

CTS HERITAGE

HERITAGE SCREENER

CTS Reference Number:	CTS18_034
SAHRIS Reference:	12320
Client:	Terreco
Date:	12 March 2018
Title:	PROPOSED RIVERBEND RETIREMENT VILLAGE DEVELOPMENT, EAST LONDON
Recommendation by CTS Heritage Specialists:	RECOMMENDATION: The heritage resources in the area proposed for development are sufficiently recorded See Section 8 for full recommendations.

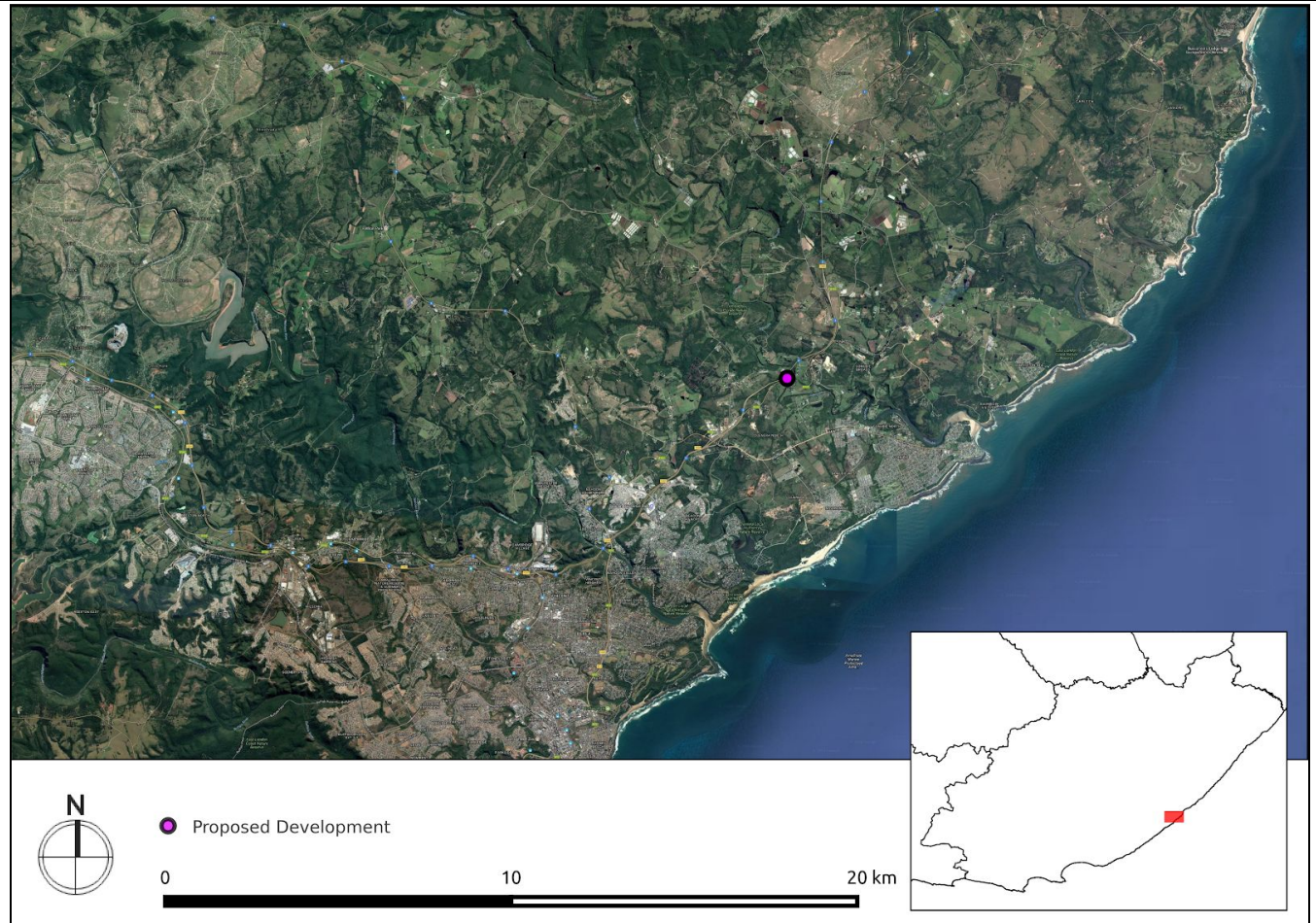
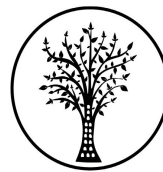


Figure 1a. Satellite map indicating the location of the proposed development in the Eastern Cape Province



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1. Proposed Development Summary

Kaysers Beach Trust are proposing to construct the Riverbend Retirement Village Development on Portions 1, 51, 52 and 53 of Farm 811 located off the R102 (MR00686) Road between Meisies Halt and Shafli Road (DR02730), East London. The proposals comprise of residential and a private open space area. The proposals also include the construction of internal roads within the development, the provision of services such as water, electricity and sanitation as well as stormwater management incorporated in the design plans of the development.

2. Application References

Name of relevant heritage authority(s)	ECPHRA
Name of decision making authority(s)	Department of Economic Development, Environmental Affairs and Tourism

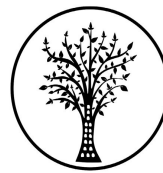
3. Property Information

Latitude / Longitude	-32.921849763, 27.9746339782
Erf number / Farm number	Portions 1, 51, 52 and 53 of Farm 811
Local Municipality	Buffalo City
District Municipality	Amatole
Previous Magisterial District	East London
Province	Eastern Cape
Current Use	Vacant
Current Zoning	Agricultural Zone I. To be rezoned to Residential. Rezoning application process underway.
Total Extent	6.175ha

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4. Nature of the Proposed Development

Total Surface Area	6.175ha
Depth of excavation (m)	Maximum 3m
Height of development (m)	NA
Expected years of operation before decommission	NA

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.	X
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):	

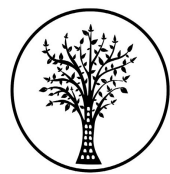
6. Additional Infrastructure Required for this Development

The proposals also include the construction of internal roads within the development, the provision of services such as water, electricity and sanitation as well as stormwater management incorporated in the design plans of the development.

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7. Mapping (please see Appendix 3 and 4 for a full description of our methodology and map legends)

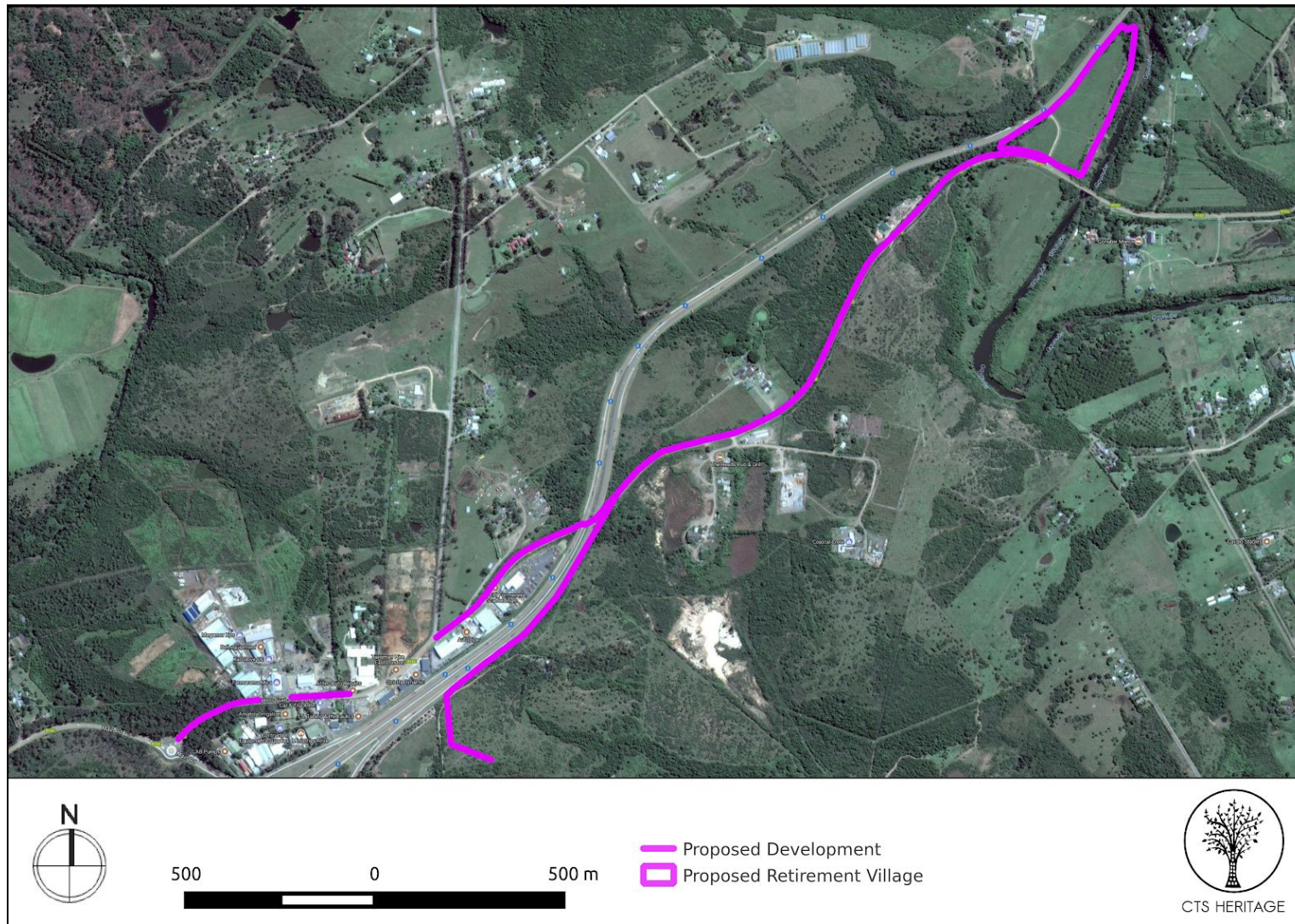
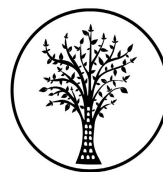


Figure 1b. Overview Map. Satellite image (2017) indicating the proposed development area at closer range.



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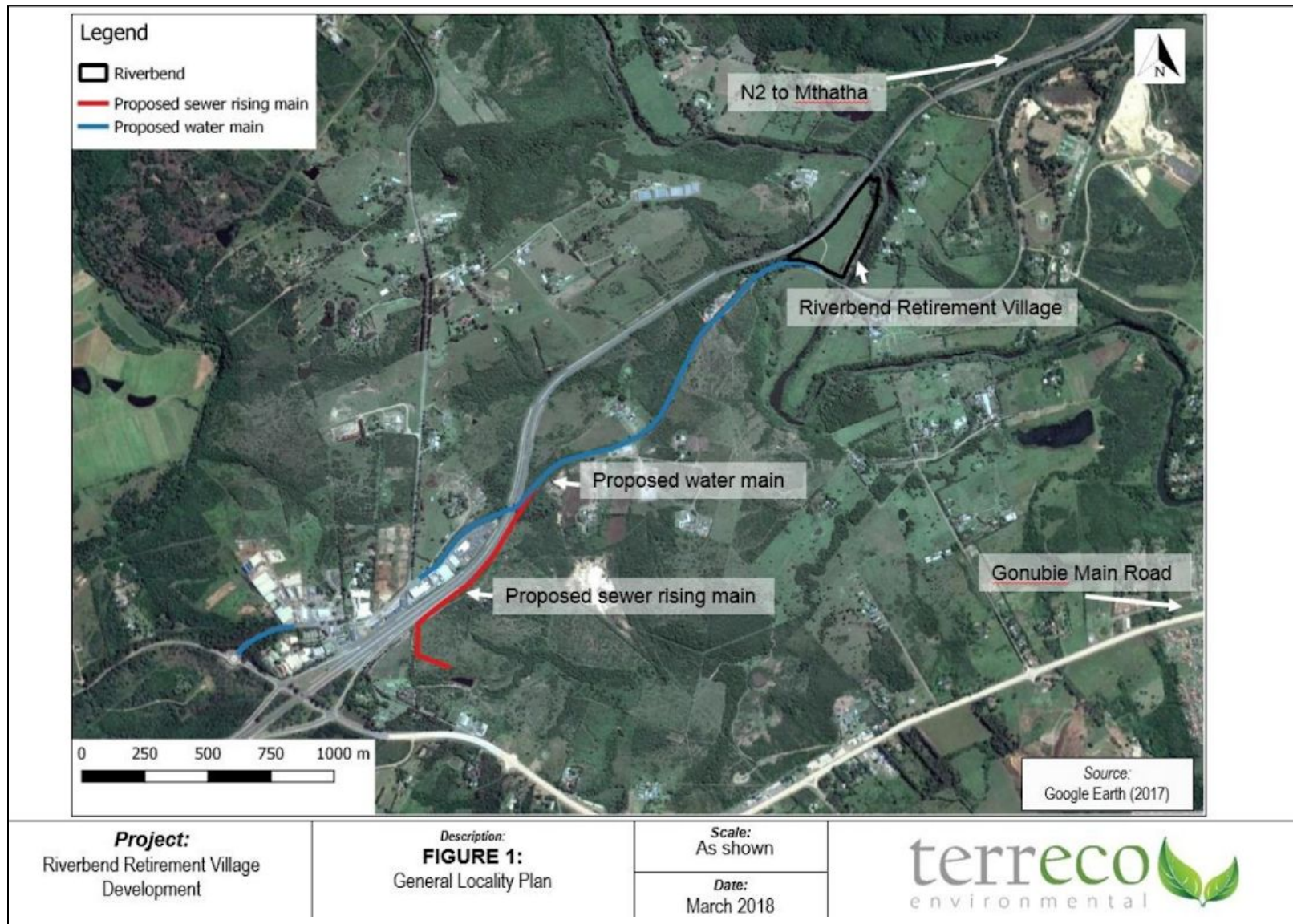


Figure 1c. Overview Map. Satellite image indicating the proposed development area at closer range (from client)



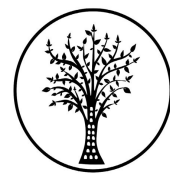
Figure 1d. Overview Map. Satellite image (GoogleEarth 2004) indicating the proposed development area at closer range.



Figure 1e. Overview Map. Satellite image (GoogleEarth 2012) indicating the proposed development area at closer range.



Figure 1f. Overview Map. Satellite image (GoogleEarth 2015) indicating the proposed development area at closer range.



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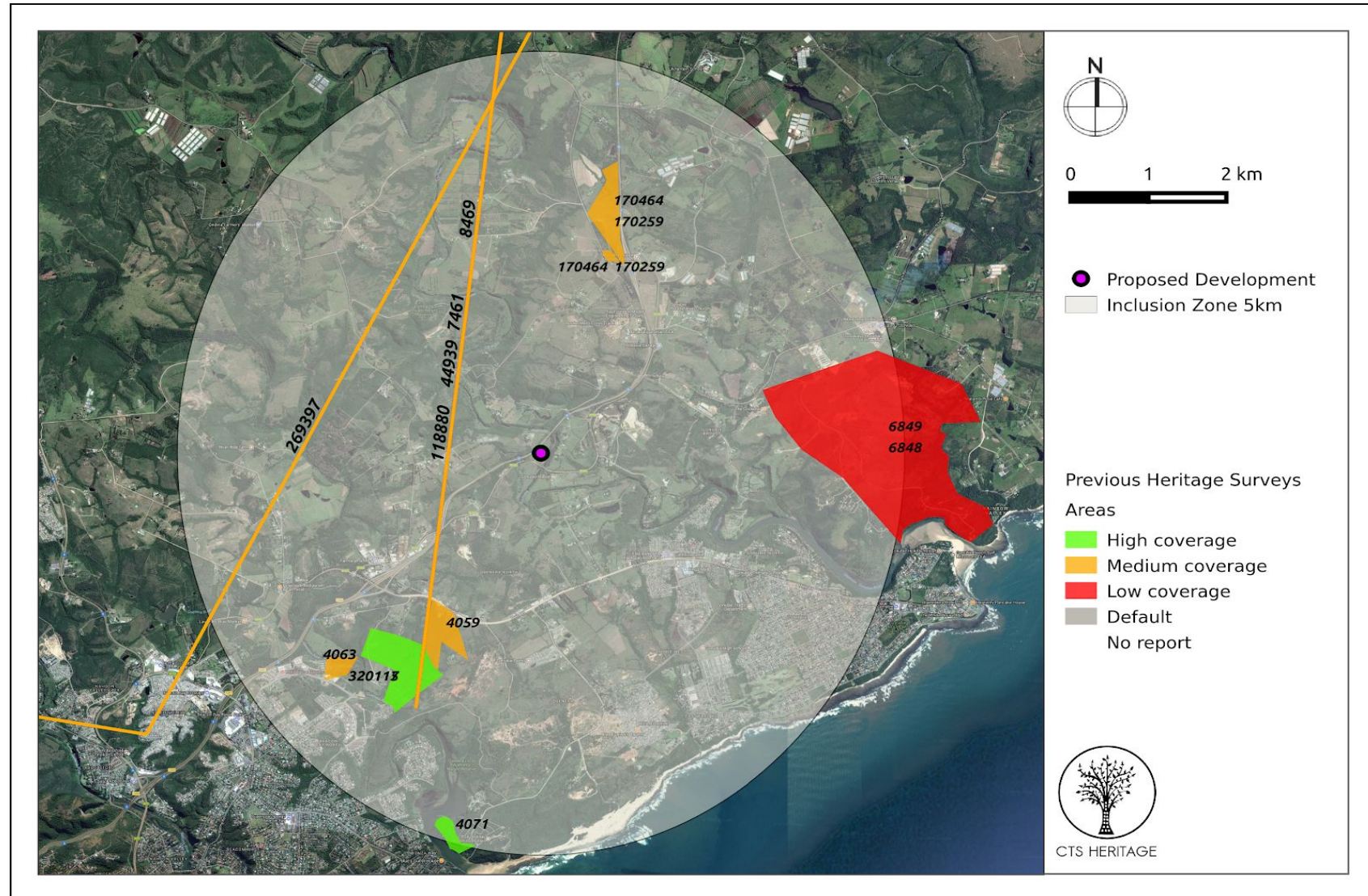


Figure 2a. Previous HIAs Map. Previous Heritage Impact Assessments surrounding the proposed development area within 5kms, with SAHRIS NIDS indicated (please see Appendix 2 for full reference list).

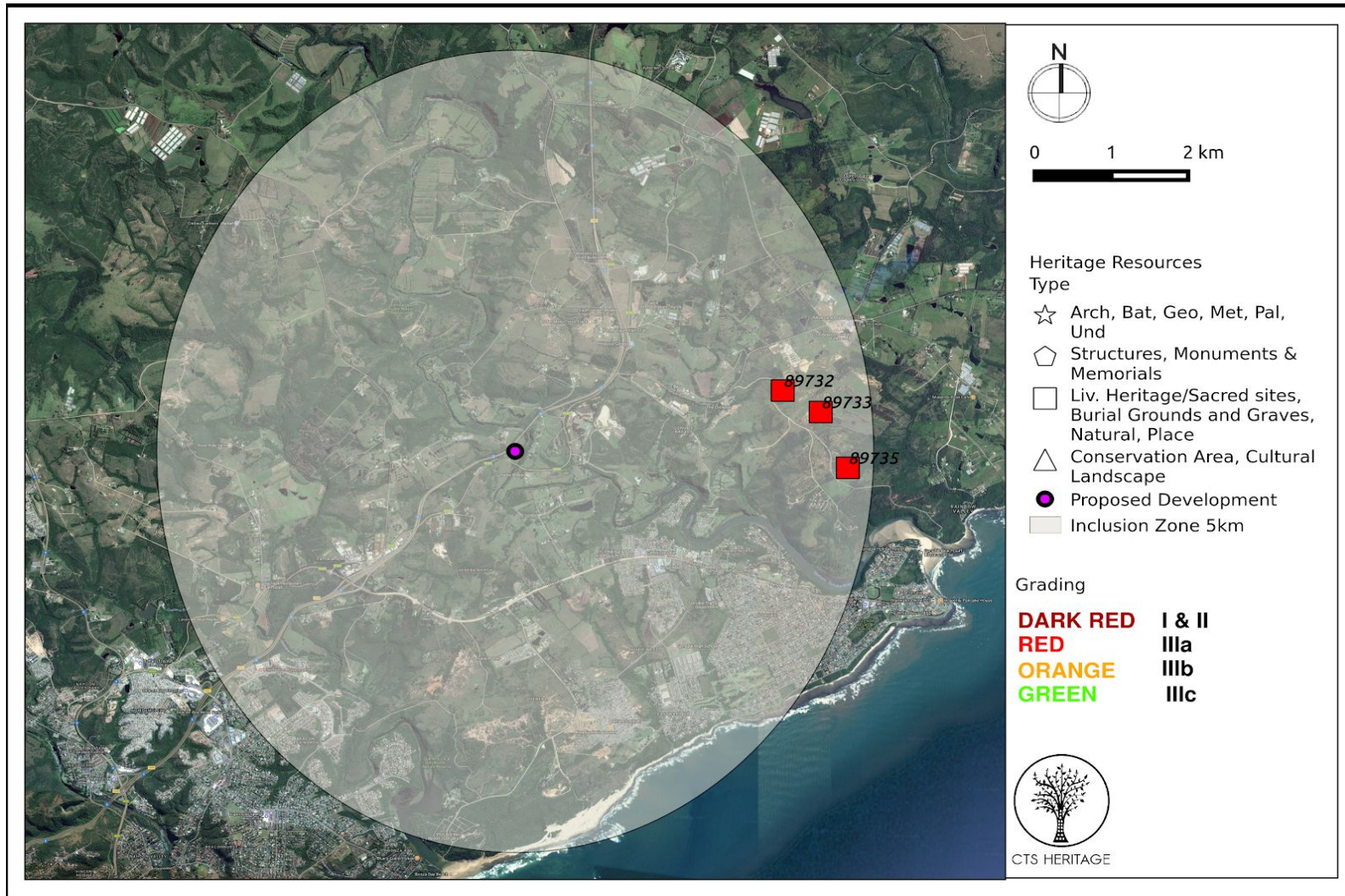
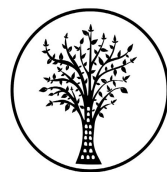


Figure 3a. Heritage Resources Map. Heritage resources previously identified in and near the study area, with SAHRIS Site IDs indicated (see Figures 3b-3d for insets). See Appendix 4 for full description of heritage resource types.



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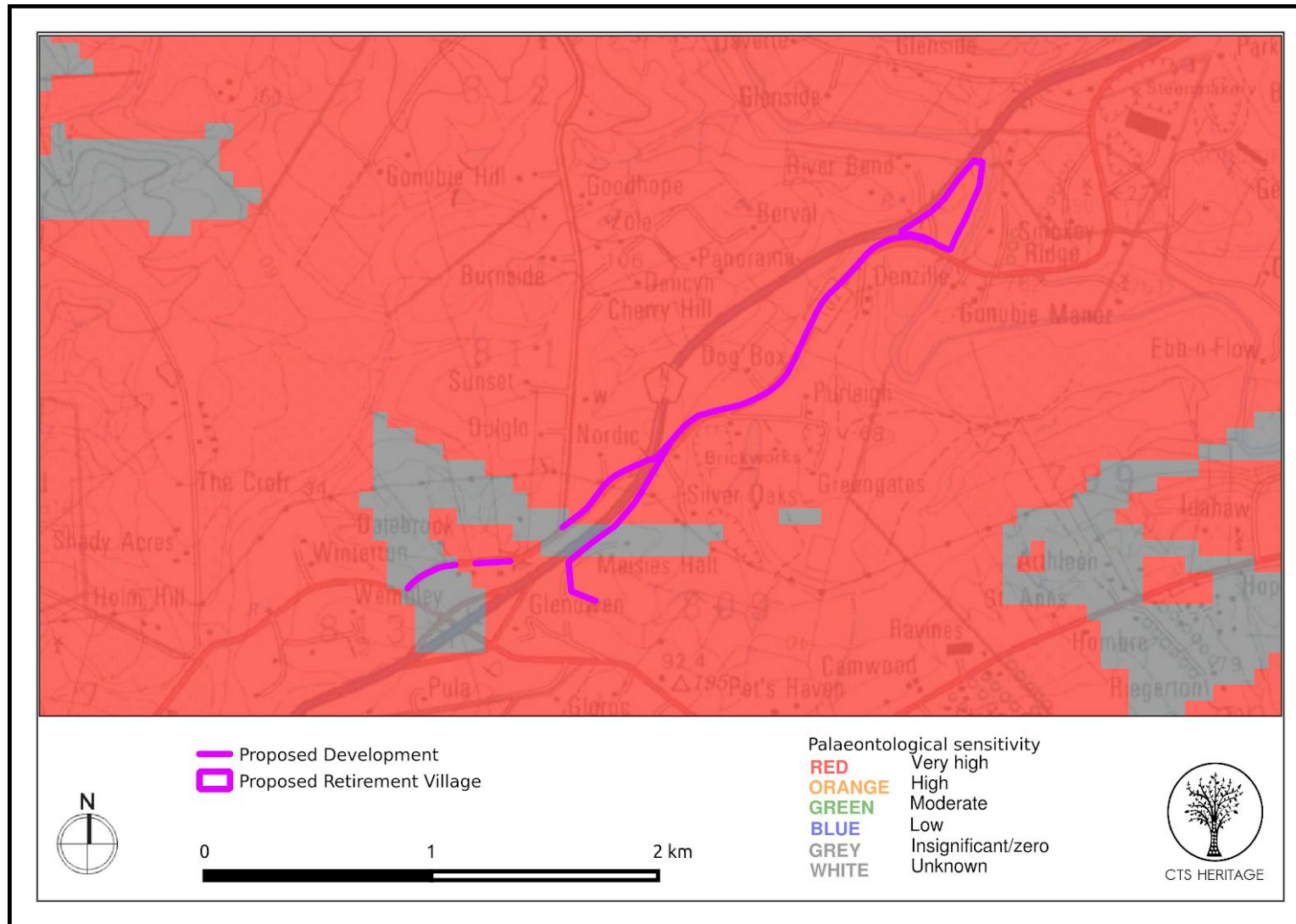
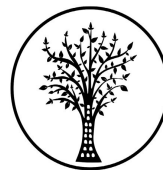


Figure 4. Palaeosensitivity Map, Indicating varied fossil sensitivity underlying the study area. See Appendix 3 for full guide to the legend.

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8. Heritage statement and character of the area

Kaysers Beach Trust are proposing to construct the Riverbend Retirement Village Development on Portions 1, 51, 52 and 53 of Farm 811 located off the R102 (MR00686) Road between Meisies Halt and Shafli Road (DR02730), East London. The proposals comprise of a residential and private open space areas. The proposals also include the construction of internal roads within the development, the provision of services such as water, electricity and sanitation as well as stormwater management incorporated in the design plans of the development.

Van Ryneveld (2015 SAHRIS NID 320115) completed a detailed archaeological assessment of a similar site located approximately 2km away from the proposed development area. She notes that very few Early and Middle Stone Age sites have been identified in proximity to the proposed development, however she notes that “evidence of Later Stone Age (including both hunter-gatherer and pastoralist) occupation of the East London area seems fairly ample” including the presence of deflated coastal shell middens. In addition, the study site is situated within 5km from the coastline and bordering the Gqunube River, placing it directly within the approximate 5km ‘sensitive’ zone where shell middens may be expected to occur and along a sensitive environment where evidence of prehistoric presence and use of freshwater resources may be identified. However, as this portion of land has been extensively cultivated in the past (Figures 1d to 1f), it is very unlikely that the proposed development of the retirement village will impact on significant archaeological resources. In addition it is noted that the structure located in the southwestern corner of the site in 2012 (Figure 1e) is no longer identifiable in 2015 (Figure 1f). The heritage significance of this structure is unknown, however it seems to have already been demolished.

The additional infrastructure proposed (services etc) is to be aligned along the existing R302 and N2 (Figures 1b and 1c), except for the last 250m of the proposed sewer rising main. However, due to the small footprint of this proposed infrastructure, negative impact to significant heritage resources is unlikely to occur.

According to the SAHRIS Palaeosensitivity Map, the proposed development is underlain by the Balfour Formation which is of very high palaeontological sensitivity (Figure 4). Butler (2015 SAHRIS NID 320117) conducted a palaeontological assessment for a proposed development also underlain by this formation approximately 2km away from the proposed development area. Butler (2015) noted that “although the palaeontological sensitivity is rated high, the development area is an area of with no steep river gulleys or sharp outcrops. The lack of appropriate exposure at the proposed site indicates that the impact on palaeontological material... is negligible and regarded as insignificant. It is therefore recommended that no further palaeontological heritage studies, ground truthing and/or specialist mitigation are required for the commencement of this development, pending the discovery or exposure of any fossil remains during the construction phase.” As the area proposed for this development is also in an area with no steep river gulleys or sharp outcrops, it is unlikely that the proposed development will impact on significant palaeontological heritage resources.

RECOMMENDATION:

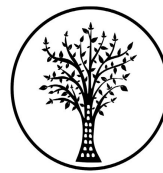
The heritage resources in the area proposed for development are sufficiently recorded - The surveys undertaken in the area adequately captured the heritage resources. There are no known sites which require mitigation or management plans. No further heritage work is recommended for the proposed development.

APPENDIX 1

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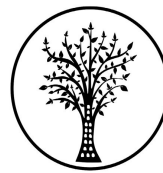
List of heritage resources within the 5km Inclusion Zone

Site ID	Site no	Full Site Name	Site Type	Grading
89732	GNV001	Gqunube Valley 001	Burial Grounds & Graves	Grade IIIa
89733	GNV002	Gqunube Valley 002	Burial Grounds & Graves	Grade IIIa
89735	GNV004	Gqunube Valley 004	Burial Grounds & Graves	Grade IIIa

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APPENDIX 2

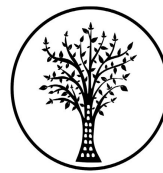
Reference List

Heritage Impact Assessments				
Nid	Report Type	Author/s	Date	Title
7461	AIA	Johan Binneman	01/01/2002	N2 Wild Coast Toll Road Project, Chapter 6 Archaeological Heritage Sensitivity Survey
8469	HIA	Len van Schalkwyk	08/04/2008	Heritage Impact Assessment of the Proposed N2 Wild Coast Toll Highway
44939	PIA	Robert Gess	01/05/2012	
118880	HIA	Andrie Meyer	07/03/2013	N2 Wild Coast Toll Highway. Supplementary Archaeological Survey. Field Survey Conducted from 24 to 28 October 2011. Final Report December 2012.
269397	AIA	Celeste Booth	02/03/2015	FibreCo Repeater Sites Routes 3 and 4_Heritage_2015 AIA report
4059	AIA	Karen Van Ryneveld	05/06/2008	Phase 1 Archaeological Impact Assessment: Retail and Residential Development, Portions 3 & 5 of Farm 1234, Gonubie, East London, Eastern Cape, South Africa
4063	AIA	Karen Van Ryneveld	15/07/2008	Phase 1 Archaeological Impact Assessment: Riverleigh Township Development, Farm 817/ 53, East London, Eastern Cape, South Africa
4071	AIA	Karen Van Ryneveld	30/09/2008	Phase 1 Archaeological Impact Assessment: Residential Development, Portions 3, 4 & 18 of Farm 807, Quenera, East London, Eastern Cape, South Africa
6848	AIA	Johan Binneman	01/04/2005	Archaeological Heritage Impact Assessment for the Proposed Gqunubie Valley Golf Estate
6849	HIA	G Minkley, M Mahlasela	14/02/2006	Heritage Impact Assessment of the Proposed Gqunube Valley Eco Golf Resort
170259	AIA	Karen Van Ryneveld	16/06/2014	Keigate Commercial Development, Farm 1307 and Portion of Farm RE/1/665 East London, Buffalo City Metropolitan Municipality, Eastern Cape, South Africa
170259	AIA	Karen Van Ryneveld	16/06/2014	Keigate Commercial Development, Farm 1307 and Portion of Farm RE/1/665 East London, Buffalo City Metropolitan Municipality, Eastern Cape, South Africa
170464	PIA	Lloyd Rossouw	31/07/2014	CCS KeiGate EL Phase 1 PIA
170464	PIA	Lloyd Rossouw	31/07/2014	CCS KeiGate EL Phase 1 PIA

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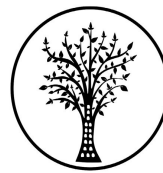
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320115	AIA	Karen Van Ryneveld	03/08/2015	Phase 1 Archaeological Impact Assessment - Residential Development, Farm RE/1234, Gonubie, BCMM, Eastern Cape
320117	PIA	Elize Butler	03/08/2015	Palaeontological Impact Assessment of the Proposed Gonubie Residential Development, Buffalo City Metropolitan Municipality, East London, 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 (National)
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 (National)
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

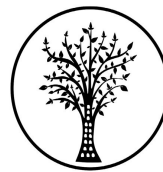
Full guide to Palaeosensitivity Map legend

	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
	BLUE/PURPLE:	LOW - no palaeontological studies are required however a protocol for chance finds is required

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	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 PALAEONTOLOGICAL SENSITIVITY

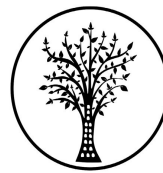
The possible impact of the proposed development on palaeontological resources is gauged by:

- 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

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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.

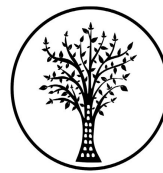
This recommendation is made when:

- 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

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(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.**

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