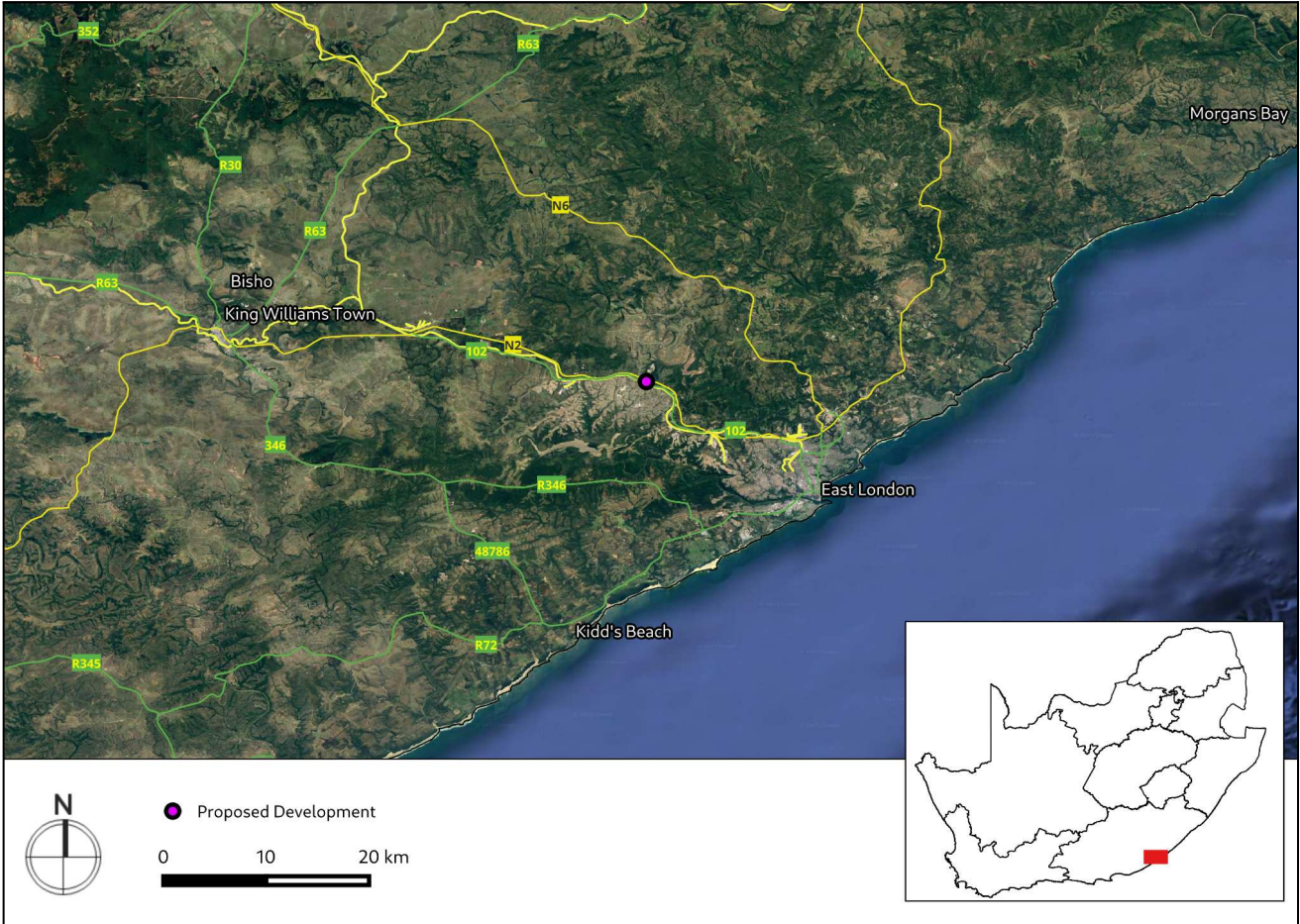


DESKTOP HERITAGE STATEMENT - RECOMMENDATION FOR EXEMPTION

CTS Reference Number:	CTS23_290	 <p>Figure 1a. Satellite map indicating the location of the proposed development in the Eastern Cape Province</p>
SAHRIS Ref:		
Client:	Terreco	
Date:	May 2023	
Title:	<p>Proposed Mount Ruth Mixed Use Development, Mdantsane, East London</p>	
Recommendation by CTS Heritage Specialists	<p>RECOMMENDATION: Based on the information available, it is very unlikely that the proposed development will negatively impact on significant archaeological, built environment or cultural landscape heritage resources. As such, it is recommended that no further heritage studies are required in terms of section 38 of the NHRA. It is, however, recommended that the attached Chance Fossil Finds Procedure be implemented for the duration of trenching and excavations activities. Furthermore, if any human remains or archaeological resources are uncovered during the course of development, work must cease and ECPHRA must be contacted regarding a way forward.</p>	



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1. Proposed Development Summary

The proposed Mount Ruth Mixed Use Development project is an initiative being undertaken by Avuniko Developers with the support of the Eastern Cape Development Corporation (ECDC). The proposed site is located on Remainder of Farm 616 and Erf 427 in Ward 17 of the Buffalo City Metropolitan Municipality, approximately 2km north of the Mdantsane Central Business District, East London, Eastern Cape.

Terreco Environmental cc has been appointed by the ECDC to undertake the legally required application process for Environmental Authorisation (EA). This application will be made to the Department of Economic Development and Environmental Affairs and Tourism (DEDEAT) (Amathole Region).

The Proposal

The site is located on a vacant, undeveloped parcel of land which is approximately 30m north of the Mount Ruth Station. The proposed mixed use development will comprise of: medical centre, recreation & cultural heritage area, shopping centre, office park, sectional title housing, social housing and public open space. The general location of the Mount Ruth Mixed Use Development is situated at 30°57'45.87"S; 28°33'30.96"E and the area is illustrated on Figure 1.

The following infrastructure is proposed:

- Buildings and houses.
- Internal sewerage and water reticulation.
- Stormwater reticulation.
- Internal roads.

2. Application References

Name of relevant heritage authority(s)	ECPHRA
Name of competent authority	DEDEAT (Amathole Region)

3. Property Information

Latitude / Longitude	30°57'45.87"S; 28°33'30.96"E
Erf number / Farm number	Remainder of Farm 616 and Erf 427
Local Municipality	Buffalo City Metropolitan Municipality

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District Municipality	Buffalo City Metropolitan Municipality
Province	Eastern Cape
Current Use	Vacant land
Current Zoning	Transport Zone 1

4. Nature of the Proposed Development

Total Surface Area of development	TBA
Depth of excavation (m)	Engineering designs not yet available. Assume 1 - 3 m.
Height of development (m)	Single to triple story

5. Category of Development

	Triggers: Section 38(8) of the National Heritage Resources Act
	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-
x	a) exceeding 5 000m ² in extent
	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

6. Additional Infrastructure Required for this Development

Sub-division Layout Plan Provided.

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

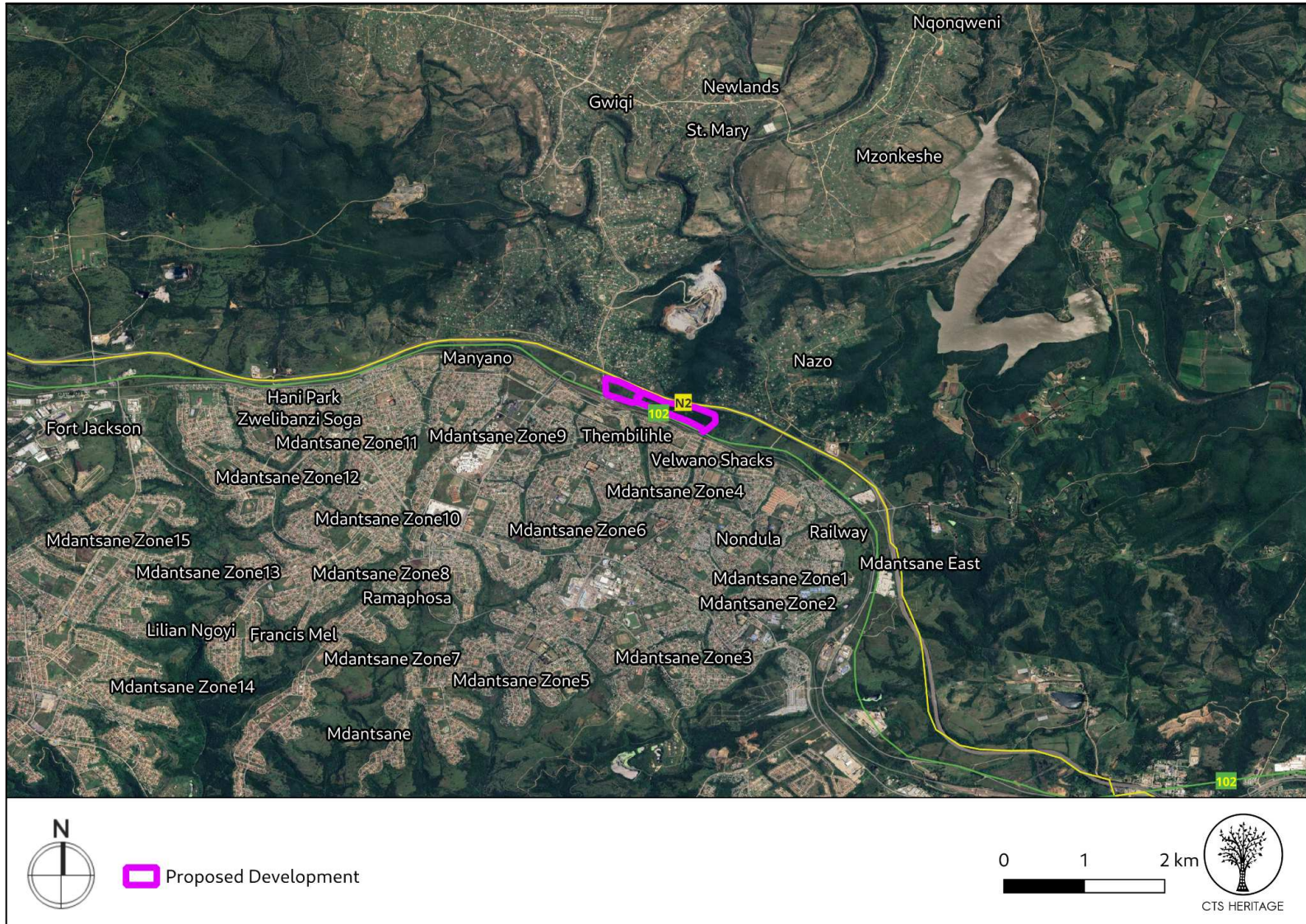


Figure 1b Overview Map. Satellite image (2023) indicating the proposed development area at closer range.

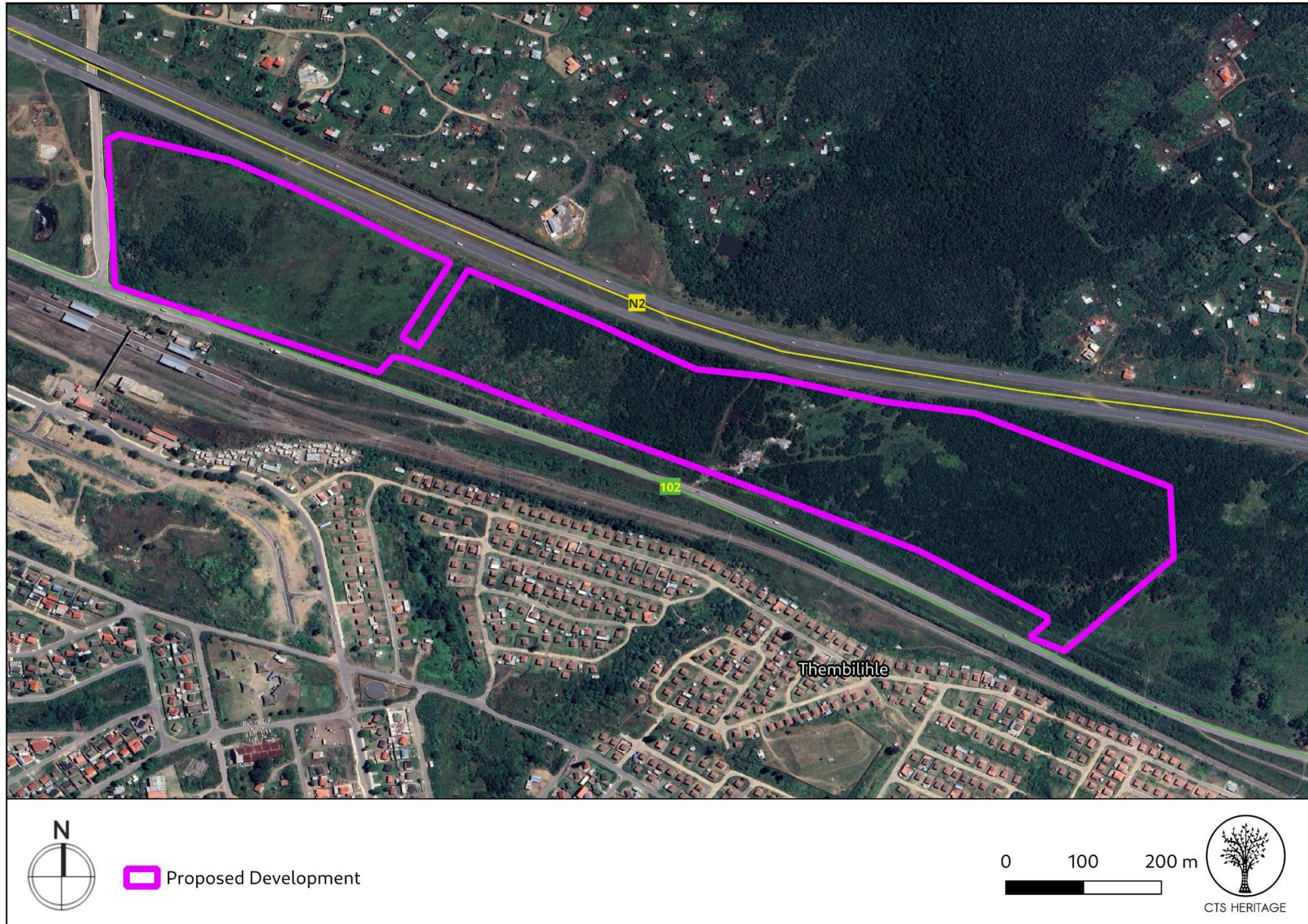


Figure 1c. Overview Map. Satellite image (2023) indicating the proposed development area at closer range.



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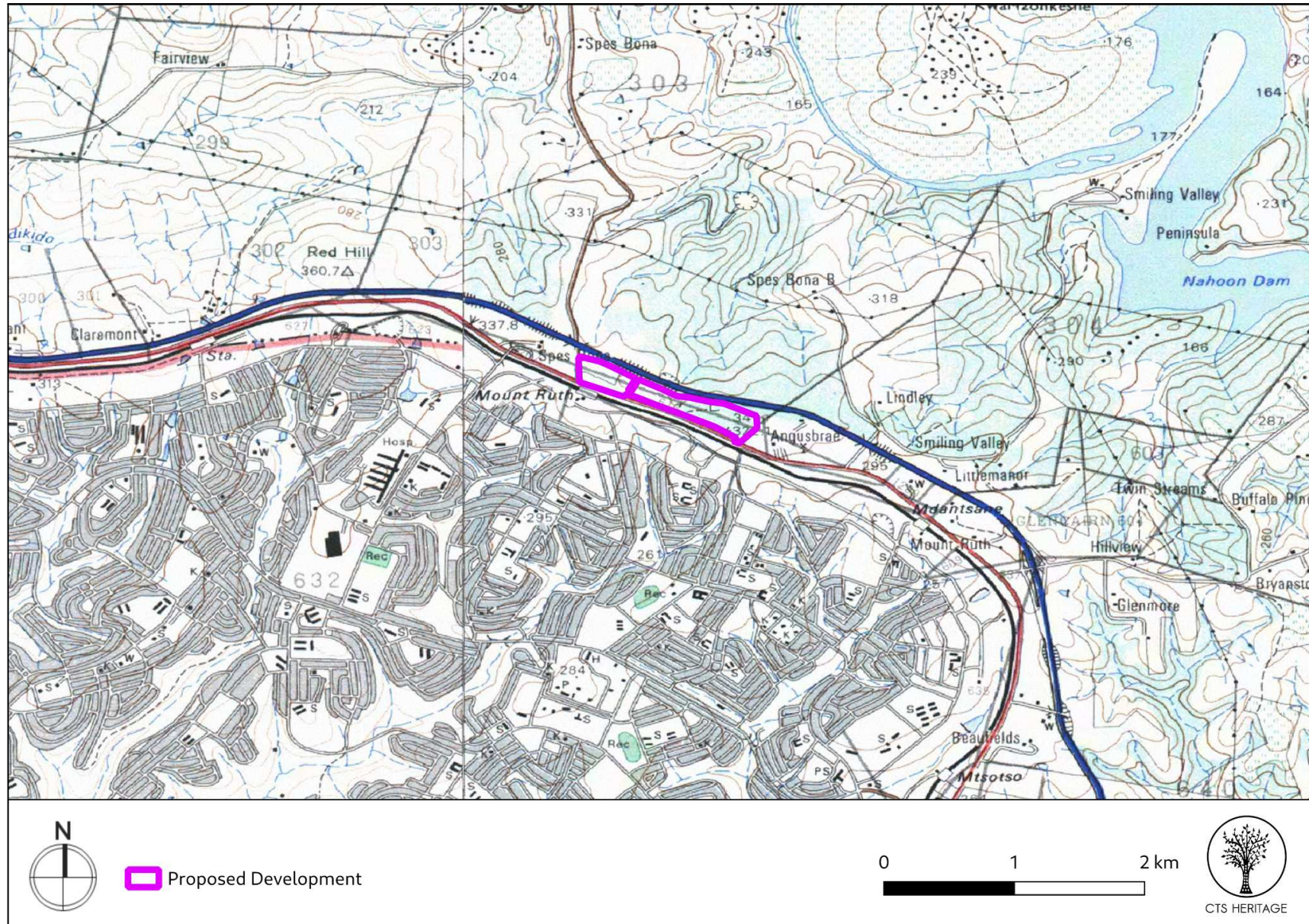


Figure 1d. Overview Map. Extract from the 1:50 000 topo map of the development area

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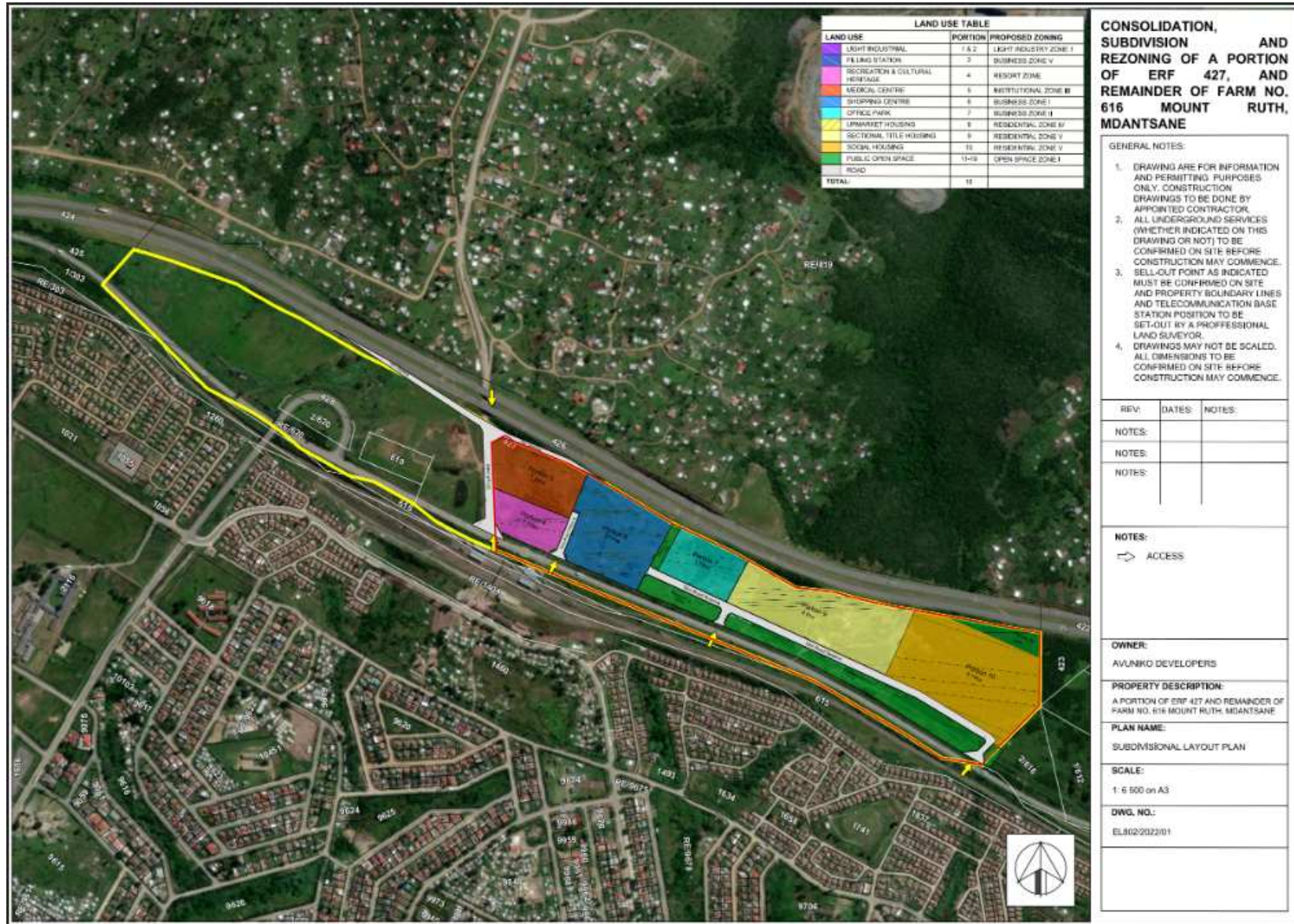


Figure 1e. Overview Map. Sub Divisional plan for development

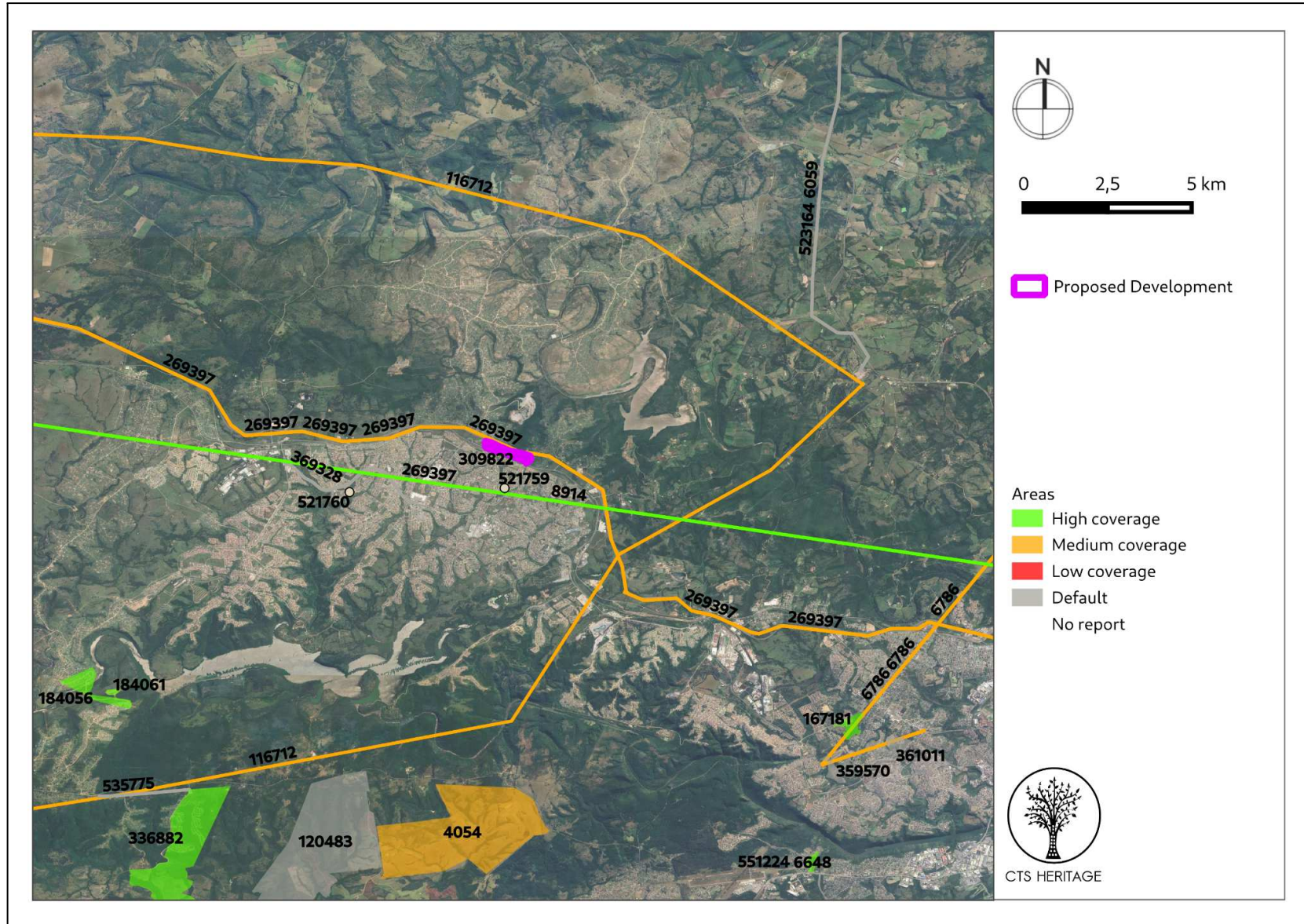


Figure 2. Previous HIAs Map. Previous Heritage Impact Assessments surrounding the proposed development area within 20km, with SAHRIS NIDS indicated. Please see Appendix 2 for a full reference list.

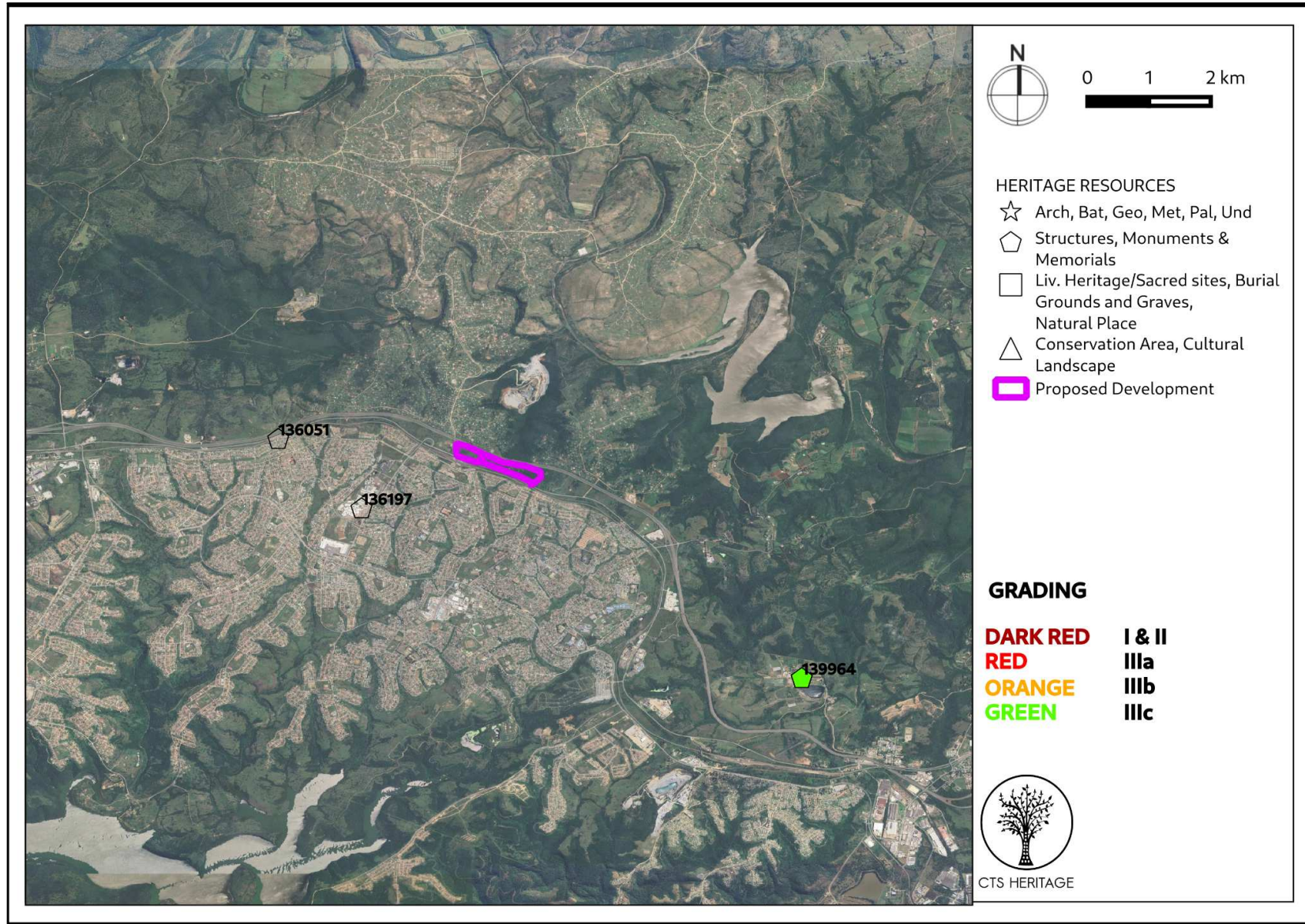


Figure 3. Heritage Resources Map. Heritage Resources previously identified in and near the study area, with SAHRIS Site IDs indicated. Please See Appendix 4 for a full description of heritage resource types.

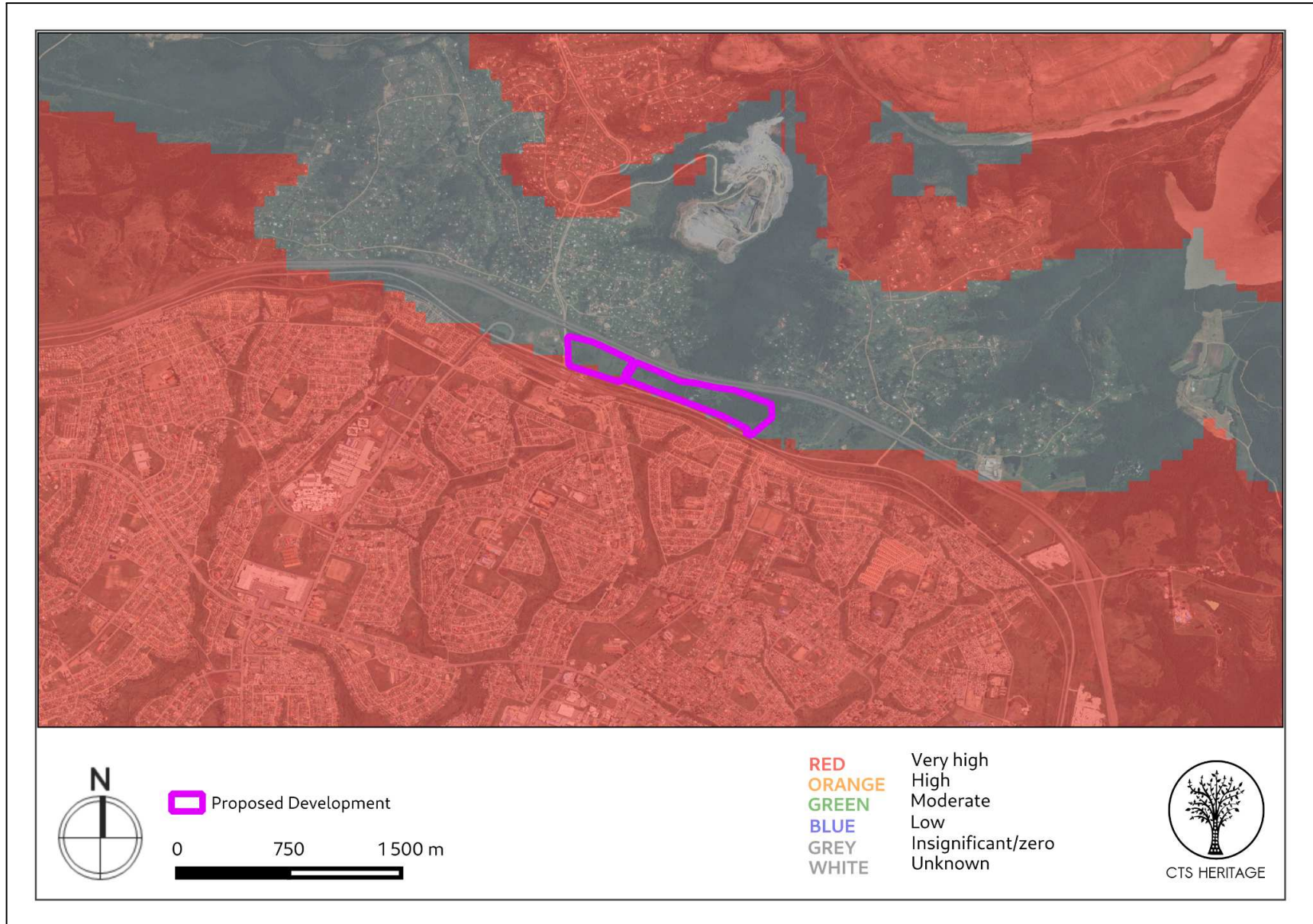


Figure 4. Palaeosensitivity Map. Indicating Very High fossil sensitivity underlying the study area. Please See Appendix 3 for a full guide to the legend.



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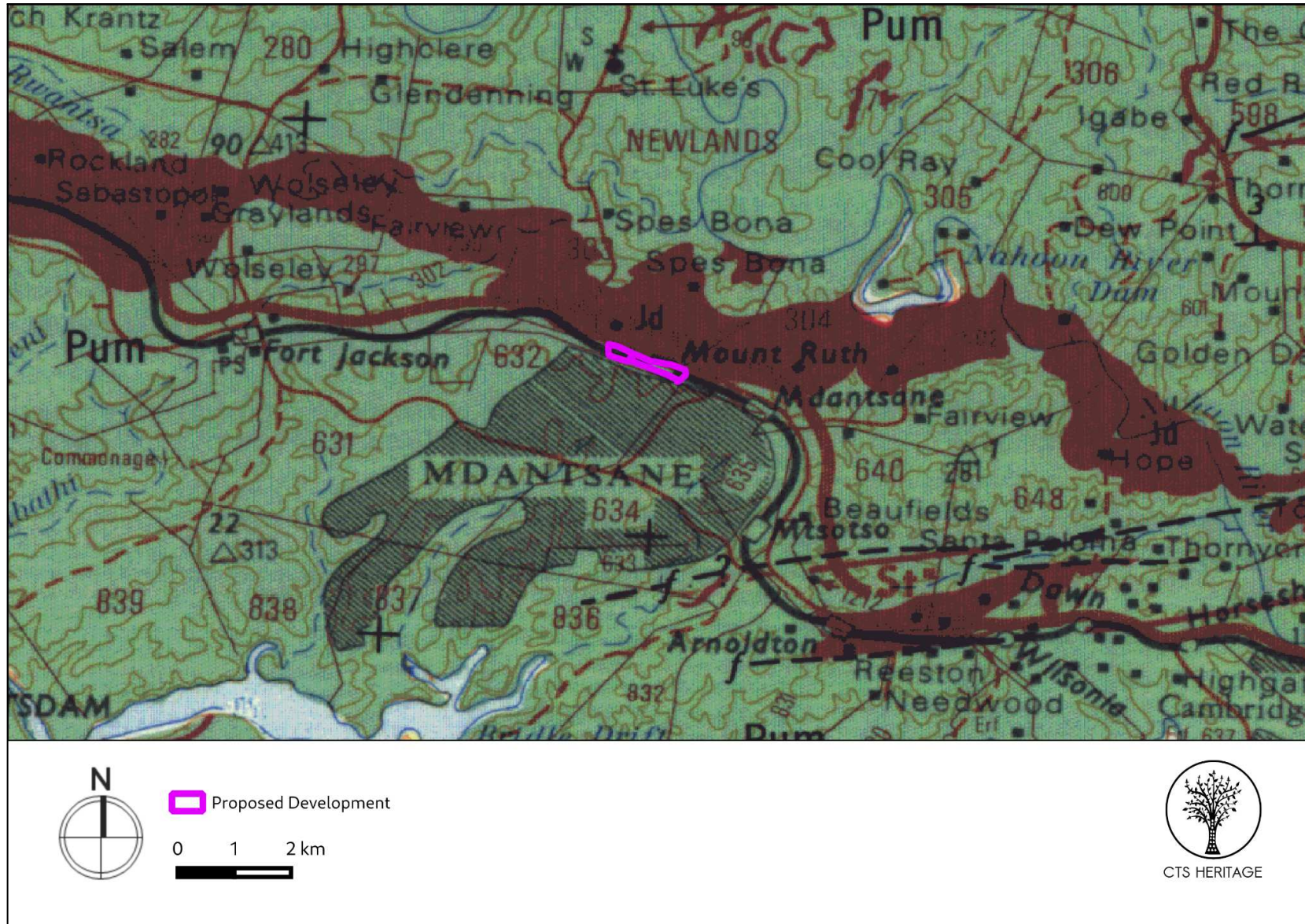


Figure 5. Geology Map. Indicating the underlying geology across the study area through overlaying the geology maps from the CGS series 3226 King Williams Town (Pum: Upper Perm grey and "red" mudstone, sandstone, Middleton Formation, Adelaide Subgroup from the Beaufort Group and Jd: Jurassic Dolerite)

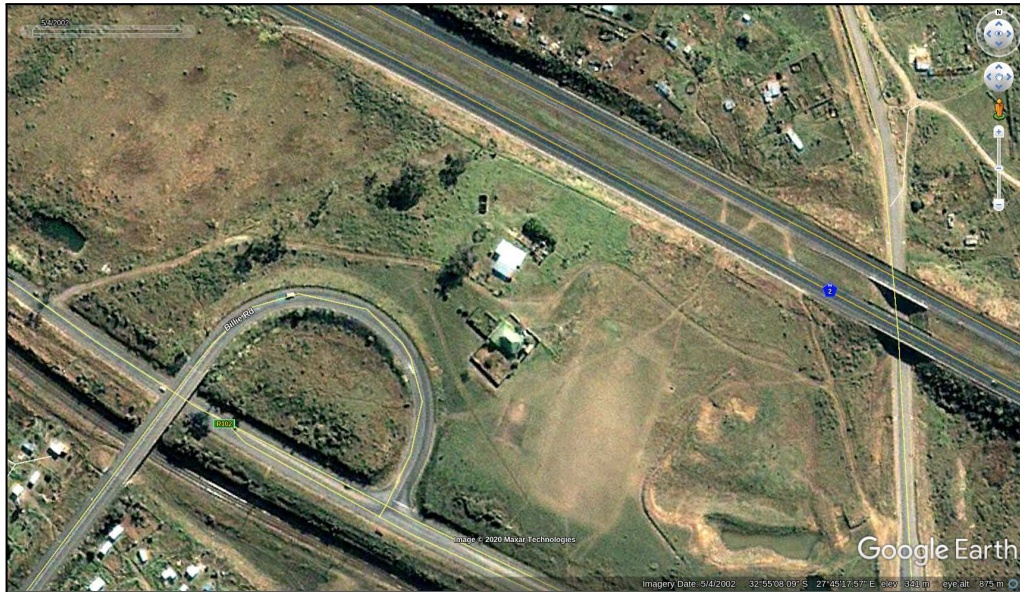
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Figures 6. Google Earth Image (2002) and 2012 indicating presence of farm complex

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8. Heritage statement and character of the area

Background

This application is for a proposed mixed-use development located within Mdantsane, located 15km outside of East London in the Eastern Cape. Mdantsane was established in 1963 in response to the Apartheid Government's Group Areas Act requirements and increasingly poor living conditions in Duncan Village (established in the 1940's). In the early 1960's the entire black population of East London was forcibly moved to Mdantsane which was, at the time, located within the boundaries of the Xhosa native reserve under the administration of the Ciskei Territorial Authority which had been set up in 1961. Mdantsane is also the site of the Egerton Bus Boycott Massacre Memorial at Egerton Railway Station outside of Mdantsane. This site forms part of the National Liberation and Resistance Heritage Route. It is very unlikely that the proposed development will impact on this significant struggle history.

In terms of its cultural landscape, a number of Xhosa Vernacular structures were identified on the outskirts of Mdantsane as part of an inventory of Xhosa Vernacular Architecture in the Eastern Cape conducted in 2017. These structures are mapped in Figure 3 and identified in Appendix 1, and contribute to the cultural landscape of the context of Mdantsane. The proposed development is unlikely to impact on this cultural landscape.

Archaeology

Few Heritage Impact Assessments have been completed within 15km of the areas proposed for development (Figure 2 and Appendix 2). In Van Ryneveld's assessment of the proposed Needs Camp/Potsdam Bridge and access road in 2014 (SAHRIS NID 184058), she identified a "low density ESA and MSA occurrence." She noted that "Extremely low artefact densities, coined with poor technology and the weathered state of the lithic flakes does not warrant conservation or further investigation of the occurrence prior to development impact." In her 2007 assessment of the proposed Mount Coke Eco-Golf Estate (SAHRIS NID 4054), Van Ryneveld identified a number of 'cultural heritage features', one of which was a structure from the colonial period, however no archaeological resources were identified. Both areas assessed are located approximately 10km away from this area proposed for development. Based on the previously disturbed nature of the area proposed for development, it is unlikely that the proposed development will impact on significant archaeological heritage resources other than the remains of the Victorian farmstead mentioned above.

In 2020, CTS Heritage completed an archaeological impact assessment for the immediately adjacent intersection upgrade. In the field assessment completed for this project, Only one Middle Stone Age (MSA) artefact was identified within the footprint of the proposed interchange and this has been graded as having no heritage significance as it is not conservation-worthy (NCW). Any significance that these artefacts do have would be related to their contribution to scientific knowledge about the MSA archaeological contexts of this area and as such, their recording as per the report is sufficient.

Although the township of Mdantsane was developed in 1963, the proposed development appears to be located adjacent to a built structure that was demolished sometime between 2002 and 2012 (according to GoogleEarth Satellite Imagery). The original farm house structure appears to be Victorian. The remnants of this structure were recorded in the field assessment. The remains of this structure have been graded as having low to no heritage significance and are not conservation-worthy (NCW). From Google Earth historic satellite imagery, it can be determined that the farm structures were demolished sometime between 2002 and 2012 (Figure 6). The ruins of the demolished farm complex have no heritage significance. These archaeological resources have been sufficiently recorded in the assessment conducted and no further archaeological mitigation is required.

Based on the known archaeological sensitivity of the area from previous work conducted here, and based on the location of the proposed development between the N2 and the R102, it is very unlikely that the proposed development will negatively impact on significant archaeological heritage. No further assessment of impacts to archaeological heritage is therefore recommended.

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Palaeontology

The area proposed for development is underlain by sediments of the Middleton Formation of the Adelaide Subgroup of the Beaufort Group consisting of grey and “red” mudstone sandstone of very high palaeontological sensitivity and Jurassic Dolerite of zero palaeontological sensitivity. According to Rossouw (2014, SAHRIS NID 184059); “Sedimentary bedrock in the area is primarily represented by late Permian Adelaide Subgroup rocks (Middleton Formation), made up of fine-grained, cross-bedded sandstone and grey to reddish, poorly stratified mudstones... Biozone boundaries are uncertain in the region, but the Middleton Formation (approximate equivalent of the Teekloof Formation) is biostratigraphically subdivided to include diverse terrestrial and freshwater tetrapods of the Cistecephalus Assemblage Zone (AZ) and Dicynodon AZ (Rubidge 1995). These zones are characterized by a varying suite of therapsid fossils mainly represented by the presence of Cistecephalus, Aulacephalodon and Oudenodon in the former and the first appearance of Dicynodon lacerticeps in the latter. Historically, the East Londen area has yielded very few vertebrate fossils. Poorly preserved reptile remains have previously been recovered from several localities believed to be along the western bank of the Buffalo River mouth as well as near Morgan Bay (Mountain 1974).” Although the maps indicate that the proposed development is located on sterile Jurassic Dolerite, the potential to impact significant palaeontological resources remains high due to the proximity of Beaufort Group sediments.

Due to this potential sensitivity, a desktop PIA was completed by Wilken (2020) for the immediately adjacent intersection upgrade. Wilken (2020) concluded that “The proposed site lies on Jurassic Karoo dolerites that has intruded into the Middleton Formation of the late Permian Adelaide Subgroup in the Beaufort Group of the Karoo Supergroup. The Jurassic Dolerites are completely sterile and could have destroyed fossils in proximity due to contact metamorphism. However, construction could penetrate through these dolerites into the Middleton Formation which is a highly sensitive area in terms of national fossil heritage. Although the Middleton Formation is rich in fossils, very few vertebrate fossils have been found in close relation to the proposed construction site. Therefore, the site has a small chance of containing typical vertebrates of the Pristerognathus, Tropicostoma, Cistecephalus and Dicynodon Assemblage Zones. There is also a small chance of encountering typical but infrequent late Glossopteris flora. For this reason, a Chance Fossil Find Procedure is added to the end of this report. As far as the palaeontology is concerned the project may proceed.”

As such, it is unlikely that this proposed development will negatively impact on significant palaeontological heritage resources however, due to the proximity of Beaufort Group sediments, it is recommended that the attached Chance Fossil Finds Procedure is implemented for the duration of excavation activities.

RECOMMENDATION:

Based on the information available, it is very unlikely that the proposed development will negatively impact on significant archaeological, built environment or cultural landscape heritage resources. As such, it is recommended that no further heritage studies are required in terms of section 38 of the NHRA. It is, however, recommended that the attached Chance Fossil Finds Procedure be implemented for the duration of trenching and excavations activities. Furthermore, if any human remains or archaeological resources are uncovered during the course of development, work must cease and ECPHRA must be contacted regarding a way forward.

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APPENDIX 1

List of heritage resources within the 20km Inclusion Zone from SAHRIS

Site ID	Site no	Full Site Name	Site Type	Grading
136051	BUF/NAMM/0014	Egerton Railway Station Bus Boycott Massacre Memorial Site, Egerton Railway Station, Mdantsane	Monuments & Memorials	
139964	EL-001	EAST LONDON	Structures	Grade IIIc
136197	BUF/NAMM/0024	Cecilia Makhiwane Statue, Cecilia Makhiwane Hospital, Mdantsane	Monuments & Memorials	

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APPENDIX 2

Reference List from SAHRIS

Heritage Impact Assessments				
Nid	Report Type	Author/s	Date	Title
4054	AIA Phase 1	Karen Van Ryneveld	03/12/2007	Phase 1 Archaeological Impact Assessment: Mnt. Coke Eco-Residential and Golf Estate, East London, Eastern Cape, South Africa
6059	AIA Phase 1	Len van Schalkwyk, Elizabeth Wahl	01/05/2003	Cultural Heritage Assessment of the Proposed Eros-Grassridge 400 kV Transmission line, Eastern Cape and Kwazulu Natal, South Africa
6648	AIA Phase 1	Karen Van Ryneveld	18/07/2008	Phase 1 Archaeological Impact Assessment: Industrial Development, Erven 17532 & 49336, Orange Grove, East London, Eastern Cape, South Africa
6786	AIA Phase 1	Robert de Jong	06/02/2011	Heritage Impact Assessment Report: Installation Of Long-Haul Dark Fibre Ducting Infrastructure Along The N 2 Between Durban And East London, Kwa-Zulu Natal And Eastern Cape Provinces
8914	PIA Phase 1	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
116712	AIA Phase 1	Johnny Van Schalkwyk	01/04/2011	Heritage impact assessment for the proposed ESKOM 400KV ELECTRICITY TRANSMISSION LINE, NEPTUNE TO POSEIDON SUBSTATIONS, EAST LONDON TO COOKHOUSE, EASTERN CAPE PROVINCE
120483	HIA Phase 1	Johan Binneman	01/09/2009	A Letter Of Recommendation (With Conditions) For The Exemption Of A Full Phase 1 Archaeological Heritage Impact Assessment For The Proposed Weathered Dolerite (Sabungu) Mine On Portion 3 Farm No.860, Mount Coke, East London, Amathole District Municipality, Eastern Cape.
167181	AIA Phase 1	Karen Van Ryneveld	30/06/2014	Phase 1 Archaeological Impact Assessment - Calypso Heights Commercial and Residential Development, off Woolwash Road, Amalinda, East London, BCMM, Eastern Cape, South Africa
167183	PIA Phase 1	Lloyd Rossouw	30/06/2014	Phase 1 Palaeontological Impact Assessment - Calypso Heights Commercial and Residential Development, off Woolwash Road, Amalinda, East London, BCMM, Eastern Cape, South Africa
184056	PIA Phase 1	Lloyd Rossouw	16/12/2014	Phase 1 Palaeontological Impact Assessment - Proposed Construction of the Needs Camp / Potsdam Bridge and

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				Access Road, (near East London), BCMM, Eastern Cape, South Africa.
184058	AIA Phase 1	Karen Van Ryneveld	16/12/2014	Phase 1 Archaeological Impact Assessment - Proposed Construction of the Needs Camp / Potsdam Bridge and Access Road, (near East London), BCMM, Eastern Cape, South Africa
184059	PIA Phase 1	Lloyd Rossouw	16/12/2014	Phase 1 Palaeontological Impact Assessment - Proposed Utilization of the Needs Camp / Potsdam Borrow Pit [NCP_BP01], (near East London), BCMM, Eastern Cape, South Africa
184061	AIA Phase 1		16/12/2014	Phase 1 Archaeological Impact Assessment - Proposed Utilization of the Needs Camp / Potsdam Borrow Pit [NCP_BP01], (near East London), BCMM, Eastern cape, South Africa
269397	AIA Phase 1	Celeste Booth	02/03/2015	FibreCo Repeater Sites Routes 3 and 4_Heritage_2015 AIA report
336881	AIA Phase 1	Karen Van Ryneveld	31/05/2015	Phase 1 AIA " Orange Grove Residential Development, Farm RE/862, East London, BCMM, Eastern Cape
336882	PIA Phase 1	Elize Butler	27/05/2015	Palaeontological Impact Assessment Of The Proposed Orange Grove 3500 Residential Development, Buffalo City Metropolitan Municipality East London, Eastern Cape Province
356763		Mariagrazia Galimberti, Kyla Bluff, Nicholas Wiltshire	11/02/2016	CTS16_010 Terreco Bengal Heights East London
359570	AIA Phase 1	Karen Van Ryneveld	11/03/2016	AIA[P1]-haven Hills Cemetery Expansion, Erven 1829, 1830, 2382, 2383, 2385, 2388 and 2389, East London, Buffalo City Metropolitan Municipality, Eastern Cape
361011	AIA Phase 1	Karen Van Ryneveld	01/04/2016	Phase 1 Archaeological & Cultural Heritage Impact Assessment - Proposed Bengal Heights Residential Development, Erf RE/2368, Amalinda, East London, Buffalo City Metropolitan Municipality, Eastern Cape
369328	AIA Desktop	Karen Van Ryneveld	13/09/2016	Letter of Recommendation for Exemption from a Phase 1 Archaeological and Cultural Heritage Impact Assessment (Phase 1 AIA) - Upgrade of the Qumza Highway - Phase 7, Mdantsane, Buffalo City Metropolitan Municipality, Eastern Cape
369329	PIA Phase 1	Heidi Fourie	13/09/2016	Upgrading of the Qumza Highway Phase 7, Buffalo City Metropolitan Municipality, Amathole District Municipality, Eastern Cape Province. Palaeontological Impact Assessment: Phase 1 Field Study

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Additional References:

Wiltshire and Lavin (2020). ARCHAEOLOGICAL SPECIALIST STUDY In terms of Section 38(8) of the NHRA for a Proposed Mount Ruth Interchange upgrade, Mdantsane, East London. Unpublished Specialist Report completed in terms of Section 38(3) of the NHRA

Wilken (2020). DESKTOP PALAEOLOGICAL SPECIALIST STUDY In terms of Section 38(8) of the NHRA for a Proposed Mount Ruth Interchange upgrade, Mdantsane, East London. Unpublished Specialist Report completed in terms of Section 38(3) of the NHRA

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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
	GREY:	INSIGNIFICANT/ZERO - no palaeontological studies are required
	WHITE/CLEAR:	UNKNOWN - these areas will require a minimum of a desktop study.

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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 PALAEOLOGICAL 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

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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:

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- 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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