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**REPORT ON A DESKTOP CULTURAL HERITAGE ASSESSMENT
FOR THE PROPOSED HOUGHTON ESTATE EXTENSION 1
RESIDENTIAL DEVELOPMENT LOCATED ON THE REMAINING EXTENT OF
PORTION 1 OF HOUGHTON ESTATE 56IR, HOUGHTON, GAUTENG**

For:

EnviroSynergy Consulting

REPORT: APAC017/18

by:

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Although all efforts are made to identify all sites of cultural heritage (archaeological and historical) significance during an assessment of study areas, the nature of archaeological and historical sites are as such that it is always possible that hidden or subterranean sites, features or objects could be overlooked during the study. APELSER Archaeological Consulting can't be held liable for such oversights or for costs incurred as a result thereof.

Clients & Developers should not continue with any development actions until SAHRA or one of its subsidiary bodies has provided final comments on this report. Submitting the report to SAHRA is the responsibility of the Client unless required of the Heritage Specialist as part of their appointment and Terms of Reference

A handwritten signature in black ink, appearing to be 'A. Pelser', is centered on the page.

SUMMARY

APelser Archaeological Consulting (APAC) was appointed by EnviroSynergy Consulting to conduct a Desktop-based Cultural Heritage Assessment for proposed residential development (Houghton Estate Extension 1) on the Remaining Extent of Houghton Estate 56IR, Houghton, Gauteng. The development forms part of the expansion of the Houghton Luxury Apartments located to the east of the site.

Although there are no known cultural heritage sites (archaeological and/or historical) in the specific study area, some are known to exist in the larger geographical area within which the study area falls. The report will discuss the results of the desktop assessment and provide recommendations on the way forward at the end of the document. No sites or features of any cultural heritage (archaeological and/or historical) origin or significance were identified in the study during the desktop assessment. From images provided by the client it seems as if the area has been extensively disturbed in the recent past by the Houghton Golf Estate development area within which it is located as well.

From a Cultural Heritage point of view the development should therefore be allowed to continue, taking into consideration the recommendations proposed at the end of this document.

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1. INTRODUCTION

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Although there are no known cultural heritage sites (archaeological and/or historical) in the specific study area, some are known to exist in the larger geographical area within which the study area falls. No sites or features of any cultural heritage (archaeological and/or historical) origin or significance were identified in the study during the desktop assessment. From images provided by the client it seems as if the area has been extensively disturbed in the recent past by the Houghton Golf Estate development area within which it is located as well.

The client indicated the location and boundaries of the Project Area, and the assessment focused on this.

2. TERMS OF REFERENCE

The Terms of Reference for the study was to conduct a desktop-based assessment for the study area with the aim to:

- 1. Identify all possible sites, occurrences and structures of an archaeological or historical nature (cultural heritage sites) located on the portion of land that will be impacted upon by the proposed development;*
- 2. Assess the significance of the cultural resources in terms of their archaeological, historical, scientific, social, religious, aesthetic and tourism value;*
- 3. Describe the possible impact of the proposed development on these cultural remains, according to a standard set of conventions;*
- 4. Propose suitable mitigation measures to minimize possible negative impacts on the cultural resources;*
- 5. Review applicable legislative requirements;*

3. LEGISLATIVE REQUIREMENTS

Aspects concerning the conservation of cultural resources are dealt with mainly in two acts. These are the National Heritage Resources Act (Act 25 of 1999) and the National Environmental Management Act (Act 107 of 1998).

3.1 The National Heritage Resources Act

According to the above-mentioned act the following is protected as cultural heritage resources:

- a. Archaeological artifacts, structures and sites older than 100 years
- b. Ethnographic art objects (e.g. prehistoric rock art) and ethnography
- c. Objects of decorative and visual arts
- d. Military objects, structures and sites older than 75 years
- e. Historical objects, structures and sites older than 60 years
- f. Proclaimed heritage sites
- g. Grave yards and graves older than 60 years
- h. Meteorites and fossils
- i. Objects, structures and sites of scientific or technological value.

The National Estate includes the following:

- a. Places, buildings, structures and equipment of cultural significance
- b. Places to which oral traditions are attached or which are associated with living heritage
- c. Historical settlements and townscapes
- d. Landscapes and features of cultural significance
- e. Geological sites of scientific or cultural importance
- f. Sites of Archaeological and palaeontological importance
- g. Graves and burial grounds
- h. Sites of significance relating to the history of slavery
- i. Movable objects (e.g. archaeological, palaeontological, meteorites, geological specimens, military, ethnographic, books etc.)

A Heritage Impact Assessment (HIA) is the process to be followed in order to determine whether any heritage resources are located within the area to be developed as well as the possible impact of the proposed development thereon. An Archaeological Impact Assessment (AIA) only looks at archaeological resources. An HIA must be done under the following circumstances:

- a. The construction of a linear development (road, wall, power line, canal etc.) exceeding 300m in length
- b. The construction of a bridge or similar structure exceeding 50m in length
- c. Any development or other activity that will change the character of a site and exceed 5 000m² or involve three or more existing erven or subdivisions thereof
- d. Re-zoning of a site exceeding 10 000 m²
- e. Any other category provided for in the regulations of SAHRA or a provincial heritage authority

Structures

Section 34 (1) of the mentioned act states that no person may demolish any structure or part thereof which is older than 60 years without a permit issued by the relevant provincial heritage resources authority.

A structure means any building, works, device or other facility made by people and which is fixed to land, and includes any fixtures, fittings and equipment associated therewith.

Alter means any action affecting the structure, appearance or physical properties of a place or object, whether by way of structural or other works, by painting, plastering or the decoration or any other means.

Archaeology, palaeontology and meteorites

Section 35(4) of this act deals with archaeology, palaeontology and meteorites. The act states that no person may, without a permit issued by the responsible heritage resources authority (national or provincial)

- a. destroy, damage, excavate, alter, deface or otherwise disturb any archaeological or palaeontological site or any meteorite;
- b. destroy, damage, excavate, remove from its original position, collect or own any archaeological or palaeontological material or object or any meteorite;
- c. trade in, sell for private gain, export or attempt to export from the Republic any category of archaeological or palaeontological material or object, or any meteorite; or
- d. bring onto or use at an archaeological or palaeontological site any excavation equipment or any equipment that assists in the detection or recovery of metals or archaeological and palaeontological material or objects, or use such equipment for the recovery of meteorites.
- e. alter or demolish any structure or part of a structure which is older than 60 years as protected.

The above mentioned may only be disturbed or moved by an archaeologist, after receiving a permit from the South African Heritage Resources Agency (SAHRA). In order to demolish such a site or structure, a destruction permit from SAHRA will also be needed.

Human remains

Graves and burial grounds are divided into the following:

- a. ancestral graves
- b. royal graves and graves of traditional leaders
- c. graves of victims of conflict
- d. graves designated by the Minister
- e. historical graves and cemeteries
- f. human remains

In terms of Section 36(3) of the National Heritage Resources Act, no person may, without a permit issued by the relevant heritage resources authority:

- a. destroy, damage, alter, exhume or remove from its original position or otherwise disturb the grave of a victim of conflict, or any burial ground or part thereof which contains such graves;

- b. destroy, damage, alter, exhume or remove from its original position or otherwise disturb any grave or burial ground older than 60 years which is situated outside a formal cemetery administered by a local authority; or
- c. bring onto or use at a burial ground or grave referred to in paragraph (a) or (b) any excavation, or any equipment which assists in the detection or recovery of metals.

Human remains that are less than 60 years old are subject to provisions of the Human Tissue Act (Act 65 of 1983) and to local regulations. Exhumation of graves must conform to the standards set out in the **Ordinance on Excavations (Ordinance no. 12 of 1980)** (replacing the old Transvaal Ordinance no. 7 of 1925).

Permission must also be gained from the descendants (where known), the National Department of Health, Provincial Department of Health, Premier of the Province and local police. Furthermore, permission must also be gained from the various landowners (i.e. where the graves are located and where they are to be relocated to) before exhumation can take place.

Human remains can only be handled by a registered undertaker or an institution declared under the **Human Tissues Act (Act 65 of 1983 as amended)**.

3.2 The National Environmental Management Act

This act states that a survey and evaluation of cultural resources must be done in areas where development projects, that will change the face of the environment, will be undertaken. The impact of the development on these resources should be determined and proposals for the mitigation thereof are made.

Environmental management should also take the cultural and social needs of people into account. Any disturbance of landscapes and sites that constitute the nation's cultural heritage should be avoided as far as possible and where this is not possible the disturbance should be minimized and remedied.

4. METHODOLOGY

4.1 Survey of literature

A survey of available literature was undertaken in order to place the development area in an archaeological and historical context. The sources utilized in this regard are indicated in the bibliography.

4.2 Field survey

No Field Assessment was conducted in this Case

4.3 Oral histories

People from local communities are sometimes interviewed in order to obtain information relating to the surveyed area. It needs to be stated that this is not applicable under all circumstances. When applicable, the information is included in the text and referred to in the bibliography.

4.4 Documentation

All sites, objects, features and structures identified are normally documented according to a general set of minimum standards. Co-ordinates of individual localities are determined by means of the Global Positioning System (GPS). The information is added to the description in order to facilitate the identification of each locality. **In this case no field-based assessment was undertaken.**

5. DESCRIPTION OF THE AREA

APelser Archaeological Consulting (APAC) was appointed by EnviroSynergy Consulting to conduct a Desktop-based Cultural Heritage Assessment for proposed residential development (Houghton Estate Extension 1) on the Remaining Extent of Houghton Estate 56IR, Houghton, Gauteng. The development forms part of the expansion of the Houghton Luxury Apartments located to the east of the site.

The proposed Houghton Estate Extension 1 is situated on a part of the Remaining Extent of Portion 1 of the farm Houghton Estate No. 56- I.R. The site is bounded by Ninth Avenue to the north, Lloyds Ellis Avenue to the east; Second Avenue to the South and Third Street to the west, Houghton Estate (See Annexure A). The proposed township will consist of 2 erven (measuring 2,65m² / 0.2ha together). The site (Houghton Estate Extension 1) comprises of two erven which is currently zoned as Private Open Space (see Annexure B). Application is made to rezone both erven to Residential 4 to allow for residential development.

No fieldwork was undertaken and based on the aerial images (Google Earth) for the area, as well as photographs of the study/development area provided by the client it is clear that the specific area has been extensively changes and impacted in the recent past through urban residential development including the Houghton Golf Estate. No structures or houses of any historical origin or significance are seemingly present in or on the development area portion.

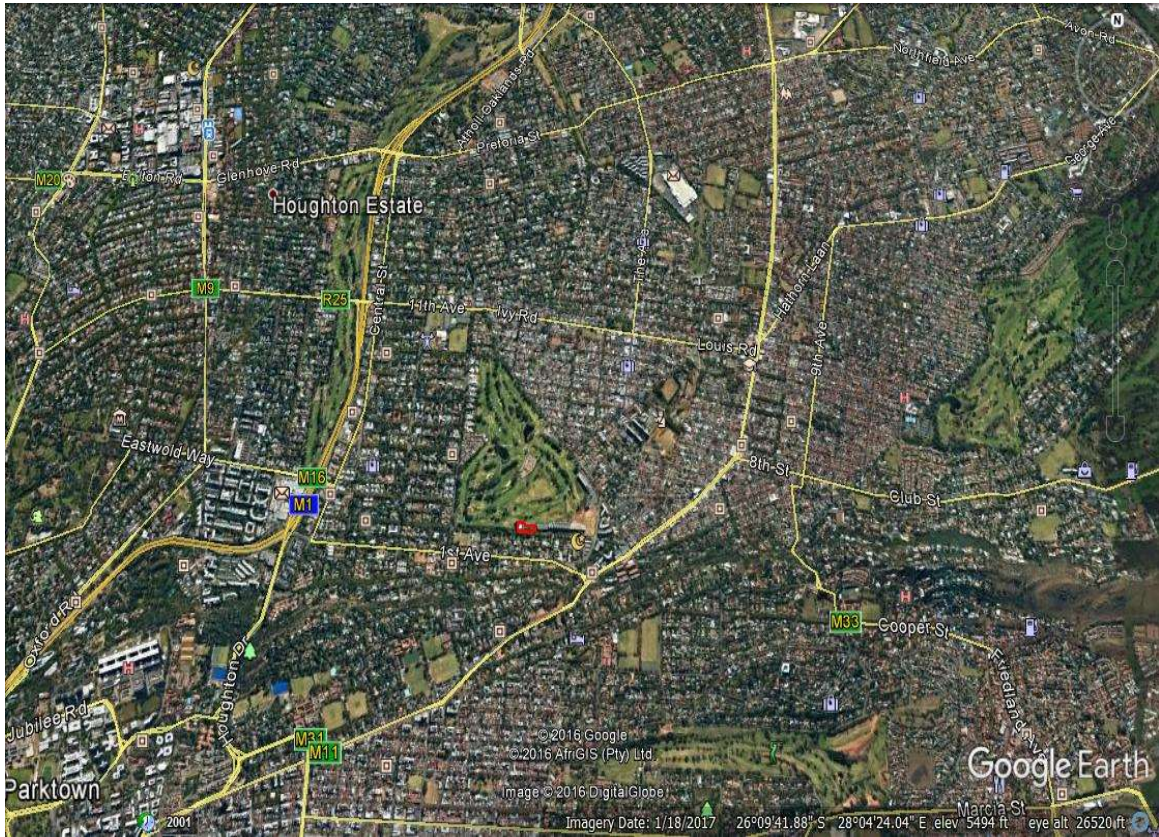


Fig.1: General location of the study area (red polygon). Google Earth 2016.



Fig.2: Closer location of development/study area (Google Earth 2016).

6. DISCUSSION

The Stone Age is the period in human history when lithic (stone) material was mainly used to produce tools. In South Africa the Stone Age can be divided basically into three periods. It is however important to note that dates are relative and only provide a broad framework for interpretation. A basic sequence for the South African Stone Age (Lombard et.al 2012) is as follows:

Earlier Stone Age (ESA) up to 2 million – more than 200 000 years ago
Middle Stone Age (MSA) less than 300 000 – 20 000 years ago
Later Stone Age (LSA) 40 000 years ago – 2000 years ago

It should also be noted that these dates are not a neat fit because of variability and overlapping ages between sites (Lombard et.al 2012: 125).

There are known Stone Age sites or artifacts present in the area. The closest known Stone Age sites are those of Glenferness, Pietkloof, Zevenfontein, Aasvoelkop, Melvillekoppies, Primrose & Linksfield (Bergh 1999: 4).

The Iron Age is the name given to the period of human history when metal was mainly used to produce metal artifacts. In South Africa it can be divided in two separate phases (Bergh 1999: 96-98), namely:

Early Iron Age (EIA) 200 – 1000 A.D
Late Iron Age (LIA) 1000 – 1850 A.D.

Huffman (2007: xiii) however indicates that a Middle Iron Age should be included. His dates, which now seem to be widely accepted in archaeological circles, are:

Early Iron Age (EIA) 250 – 900 A.D.
Middle Iron Age (MIA) 900 – 1300 A.D.
Late Iron Age (LIA) 1300 – 1840 A.D.

No Early Iron Age sites are known in the larger geographical area, while Later Iron Age sites do occur. This includes sites at Melvillekoppies, Bruma (Bergh 1999: 7) and Klipriviersberg (Huffman 2007: 171).

The historical age started with the first recorded oral histories in the area. It includes the moving into the area of people that were able to read and write. The first Europeans to move through and into the area were the groups of Cornwallis Harris (1836) and David Livingstone in 1847 (Bergh 1999: 13). These groups were closely followed by the Voortrekkers after 1840 (Bergh 1999: 14-15).

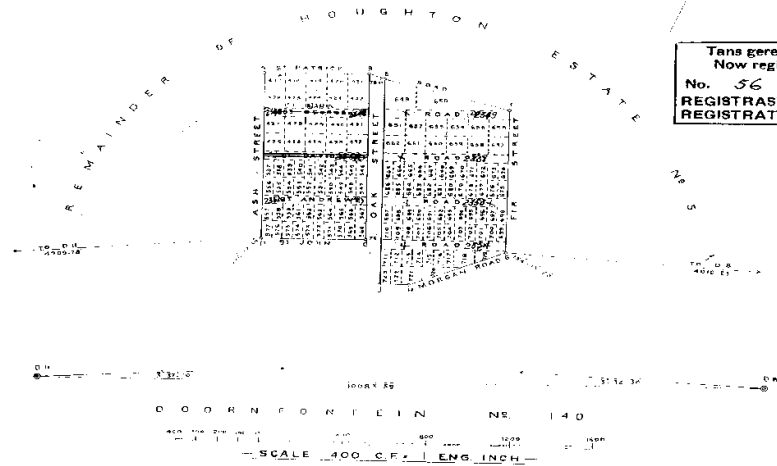
The oldest map that could be obtained for the farm from the Chief Surveyor General's database, date to 1910 and shows that the farm was then numbered as No.5 and that it was first surveyed in August 1903 prior to the September 1910 prior to the April 1911 survey to which this map refers (CSG Document 10HWVT01). No historical sites or features could be identified on this map.

Houghton Estate has traditionally been informally divided into two areas namely Upper Houghton and Lower Houghton. Upper Houghton is the southern and south-eastern portion located on a ridge, while the northern Lower Houghton is flatter, and has a grid street pattern, with parts on both sides of the M1 freeway. Upper Houghton has been declared a National Heritage Area. Houghton was developed as a residential area around the turn of the 20th century, primarily by the Johannesburg Consolidated Investment Company (JCI). The suburb was laid out by surveyor Gustav Arthur Troye. Historically a wealthy area, it contains many mansions on big stands, blocks of flats, as well as office parks (developed on the sites of former homes) on streets close to the M1 and on Louis Botha Avenue. Houghton is architecturally varied. There are good examples of Art Deco buildings (particularly some of the flats), and many of the large houses in the 1930s are good examples of the Modern style inspired by the work of Le Corbusier, including Stern House (1935) designed by Rex Distin Martienssen and partners. The most famous resident of Houghton Estate was Nelson Mandela, and he died at his Lower Houghton home, which became a site of remembrance in the immediate aftermath of his death. His residence was based on the corner of 4th Street and 12th Avenue. Houghton has two golf courses namely Houghton and Killarney (www.wikipedia.co.za).

Steeped in tradition, Houghton Golf Club is one of South Africa's premier golfing venues. The course has a proud history as a championship facility having hosted no fewer than eight SA Open events, the first of which took place in 1951. The course too has been the chosen venue for the prestigious Alfred Dunhill Championship. A firm favorite amongst the Highveld golfing fraternity its original design dates from 1926. A.M. Copland, the club's first professional, was the course architect, laying out the course on a thickly treed tract of land featuring considerable undulation. Houghton's underlying qualities as a test of golf have not been radically altered with the passing of the years, though, to stay abreast of developments in the game the decision was taken to appoint the Jack Nicklaus design group as the course architects for the new layout (www.houghton.clubhouseonline-3.com).

SIDES	ANGLES	(X) CO-ORDINATES (Y)
AB 500.00	A 90.00.00	A + 16710.92 - 2004.53
BC 950.00	B 90.00.00	B + 16958.74 - 2547.83
CD 500.00	C 90.00.00	C + 16958.74 - 2404.74
DA 950.00	D 90.00.00	D + 16950.00 - 2441.45
Area: 5 Morg. 298 Sq Rds 85 Sq Ft		
EF 624.65	E 73.51.00	E + 16966.47 - 2625.67
FG 816.14	F 106.03.00	F + 16950.93 - 3207.00
GH 496.96	G 112.14.10	G + 16273.46 - 3552.57
HJ 148.00	H 157.45.00	H + 15927.98 - 3707.90
JE 1177.55	J 90.00.00	J + 16074.79 - 3064.19
Area: 7 Morg. 45 Sq Rds 112 Sq Ft		

CONNECTION BETWEEN FIGURES			
1	2	3	4
117.07	125.37	no	
112.85	146.23	no	
345.39	15.42	no	
300.00	163.19	no	



Tans geregistreer onder :
 Now registered under :
 No. 56
 REGISTRASIE AFDELING
 REGISTRATION DIVISION IR

The above figures lettered ABCD and EFGH in extent 12 Morg 394 Sq Rds 53 Sq Ft of land represent a portion of the farm HOUGHTON ESTATE, N°5, transferred to the Johannesburg Consolidated Investment C^o Ltd by certificate of amalgamation, file N° 11746/1903 dated 8th December 1903 and comprises:
 Lots N° 417A to 436, 537 to 559, 561 to 577, 649 to 723 and those portions of St George, St David, St Andrew and that part of St John road lying between Oak & Fir Streets, ~~and~~ John Roads lying between Ash and Oak and Oak and Fir Streets in the Township of Houghton Estate, Situate in the District of Johannesburg Transvaal, bounded as indicated above.
 The whole farm was ~~originally~~ granted to _____ by deed N° _____ dated _____ of _____ and was surveyed in Aug 1905 by surveyor R. Pizzighelli. The beacons were pointed out by surveyor W. Visser and have been properly erected according to law.
 Surveyed in Sept 1910 by me

W. Visser
 Land Surveyor

N° 7350 Examined. The numerical data of this diagram are sufficiently consistent. <i>W. S. S. S.</i> Examiner of Diagrams Surveyor-General's Office Pretoria 5 Dec 1910	Approved <i>R. Pizzighelli</i> Surveyor General	This diagram belongs to Deed of Transfer N° _____ made this day in favour of _____ Deeds Office Pretoria
		Registrar of Deeds.

Fig.3: 1910 Map of Houghton Estate 56IR (www.csg.dla.gov.za).



Fig.4: View of a section of the development area (courtesy EnviroSynergy).



**Fig.5: Another view of a section of the study/development area.
Note the Houghton Golf Club clubhouse & showroom (courtesy EnviroSynergy).**



Fig.6: Another section of the study area (courtesy EnviroSynergy).



Fig.7: Further views of the area showing the disturbed nature of the area (courtesy EnviroSynergy).

7. CONCLUSIONS AND RECOMMENDATIONS

APelser Archaeological Consulting (APAC) was appointed by EnviroSynergy Consulting to conduct a Desktop-based Cultural Heritage Assessment for proposed residential development (Houghton Estate Extension 1) on the Remaining Extent of Houghton Estate 56IR, Houghton,

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The area has been fairly extensively disturbed in the recent past through urban development that includes in this case specifically the Houghton Golf Estate. If any sites, features or material of archaeological and/or historical origin and significance did exist here in the past it would have been heavily disturbed or largely destroyed.

From a cultural heritage point of view the development should be allowed to continue. However, the subterranean presence of archaeological or historical sites, features or objects must always be taken into consideration. If any are uncovered during the development process a heritage specialist/archaeologist should be called in to investigate and recommend on the best way forward. This could include unmarked or low stone-packed informal graves.

8. REFERENCES

Aerial views of general study area location: Google Earth 2016 & EnviroSynergy Consulting

Photographs of development/study area: Provided by EnviroSynergy Consulting.

Bergh, J.S. (red.). 1999. **Geskiedenisatlas van Suid-Afrika. Die vier noordelike provinsies**. Pretoria: J.L. van Schaik.

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Republic of South Africa. 1999. **National Heritage Resources Act (No 25 of 1999)**. Pretoria: the Government Printer.

Republic of South Africa. 1998. **National Environmental Management Act (no 107 of 1998)**. Pretoria: The Government Printer.

Chief Surveyor General Database (www.csg.dla.gov.za) – CSG Document: 10HWVT01

Wikipedia: www.wikipedia.co.za

www.houghton.clubhouseonline-e3.com

APPENDIX A
DEFINITION OF TERMS:

Site: A large place with extensive structures and related cultural objects. It can also be a large assemblage of cultural artifacts, found on a single location.

Structure: A permanent building found in isolation or which forms a site in conjunction with other structures.

Feature: A coincidental find of movable cultural objects.

Object: Artifact (cultural object).

(Also see Knudson 1978: 20).

APPENDIX B
DEFINITION/ STATEMENT OF HERITAGE SIGNIFICANCE:

Historic value: Important in the community or pattern of history or has an association with the life or work of a person, group or organization of importance in history.

Aesthetic value: Important in exhibiting particular aesthetic characteristics valued by a community or cultural group.

Scientific value: Potential to yield information that will contribute to an understanding of natural or cultural history or is important in demonstrating a high degree of creative or technical achievement of a particular period

Social value: Have a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.

Rarity: Does it possess uncommon, rare or endangered aspects of natural or cultural heritage.

Representivity: Important in demonstrating the principal characteristics of a particular class of natural or cultural places or object or a range of landscapes or environments characteristic of its class or of human activities (including way of life, philosophy, custom, process, land-use, function, design or technique) in the environment of the nation, province region or locality.

APPENDIX C SIGNIFICANCE AND FIELD RATING:

Cultural significance:

- Low: A cultural object being found out of context, not being part of a site or without any related feature/structure in its surroundings.
- Medium: Any site, structure or feature being regarded less important due to a number of factors, such as date and frequency. Also any important object found out of context.
- High: Any site, structure or feature regarded as important because of its age or uniqueness. Graves are always categorized as of a high importance. Also any important object found within a specific context.

Heritage significance:

- Grade I: Heritage resources with exceptional qualities to the extent that they are of national significance
- Grade II: Heritage resources with qualities giving it provincial or regional importance although it may form part of the national estate
- Grade III: Other heritage resources of local importance and therefore worthy of conservation

Field ratings:

- i. National Grade I significance: should be managed as part of the national estate
- ii. Provincial Grade II significance: should be managed as part of the provincial estate
- iii. Local Grade IIIA: should be included in the heritage register and not be mitigated (high significance)
- iv. Local Grade IIIB: should be included in the heritage register and may be mitigated (high/medium significance)
- v. General protection A (IV A): site should be mitigated before destruction (high/medium significance)
- vi. General protection B (IV B): site should be recorded before destruction (medium significance)
- vii. General protection C (IV C): phase 1 is seen as sufficient recording and it may be demolished (low significance)

APPENDIX D
PROTECTION OF HERITAGE RESOURCES:

Formal protection:

National heritage sites and Provincial heritage sites – Grade I and II

Protected areas - An area surrounding a heritage site

Provisional protection – For a maximum period of two years

Heritage registers – Listing Grades II and III

Heritage areas – Areas with more than one heritage site included

Heritage objects – e.g. Archaeological, palaeontological, meteorites, geological specimens, visual art, military, numismatic, books, etc.

General protection:

Objects protected by the laws of foreign states

Structures – Older than 60 years

Archaeology, palaeontology and meteorites

Burial grounds and graves

Public monuments and memorials

APPENDIX E
HERITAGE IMPACT ASSESSMENT PHASES

1. Pre-assessment or Scoping Phase – Establishment of the scope of the project and terms of reference.
2. Baseline Assessment – Establishment of a broad framework of the potential heritage of an area.
3. Phase I Impact Assessment – Identifying sites, assess their significance, make comments on the impact of the development and makes recommendations for mitigation or conservation.
4. Letter of recommendation for exemption – If there is no likelihood that any sites will be impacted.
5. Phase II Mitigation or Rescue – Planning for the protection of significant sites or sampling through excavation or collection (after receiving a permit) of sites that may be lost.
6. Phase III Management Plan – For rare cases where sites are so important that development cannot be allowed.