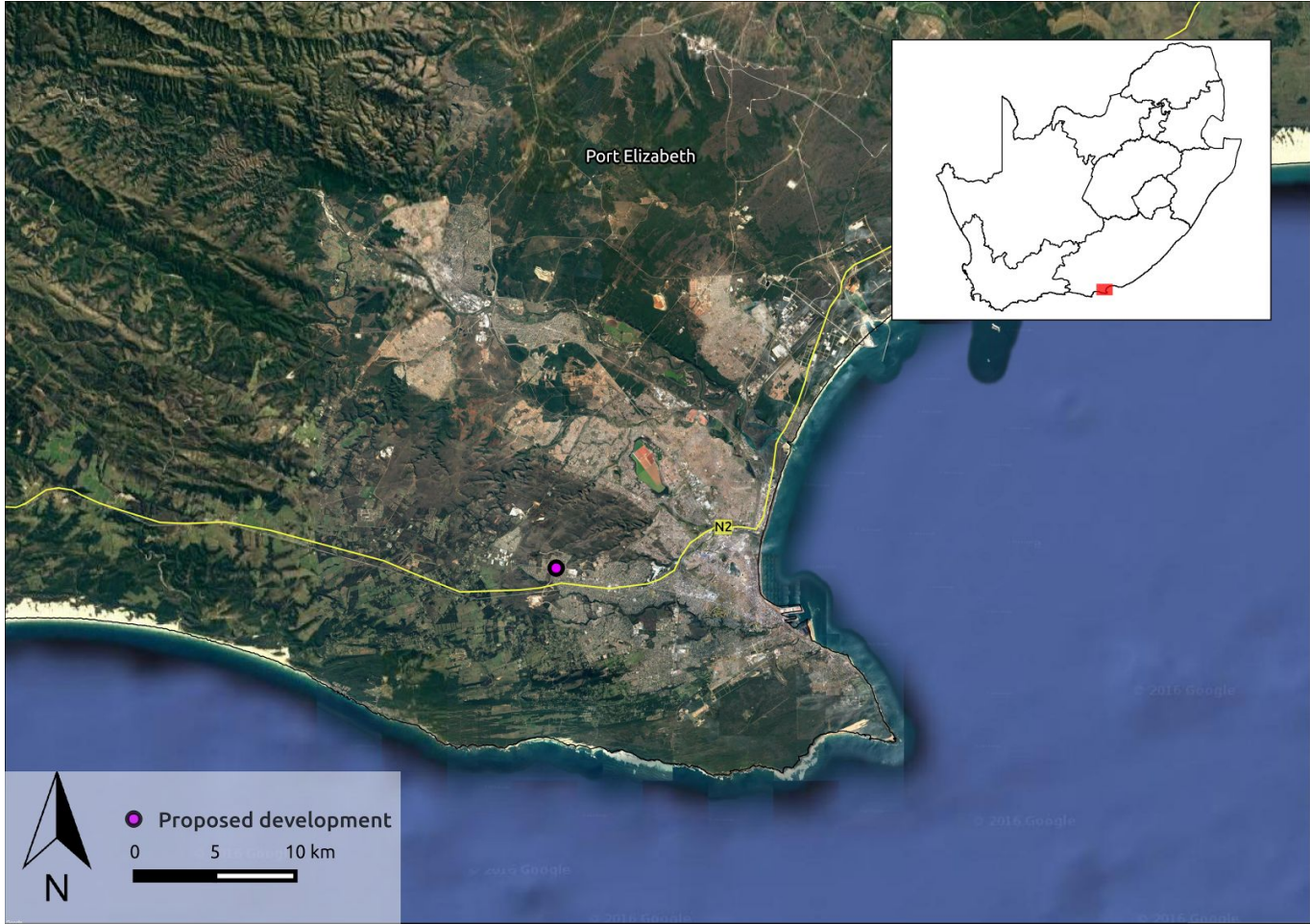
CTS Reference Number:	CTS16_057	
SAHRIS Case ID:	10472	
DEDEAT Ref No.	ECm1/Q146-2016	
Client:	Ansa Ferreira	
Date:	2 December 2016	
Title:	Development on Erf 1792 Parsons Vlei, Port Elizabeth	
Recommendation by CTS Heritage Specialists: (Type 1)	RECOMMENDATION: The heritage resources in the area proposed for development have been sufficiently recorded - No further Heritage Assessments are recommended for this proposed development.	

Figure 1a. Satellite Map indicating the location of the proposed development in the Eastern Cape Province



1. Proposed Development Summary

The proposal is to subdivide and rezone Erf 1792 Parsons Vlei into two portions, approximately 6 ha and 3.45 ha respectively, and for both portions to contain mixed use development, including commercial, retail and residential uses. An access road will be provided off Cape Road. The property is situated on the corner of Bishop's Way and the R102 (Old Cape Road), Bridgemeade.

2. Application References

Name of relevant heritage authority(s)	South African Heritage Resources Agency (SAHRA)
Name of decision making authority(s)	Eastern Cape Department of Economic Development, Environmental Affairs and Tourism (DEDEAT)

3. Property Information

Latitude / Longitude	33°56'05.7_S 25°28'20.4_E
Erf number / Farm number	ERF 1792
Local Municipality	Nelson Mandela Bay Municipality
District Municipality	Nelson Mandela Metro
Previous Magisterial District	Port Elizabeth
Province	Eastern Cape Province
Current Use	Vacant
Current Zoning	Undetermined
Total Extent	9.4952 ha



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4. Nature of the Proposed Development

Surface area to be affected/destroyed	50% for development (possibly more during construction)
Depth of excavation (m)	Normal foundations and for services reticulation.
Height of development (m)	Not yet determined but not higher than 3-4 storeys.
Expected years of operation before decommission	Permanent development

5. Category of Development

Triggers: Section 38(8) of the National Heritage Resources Act	X
Triggers: Section 38(1) of the National Heritage Resources Act	
1. Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length.	
2. Construction of a bridge or similar structure exceeding 50m in length.	
3. Any development or activity that will change the character of a site-	
a) exceeding 5 000m ² in extent	X
b) involving three or more existing erven or subdivisions thereof	
c) involving three or more erven or divisions thereof which have been consolidated within the past five years	
4. Rezoning of a site exceeding 10 000m ²	
5. Other (state):	

6. Additional Infrastructure Required for this Development

Access off Cape Road Internal services reticulation Internal road to provide access to two portions.
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7. Mapping (please see Appendix 3 and 4 for a full description of our methodology and map legends)



Figure 1b. Overview Map. Satellite image (2016) indicating the proposed development area at closer range. An illegal dump site can be seen in the south-eastern corner (see also Figure 1f)



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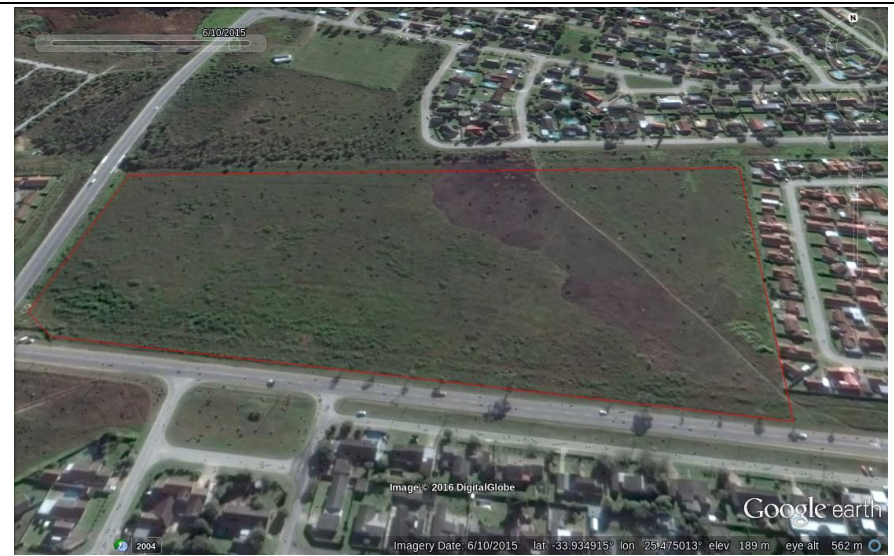
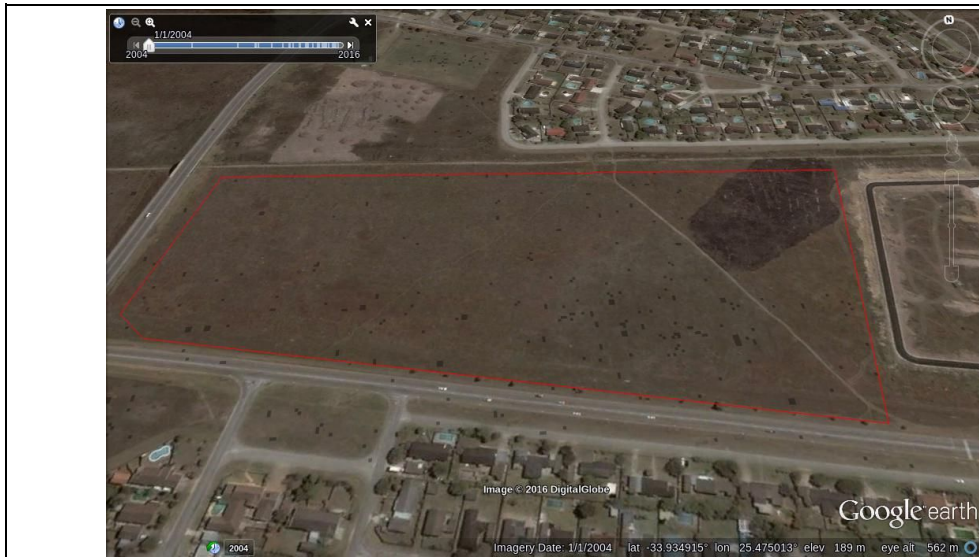


Figure 1c. Historic Satellite Images indicating the proposed development area in 2004 (top) and 2010 (bottom), showing disturbance of the site with dirt tracks.

Figure 1d. Historic Satellite Images indicating the proposed development area in 2014 (top) and 2015 (bottom), showing extensive vegetation disturbance of the site.



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Figure 1e. Google Streetview Image of western side of proposed development area, indicating proximity to highway..



Figure 1f. Google Streetview Image of south-eastern corner of proposed development area, indicating dump site, as well as proximity to adjacent residential area.



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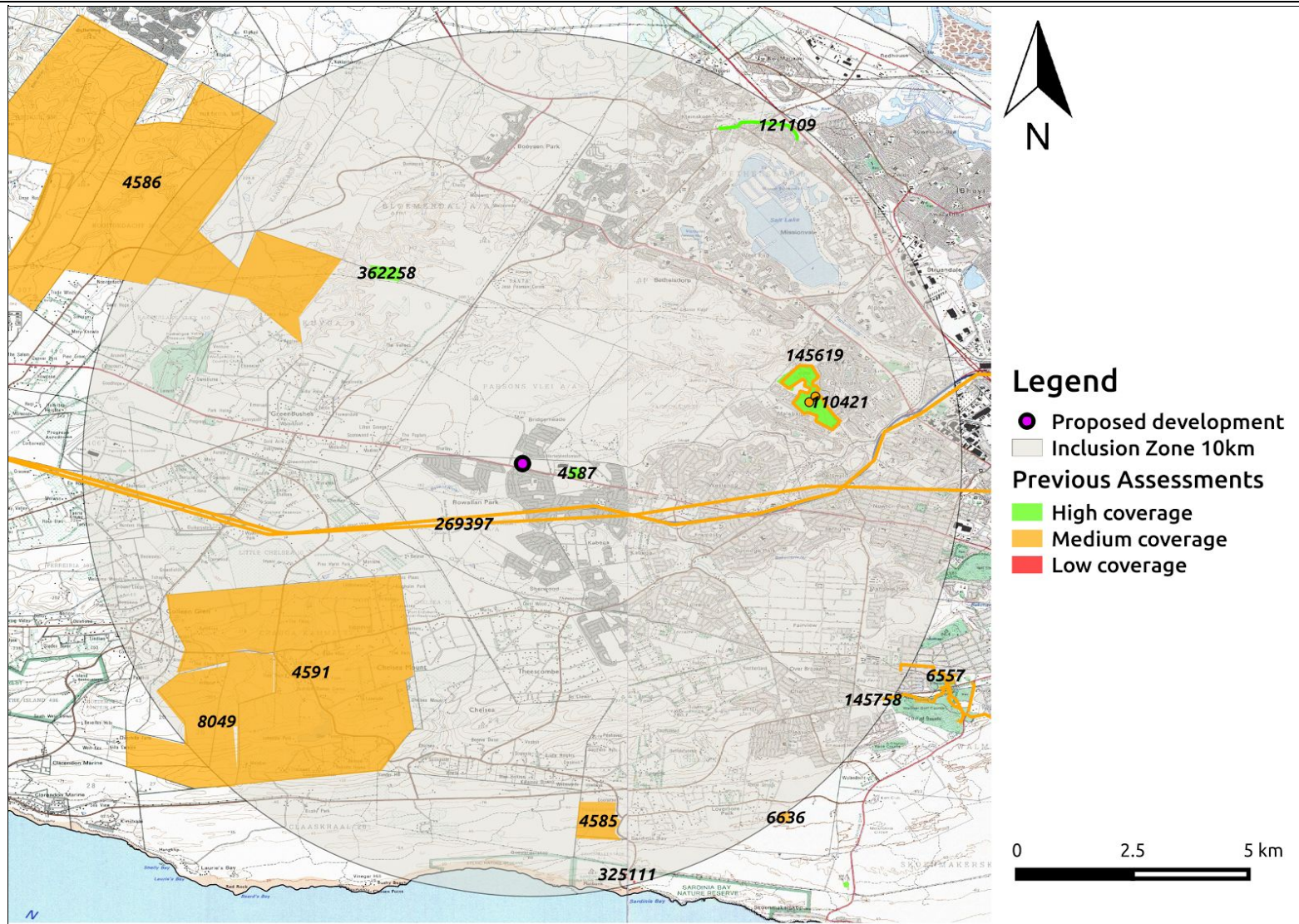


Figure 2a. Previous HIAs map. Previous Heritage Impact Assessments (excluding PIAs) surrounding the proposed development area within 10km, with SAHRIS NIDS indicated (please see Appendix 2 for full reference list).



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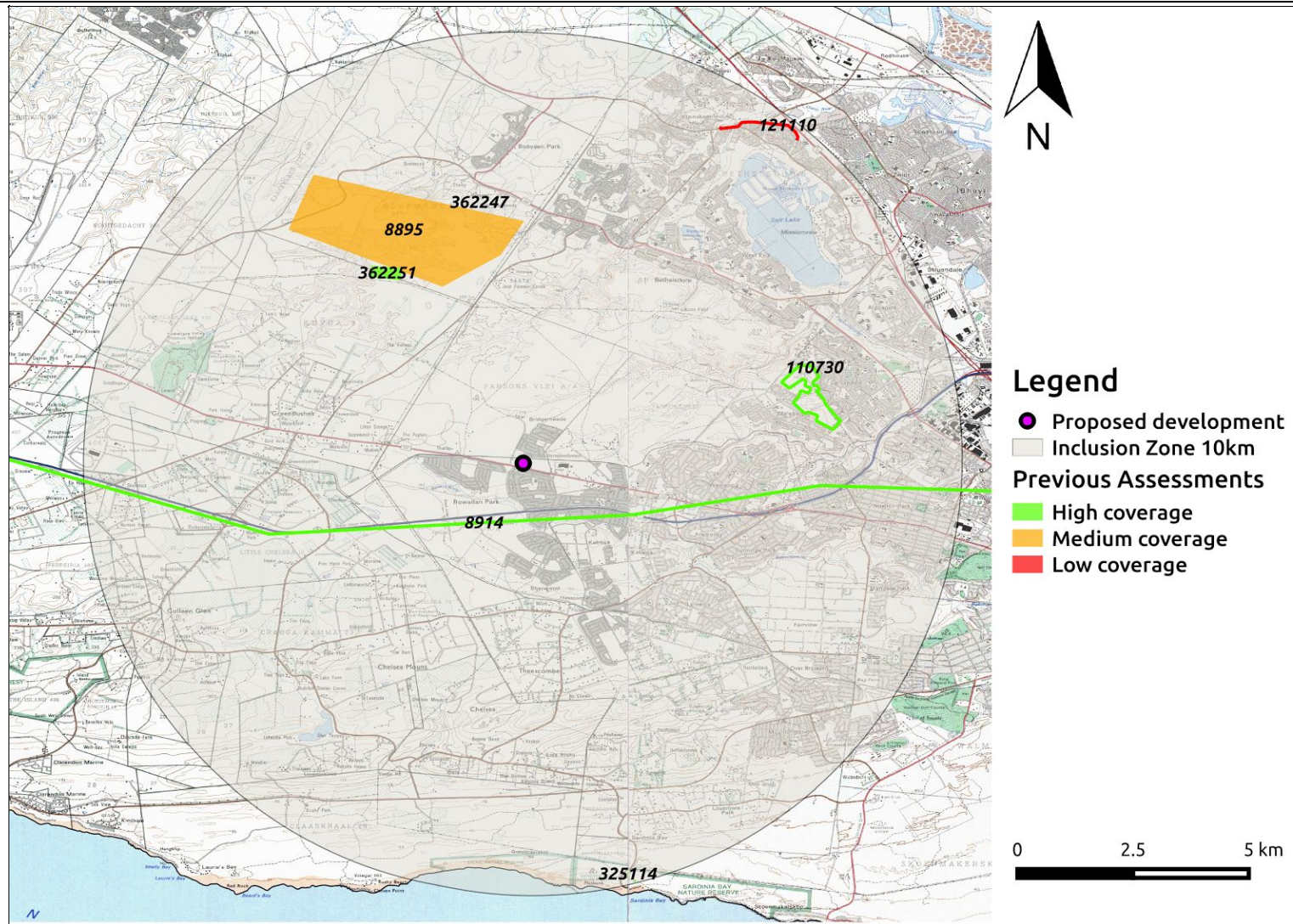


Figure 2b. Previous PIAs map. Previous Paleontological Impact Assessments surrounding the proposed development area within 10km, with SAHRIS NIDS indicated (please see Appendix 2 for full reference list).



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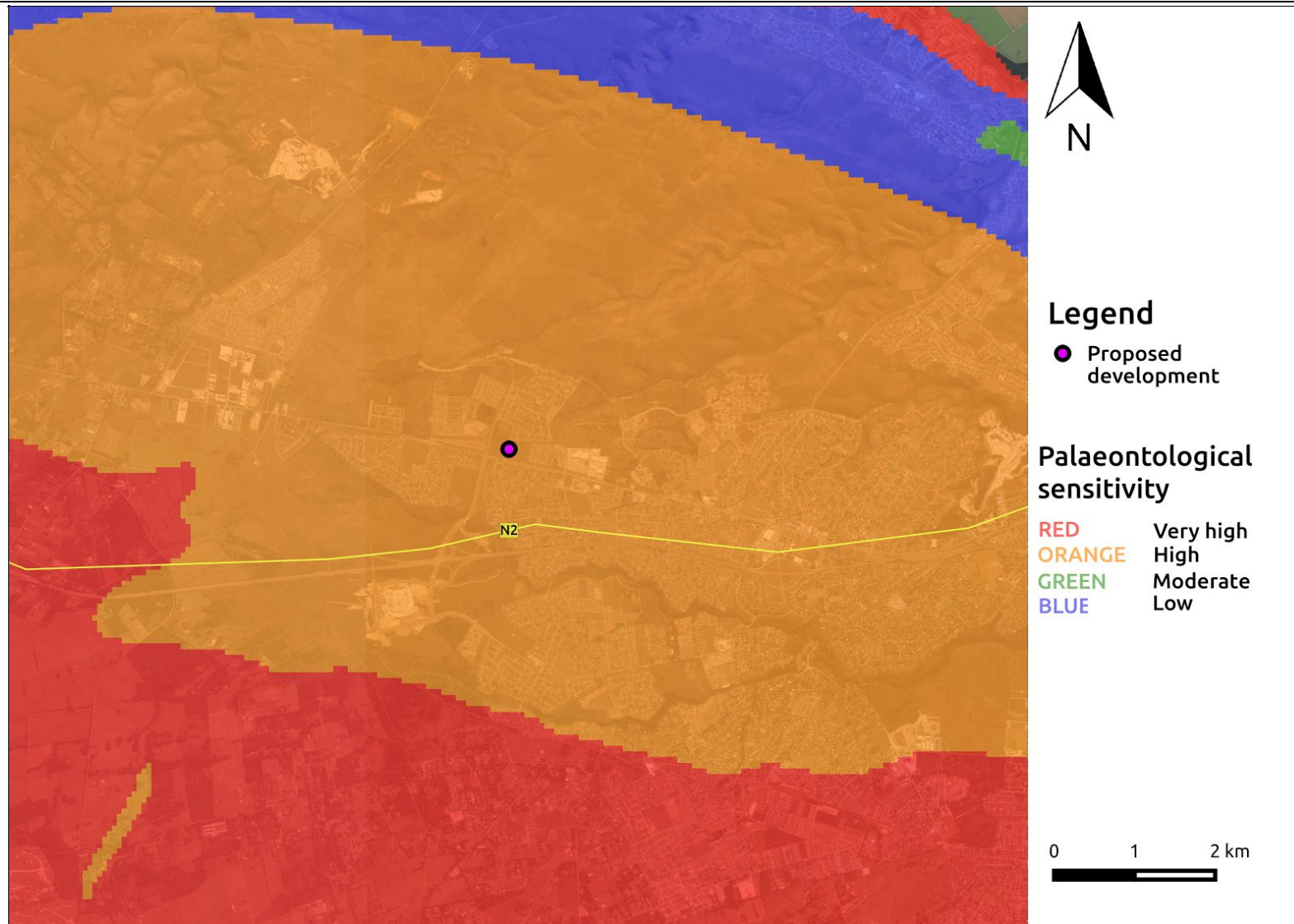


Figure 3a. Palaeosensitivity Map. Fossil sensitivity of the study area. See Appendix 3 for full guide to the legend.



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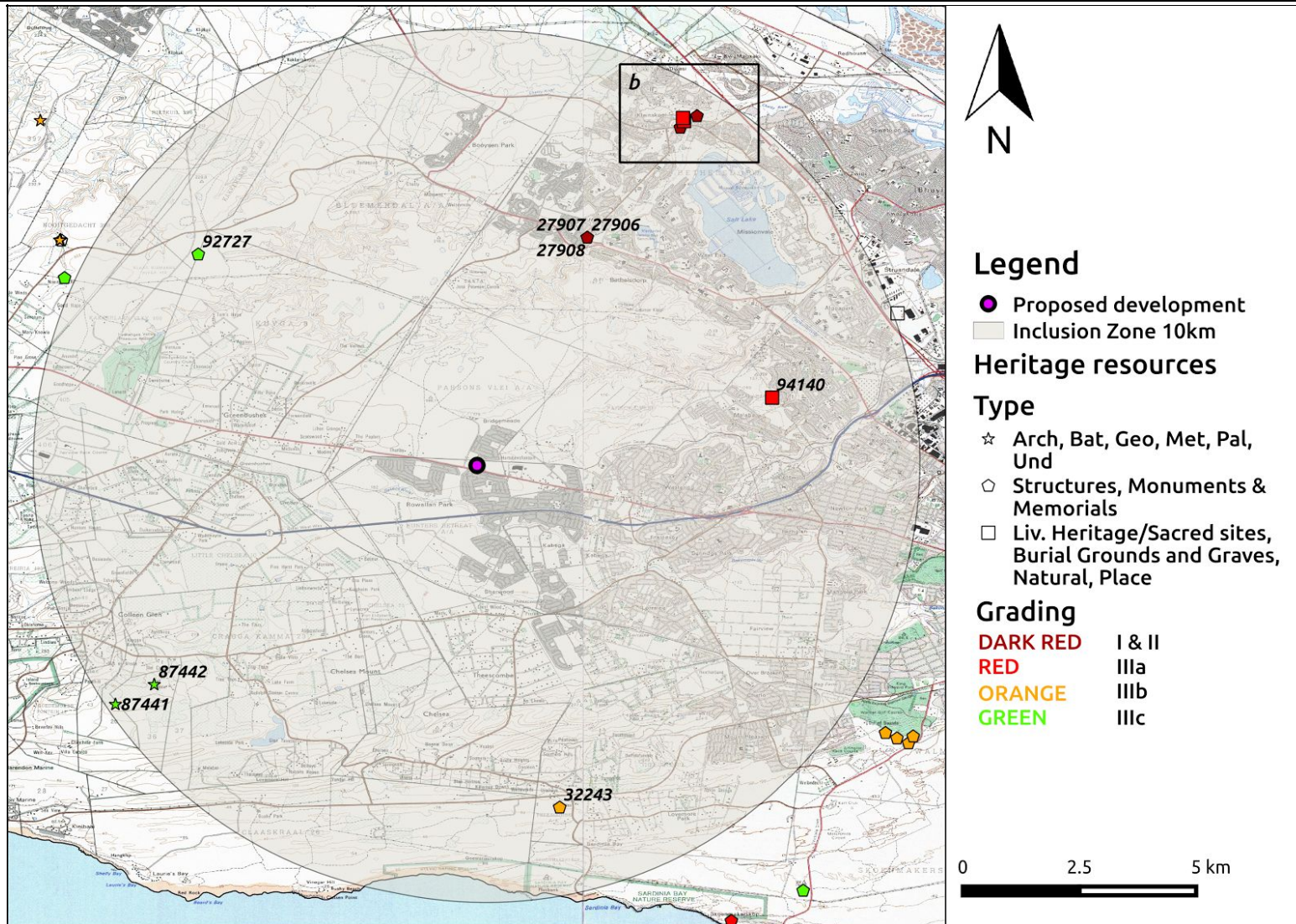


Figure 4a. Heritage Resources Map. Heritage resources previously identified in and near the study area, with SAHRIS Site IDs indicated (see Figure 4b for inset). See Appendix 4 for full description of heritage resource types.



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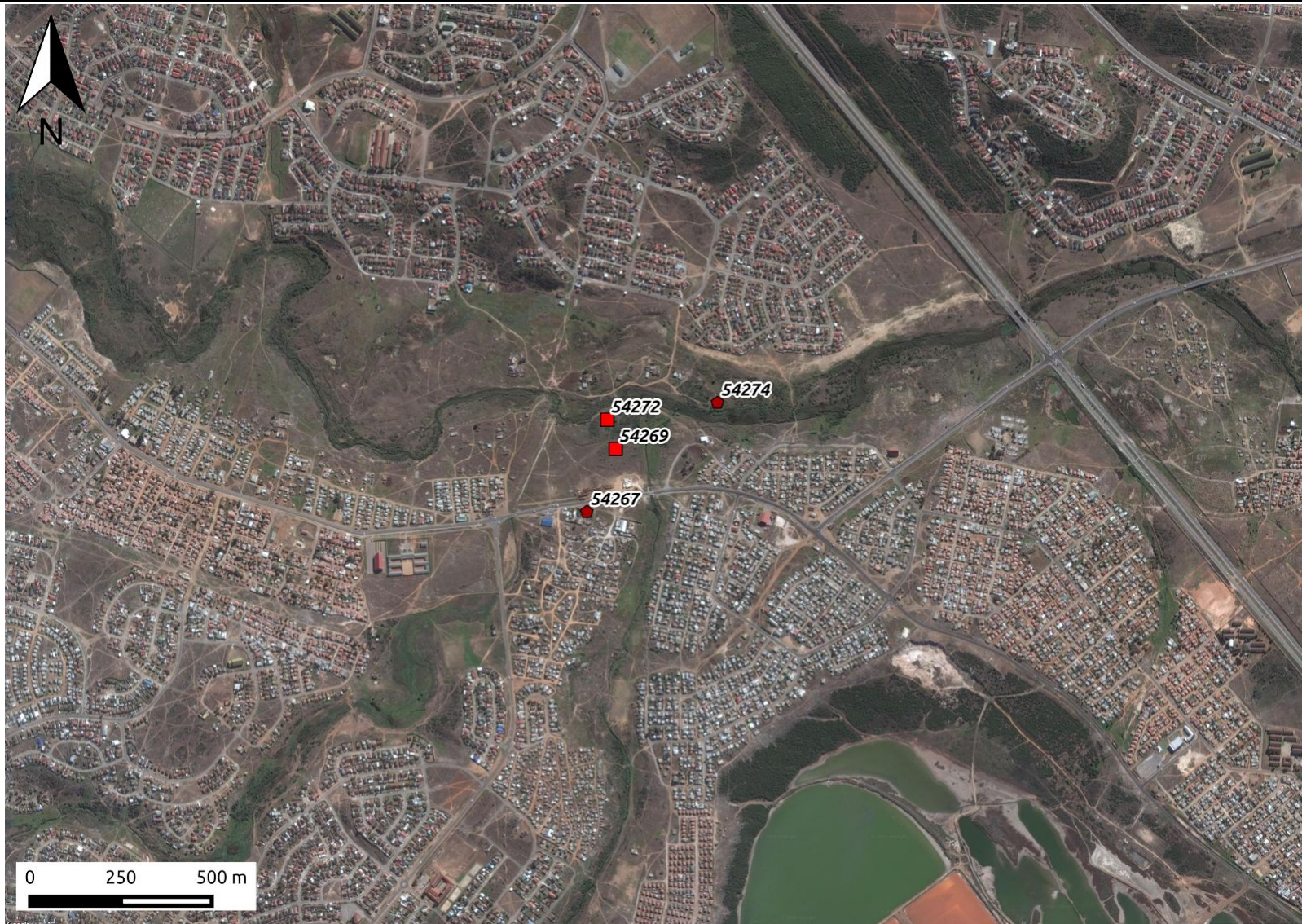


Figure 4b. Inset map.

8. Heritage statement and character of the area

Ansa Ferriera is involved in the environmental assessment for a mixed use development in Port Elizabeth. The proposal is to subdivide Erf 1792 Parsons Vlei into two portions, approximately 6 ha and 3.45 ha respectively, and for both portions to contain a mix of commercial, retail and residential uses. An access road will be provided off Cape Road. The property is situated on the corner of Bishop's Way and the R102 (Old Cape Road), Bridgmeade, near the town of Port Elizabeth, directly adjacent to a residential area.

As indicated in Figures 1b-1f, the site has been extensively disturbed over the last few years, with dirt tracks running through it, illegal dumping in the south-eastern corner, and clearing/transformation of vegetation.

Several previous heritage assessments (Figure 2a) have been conducted in the area surrounding the proposed development (10km inclusion zone), the closest of which was written in 2008 by Johan Binneman (SAHRIS NID 4587). This exemption letter for the proposed residential development on Erven 18 & 20 Parsons Vlei nearby also highlights the disturbed nature of the area, and its "*low cultural sensitivity*". Binneman recommended a full exemption from further Archaeological or Heritage Impact Assessments. The archaeological assessment by Celeste Booth in 2015 (SAHRIS NID 269397) for the FibreCo fibre optic cable installation along the N2 highway found no archaeological heritage resources, save for some built environment heritage resources occurring in the towns through which the survey was conducted. None of these heritage resources falls within the proposed development area on Erf 1792 (Figure 4a).

In terms of palaeontology, the SAHRIS Palaeosensitivity map (Figure 3) indicates that the proposed development area is underlain by formations of high fossil sensitivity, namely the Peninsula Formation of quartzitic sandstone, minor conglomerates and shale. However, according to the palaeotechnical report by Almond et al (2009, SAHRIS NID 108744), the Peninsula Formation in this area is of low fossil sensitivity, containing "*sparse shallow marine / coastal / estuarine to freshwater trace fossils, including eurypterid trackways, trilobite burrows*". The report concludes that no action is required for this formation (any fossil finds are to be reported by the developer). In addition, the Palaeontological Impact Assessment by Gess in 2011 (SAHRIS NID 8914) does not include the Peninsula Formation in the group of high palaeontological importance or its set of recommendations, thereby suggesting the low significance of this formation.

Considering the disturbed nature of the proposed development area, the lack of heritage resources previously found nearby by previous heritage assessments, and the low fossil sensitivity of the underlying palaeontological formations, we recommend that no further Archaeological or Palaeontological Impact Assessments are required for this development. If sub-surface archaeological or palaeontological remains are however discovered during construction, these are to be reported to the heritage authority immediately for further advice.

RECOMMENDATION:

The heritage resources in the area proposed for development have been sufficiently recorded
- No further Heritage Assessments are required for this development.



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APPENDIX 1

List of heritage resources within 4km inclusion zone

Site ID	Site no	Full Site Name	Site Type	Grading	Declaration
27906	9/2/073/0020	Alms houses, Bethelsdorp, Port Elizabeth District	Building	Grade II	Provincial Heritage Site
27907	9/2/073/0020/001-01	Van der Kemp Memorial Church, Bethelsdorp, Port Elizabeth District	Building	Grade II	Provincial Heritage Site
27908	9/2/073/0020/001-02	David Livingstone Cottage, Bethelsdorp, Port Elizabeth District	Building	Grade II	Provincial Heritage Site
54267	CVS001	Chatty Valley Sewer 001	Building	Grade II	NA
54274	CVS004	Chatty Valley Sewer 004	Building	Grade II	NA
54269	CVS002	Chatty Valley Sewer 002	Burial Grounds & Graves	Grade IIIa	NA
54272	CVS003	Chatty Valley Sewer 003	Burial Grounds & Graves	Grade IIIa	NA
94140	MLB1	Malabar Extension 6	Burial Grounds & Graves	Grade IIIa	NA
32243	Maitland Mines	Maitland Mines	Structures	Grade IIIb	NA
87441	THEE001	Theescombe 001	Artefacts	Grade IIIc	NA
87442	THEE002	Theescombe 002	Artefacts	Grade IIIc	NA
92727	HCP006	Hopewell Conservation Project 006	Structures	Grade IIIc	NA



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APPENDIX 2

Reference List

Heritage Impact Assessments				
Nid	Report Type	Author/s	Date	Title
4585	HIA	Lita Webley	21/05/2007	Phase 1 Heritage Impact Assessment for the Establishment of the Sardinia Bay Golf Estate (Erf 378 - Theescombe), Port Elizabeth
4586	AIA	Karen Van Ryneveld	05/10/2007	Phase 1 Archaeological Impact Assessment - the Hopewell Conservation Project, Greenbushes, Port Elizabeth, Eastern Cape, South Africa
4587	AIA	Johan Binneman	01/04/2008	A Letter of Recommendation (with conditions) for the Exemption of a Full Phase 1 Archaeological and Historical Heritage Impact Assessment for the proposed residential development on erven 18 and 20 Parsons Vlei, Port Elizabeth, Nelson Mandela Bay Municipality
6636	AIA	Johan Binneman	01/06/2008	Phase 1 Archaeological Heritage Impact Assessment of the Proposed Development of a Sand Quarry on Erf 429, Theescombe, Port Elizabeth, Nelson Mandela Bay Metropolitan, Eastern Cape Province
4591	HIA	Jenny Bennie	04/09/2008	Heritage Impact Assessment: Portion 87 of the Farm Cragga Kamma No. 23, Port Elizabeth
8049	AIA	Johan Binneman	01/02/2010	A Phase 1 Archaeological Heritage Impact Assessment For The Proposed Rezoning And Subdivision Of Farm 36 And 37, Theescombe, Port Elizabeth, Nelson Mandela Bay Municipality, Eastern Cape Province, For The Development Of Two Residential Nodes, Lodge And Nature Reserve
362258	AIA	Johan Binneman	01/08/2010	Archaeological Impact Assessment for a prospecting right of Area D on Remainder of Erf 1362 Bloemendal, Nelson Mandela Bay Municipality, Port Elizabeth
6557	AIA	Karen Van Ryneveld	09/07/2010	Driftsands Collector Sewer Augmentation, Port Elizabeth (Nelson Mandela Bay Municipality), Eastern Cape Archaeological Survey CCpe, South Africa
145758	AIA	Karen Van Ryneveld	08/03/2013	Phase 1 Archaeological Impact Assessment Walmer Stormwater Detention Ponds And Associated Infrastructure, Erven 1935 And 7006, Walmer, Nelson Mandela Bay Municipality, Eastern Cape, South Africa
110421	AIA	Karen Van Ryneveld	16/02/2013	Phase 1 Archaeological Impact Assessment. Malabar Extension 6 Phase 2 Housing Development, Erf/RE 349, New Brighton & Erven 444 & 1086, Malabar, Nelson Mandela Bay Municipality, Eastern Cape, South Africa.
145619	AIA	Karen Van Ryneveld	17/01/2013	Phase 1 Archaeological Impact Assessment Malabar Extension 6 Phase 2 Housing Development, Erf/re 349, New Brighton & Erven 444 & 1086, Malabar, Nelson Mandela Bay Municipality, Eastern Cape, South Africa
121109	AIA	Karen Van Ryneveld	18/03/2013	Replacement Of The Chatty Valley Collector Sewer & Construction Of The Link Sewer, Bethelsdorp, Nelson Mandela Bay Municipality, Eastern Cape, South Africa
325111	AIA	Johan	22/07/2015	A Phase 1 Archaeological Impact Assessment For The Proposed Development Of A Parking Bay And Associated Infrastructures At



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		Binneman		Sardinia Bay, Port Elizabeth, Nelson Mandela Bay Municipality, Eastern Cape Province
269397	AIA	Celeste Booth	02/03/2015	Archaeological And Heritage Investigation Of Proposed Deviations And Repeater Sites For An Environmental Authorisation Amendment For Fibreco Route 4 (George To Port Elizabeth) And 5 (Port Elizabeth To Durban)
Palaeontological Impact Assessments				
8895	PIA	John Almond	01/04/2009	Palaeontological Impact Assessment: Desktop Study: Proposed Gypsum Quarry on Portion 1 of East of Gous Kraal No. 257, Cacadu District, Eastern Cape
362247	PIA	John Almond	01/04/2009	Palaeontological Impact Assessment: Desktop Study: Proposed Limestone Quarry On Portion 1 Of East Of Gous Kraal No. 257, Cacadu District, Eastern Cape
362251	PIA	John Almond	01/08/2010	Recommended Exemption From Further Palaeontological Mitigation Application For Prospecting Rights In Area D, Remainder Of Erf 1362 Bloemendal, Nelson Bay Municipality, Eastern Cape Province
8914	PIA	Robert Gess	30/03/2011	Palaeontological heritage component of FibreCo Telecommunications, basic assessment for the proposed fibre optic data cable project: Route 5: PE to Durban
110730	PIA	John Almond	01/02/2013	Proposed Malabar Extension 6 Phase 2 Housing Development, Nelson Mandela Bay Municipality, Eastern Cape
121110	PIA	Robert Gess	01/04/2013	Desktop Palaeontological Impact Assessment for the proposed replacement of the Chatty Valley collector sewer (nodes 20-24) and construction of link sewer, Bethelsdorp, Nelson Mandela Bay Municipality
325114	PIA	John Almond	05/08/2015	Recommended Exemption From Further Palaeontological Studies: Public Access To Sardinia Bay Beach, Port Elizabeth, Nelson Mandela Bay Municipality, Eastern Cape
Other References				
108744	Palaeotechnical Report	John Almond, Billy de Klerk, Robert Gess	01/03/2009	Palaeontological Heritage of the Eastern Cape



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APPENDIX 3 - Keys/Guides

Key/Guide to Acronyms

AIA	Archaeological Impact Assessment
DARD	Department of Agriculture and Rural Development (KwaZulu-Natal)
DEA	Department of Environmental Affairs
DEADP	Department of Environmental Affairs and Development Planning (Western Cape)
DEDEAT	Department of Economic Development, Environmental Affairs and Tourism (Eastern Cape)
DEDECT	Department of Economic Development, Environment, Conservation and Tourism (North West)
DEDT	Department of Economic Development and Tourism (Mpumalanga)
DEDTEA	Department Of economic Development, Tourism And Environmental Affairs (free State)
Denc	Department Of Environment And Nature Conservation (northern Cape)
DMR	Department of Mineral Resources
Gdard	Gauteng Department Of Agriculture And Rural Development (gauteng)
HIA	Heritage Impact Assessment
Ledet	Department Of Economic Development, Environment and Tourism (Limpopo)
MPRDA	Mineral and Petroleum Resources Development Act, no 28 of 2002
NEMA	National Environmental Management Act, no 107 of 1998
NHRA	National Heritage Resources Act, no 25 of 1999
PIA	Palaeontological Impact Assessment
SAHRA	South African Heritage Resources Agency
SAHRIS	South African Heritage Resources Information System
VIA	Visual Impact Assessment

Full guide to Palaeosensitivity Map legend

	RED:	VERY HIGH - field assessment and protocol for finds is required
	ORANGE/YELLOW:	HIGH - desktop study is required and based on the outcome of the desktop study, a field assessment is likely
	GREEN:	MODERATE - desktop study is required



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	BLUE/PURPLE:	LOW - no palaeontological studies are required however a protocol for chance finds is required
	GREY:	INSIGNIFICANT/ZERO - no palaeontological studies are required
	WHITE/CLEAR:	UNKNOWN - these areas will require a minimum of a desktop study.

APPENDIX 4 - Methodology

The Heritage Screener summarises the heritage impact assessments and studies previously undertaken within the area of the proposed development and its surroundings. Heritage resources identified in these reports are assessed by our team during the screening process.

The heritage resources will be described both in terms of **type**:

- Group 1: Archaeological, Underwater, Palaeontological and Geological sites, Meteorites, and Battlefields
- Group 2: Structures, Monuments and Memorials
- Group 3: Burial Grounds and Graves, Living Heritage, Sacred and Natural sites
- Group 4: Cultural Landscapes, Conservation Areas and Scenic routes

and **significance** (Grade I, II, IIIa, b or c, ungraded), as determined by the author of the original heritage impact assessment report or by formal grading and/or protection by the heritage authorities.

Sites identified and mapped during research projects will also be considered.

DETERMINATION OF THE EXTENT OF THE INCLUSION ZONE TO BE TAKEN INTO CONSIDERATION

The extent of the inclusion zone to be considered for the Heritage Screener will be determined by CTS based on:

- the size of the development,
- the number and outcome of previous surveys existing in the area
- the potential cumulative impact of the application.

The inclusion zone will be considered as the region within a maximum distance of 50 km from the boundary of the proposed development.

DETERMINATION OF THE PALAEOONTOLOGICAL SENSITIVITY

The possible impact of the proposed development on palaeontological resources is gauged by:

- reviewing the fossil sensitivity maps available on the South African Heritage Resources Information System (SAHRIS)
- considering the nature of the proposed development



- when available, taking information provided by the applicant related to the geological background of the area into account

DETERMINATION OF THE COVERAGE RATING ASCRIBED TO A REPORT POLYGON

Each report assessed for the compilation of the Heritage Screener is colour-coded according to the level of coverage accomplished. The extent of the surveyed coverage is labeled in three categories, namely low, medium and high. In most instances the extent of the map corresponds to the extent of the development for which the specific report was undertaken.

Low coverage will be used for:

- desktop studies where no field assessment of the area was undertaken;
- reports where the sites are listed and described but no GPS coordinates were provided.
- older reports with GPS coordinates with low accuracy ratings;
- reports where the entire property was mapped, but only a small/limited area was surveyed.
- uploads on the National Inventory which are not properly mapped.

Medium coverage will be used for

- reports for which a field survey was undertaken but the area was not extensively covered. This may apply to instances where some impediments did not allow for full coverage such as thick vegetation, etc.
- reports for which the entire property was mapped, but only a specific area was surveyed thoroughly. This is differentiated from low ratings listed above when these surveys cover up to around 50% of the property.

High coverage will be used for

- reports where the area highlighted in the map was extensively surveyed as shown by the GPS track coordinates. This category will also apply to permit reports.

RECOMMENDATION GUIDE

The Heritage Screener includes a set of recommendations to the applicant based on whether an impact on heritage resources is anticipated. One of three possible recommendations is formulated:

(1) The heritage resources in the area proposed for development are sufficiently recorded - The surveys undertaken in the area adequately captured the heritage resources. There are no known sites which require mitigation or management plans. No further heritage work is recommended for the proposed development.

This recommendation is made when:

- enough work has been undertaken in the area
- it is the professional opinion of CTS that the area has already been assessed adequately from a heritage perspective for the type of development proposed



(2) The heritage resources and the area proposed for development are only partially recorded - The surveys undertaken in the area have not adequately captured the heritage resources and/or there are sites which require mitigation or management plans. Further specific heritage work is recommended for the proposed development.

This recommendation is made in instances in which there are already some studies undertaken in the area and/or in the adjacent area for the proposed development. Further studies in a limited HIA may include:

- improvement on some components of the heritage assessments already undertaken, for instance with a renewed field survey and/or with a specific specialist for the type of heritage resources expected in the area
- compilation of a report for a component of a heritage impact assessment not already undertaken in the area
- undertaking mitigation measures requested in previous assessments/records of decision.

(3) The heritage resources within the area proposed for the development have not been adequately surveyed yet - Few or no surveys have been undertaken in the area proposed for development. A full Heritage Impact Assessment with a detailed field component is recommended for the proposed development.

Note:

The responsibility for generating a response detailing the requirements for the development lies with the heritage authority. However, since the methodology utilised for the compilation of the Heritage Screeners is thorough and consistent, contradictory outcomes to the recommendations made by CTS should rarely occur. Should a discrepancy arise, CTS will immediately take up the matter with the heritage authority to clarify the dispute.

The compilation of the Heritage Screener will not include any field assessment. The Heritage Screener will be submitted to the applicant within 24 hours from receipt of full payment. **If the 24-hour deadline is not met by CTS, the applicant will be refunded in full.**