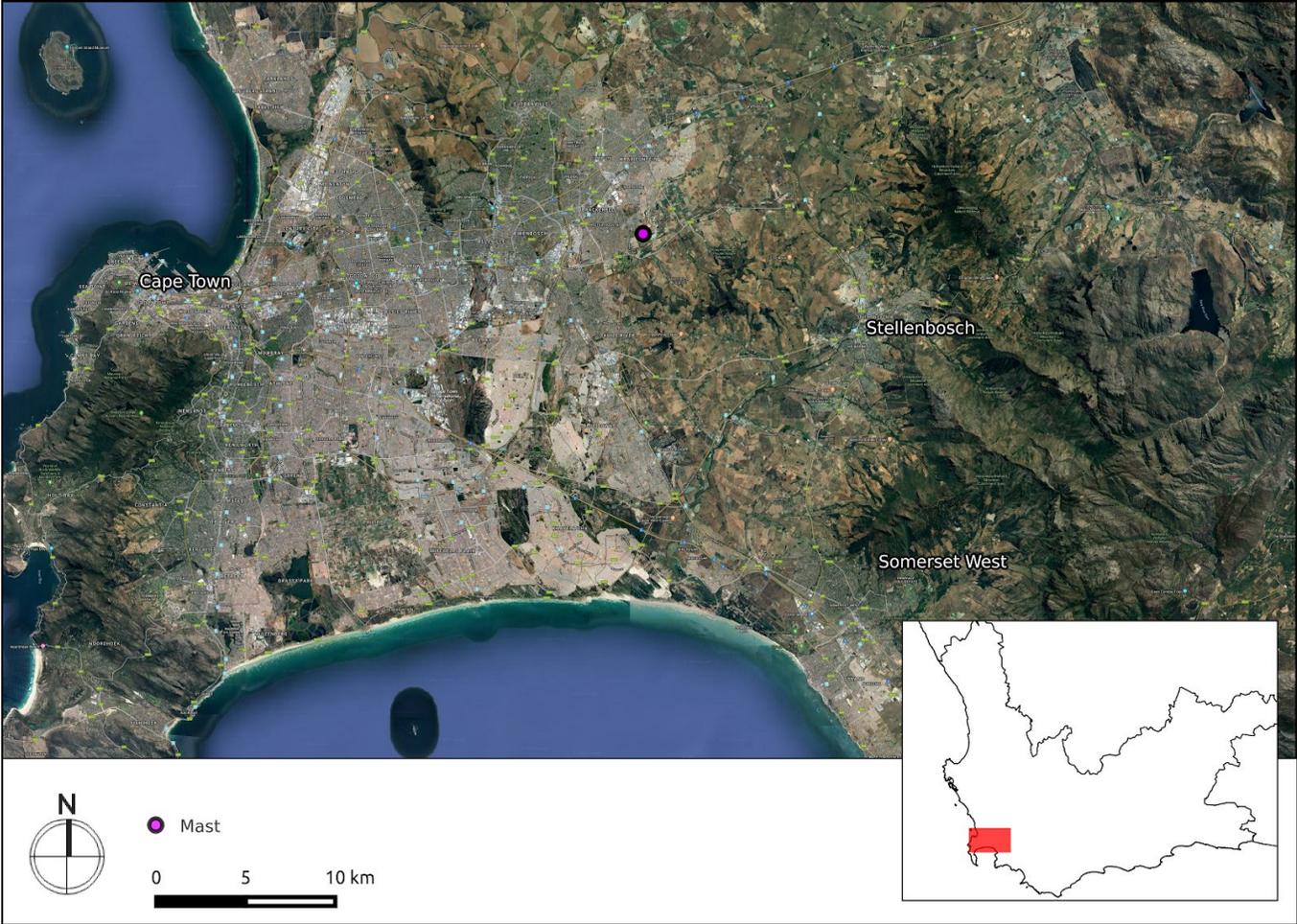




CTS HERITAGE

HERITAGE SCREENER

CTS Reference Number:	CTS18_235
HWC Ref:	19012109
Client:	EnviroAfrica
Date:	18 January 2019
Title:	Section 24G Application for the unlawful development of a 25m high telecommunication mast on Portion 47 of Farm 222, Crammix Road, Brackenfell, Western Cape
	
Figure 1a. Satellite map indicating the location of the proposed development in the Northern Cape Province	
Recommendation by CTS Heritage Specialists	RECOMMENDATION: The heritage resources in the area proposed for development are sufficiently recorded. Due to the location and nature of the proposed development, it is unlikely that significant heritage resources will be impacted by the development and as such, it is recommended that no further heritage studies are required.

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1. Proposed Development Summary

Section 24G application for the establishment of a 25m telecommunications mast on portion 47 of farm 222, Crammix Road, Brackenfell.

2. Application References

Name of relevant heritage authority(s)	HWC
Name of decision making authority(s)	DEADP

3. Property Information

Latitude / Longitude	33°53'26.47"S 18°43'16.71"E
Erf number / Farm number	Portion 47 of Farm 222
Local Municipality	City of Cape Town
District Municipality	Cape Town
Previous Magisterial District	Cape Town
Province	Western Cape
Current Use	Truck stop
Current Zoning	Agriculture
Total Extent	1.7ha

4. Nature of the Proposed Development

Total Surface Area	67m2
Depth of excavation (m)	2m
Height of development (m)	25m
Expected years of operation before decommission	NA

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5. Category of Development

x	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-
	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
	5. Other (state):

6. Additional Infrastructure Required for this Development

--

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

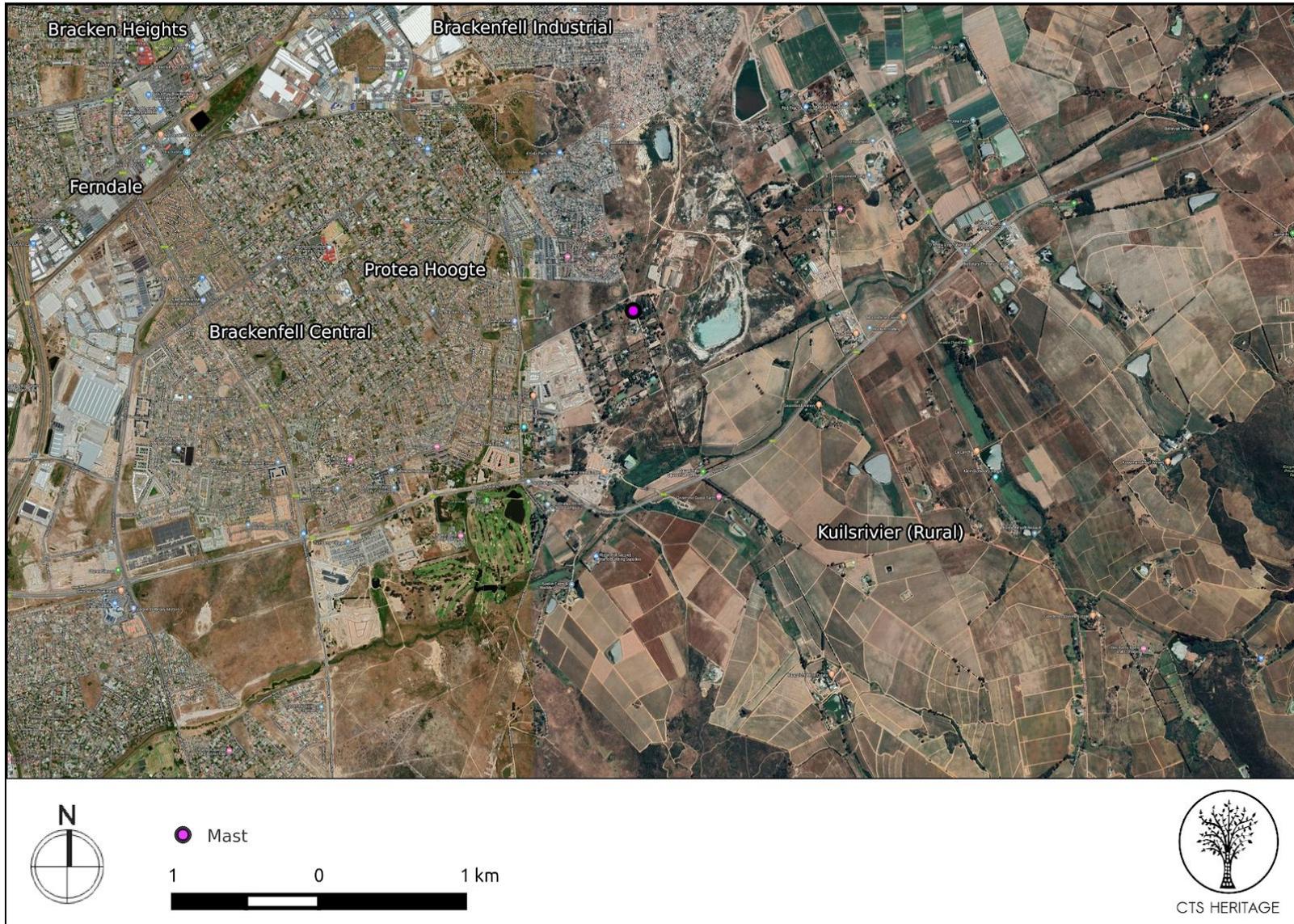


Figure 1b. Overview Map. Satellite image (2017) indicating the proposed development area at closer range.

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● Mast

100 0 100 m



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

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● Mast

50 0 50 m



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

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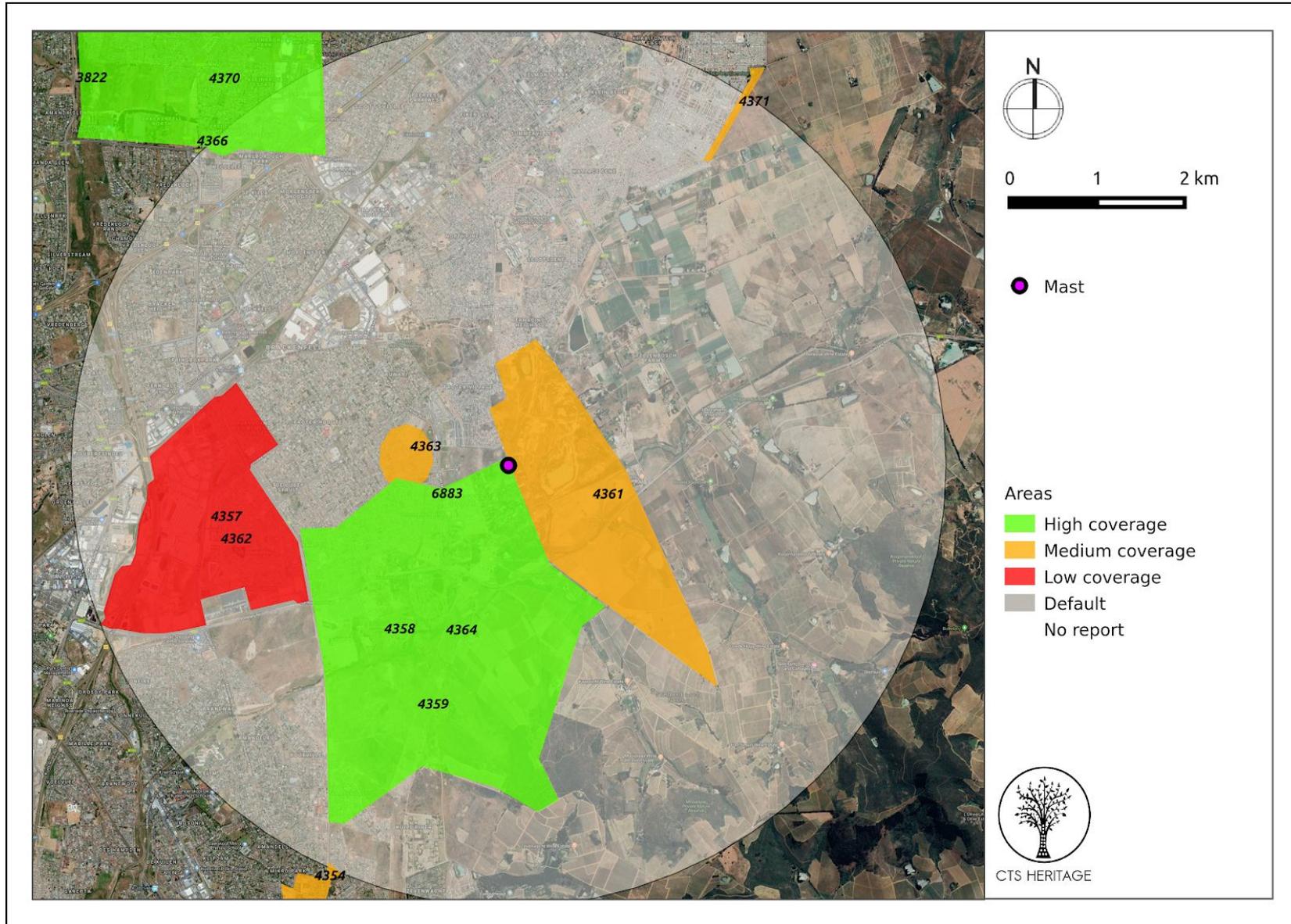


Figure 2. Previous HIAs Map. Previous Heritage Impact Assessments surrounding the proposed development area within 5km, with SAHRIS NIDS indicated. Please see Appendix 2 for full reference list.

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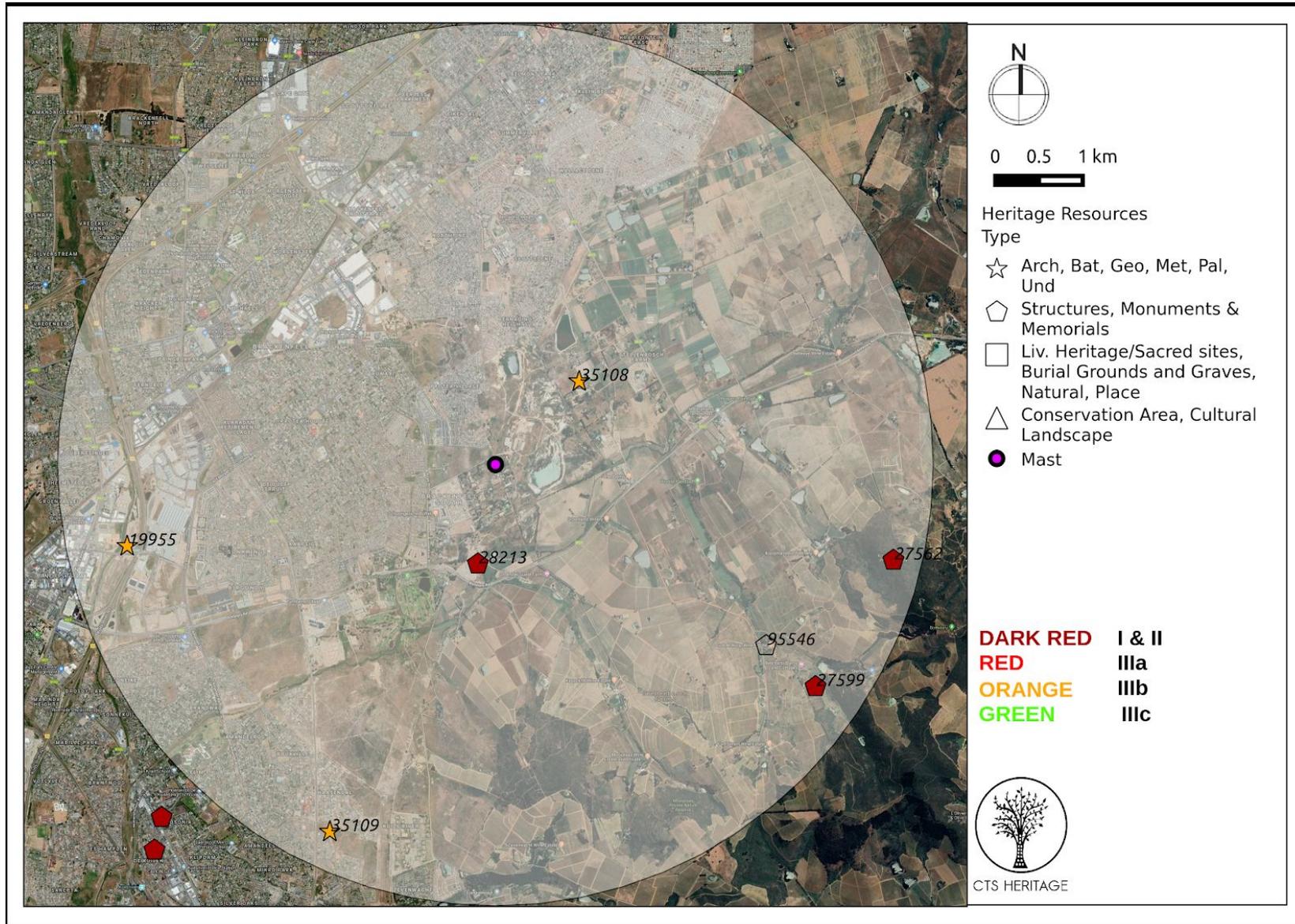


Figure 3. Heritage Resources Map. Heritage Resources previously identified in and near the study area, with SAHRIS Site IDs indicated. Please See Appendix 4 for full description of heritage resource types.

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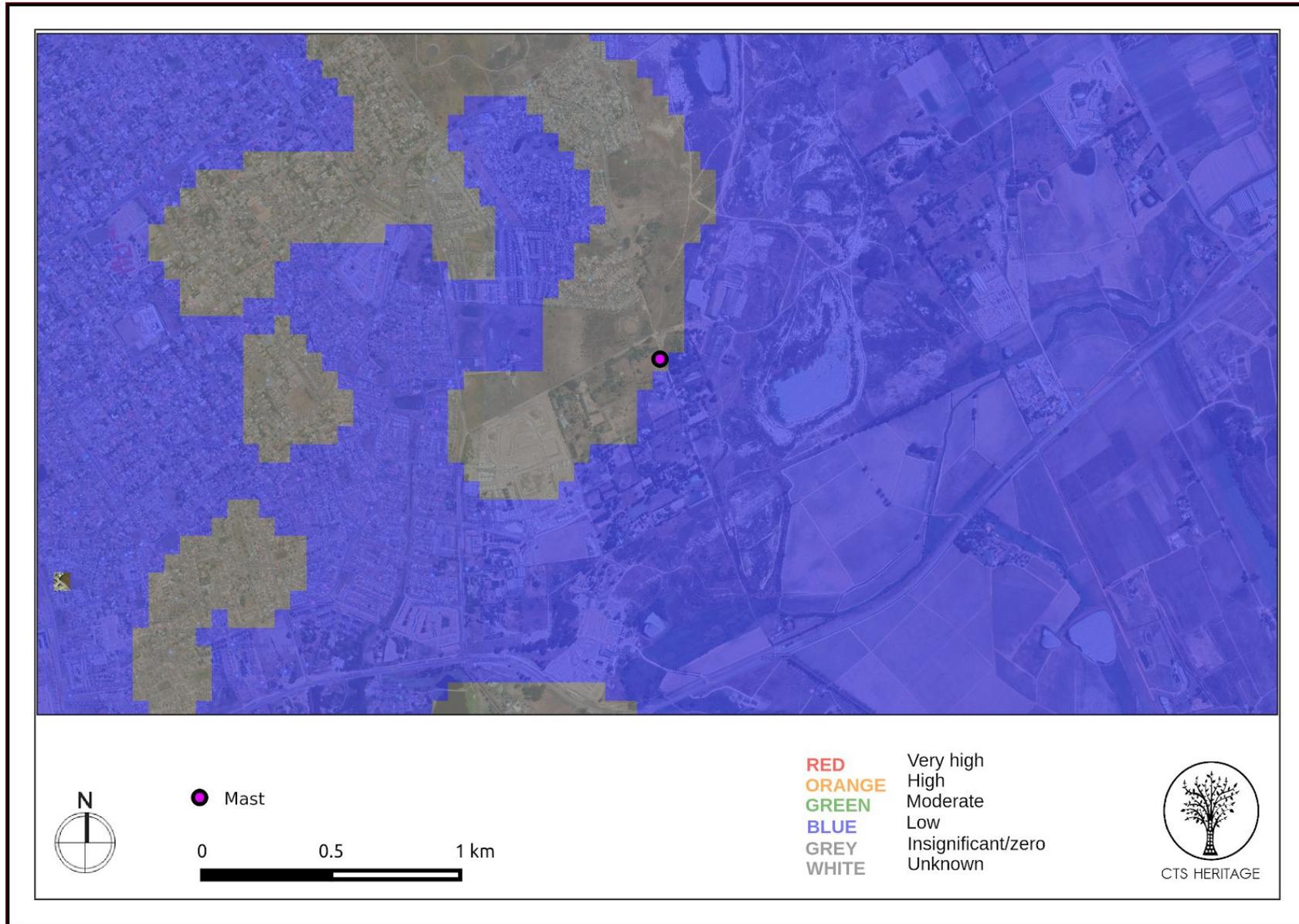


Figure 4. SAHRIS Palaeosensitivity Map. Indicating low to zero fossil sensitivity underlying the study area. Please See Appendix 3 for full guide to the legend.

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Figure 5.1. General Site Context. General view of the site, looking south towards the site from Crammix Road (Google Street View)

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Figure 5.2. General Site Context. General view of the site, looking south towards the site from Crammix Road (Google Street View)

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Figure 5.3. General Site Context. 3D Rendering of the 25m mast in relation to the height of existing trees (Google Earth)

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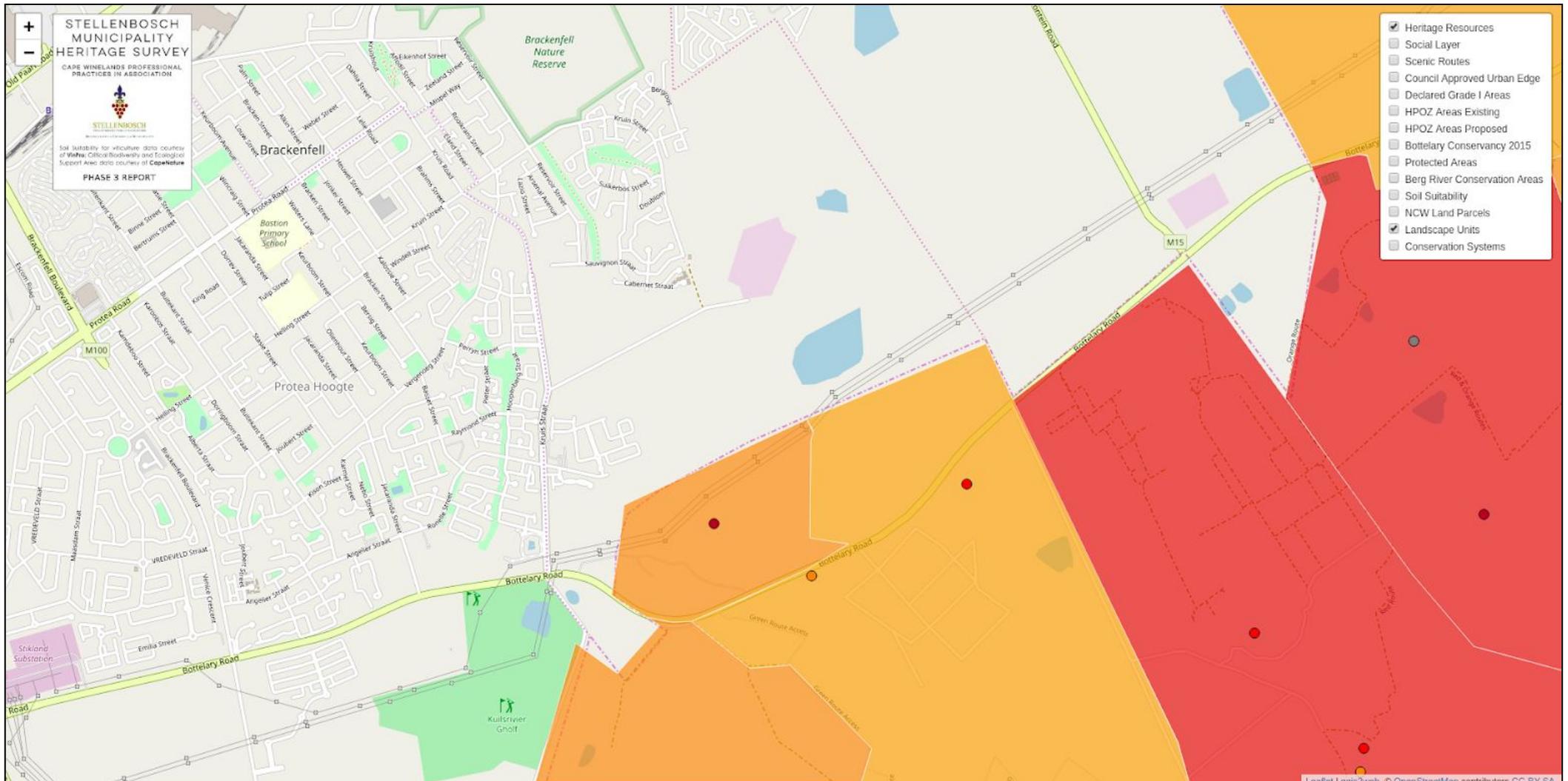


Figure 6. Stellenbosch Municipal Heritage Survey. Extract from online map indicating heritage resources in proximity to mast. The points reflect the location of heritage resources, while the polygons reflect the heritage significance of Landscape Units

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8. Heritage statement and character of the area

This heritage screening assessment has been conducted for a Section 24G application for the establishment of a 25m telecommunications mast on portion 47 of farm 222, Crammix Road, Brackenfell. Brackenfell specifically form part of Klappmutsberg, better known as de Bottelarij. In 1712 this area, known as “Kruispad”, was transferred to Selie, J. Kruispad was owned by Brink, A. and in 1901 he sold it to a Scottish Immigrant Walton, G.H. The flora on this farm reminded him of the same in Scotland. He call it Brackenfell (Bracken means fern; Fell means hill). The richness of granite in the area let to the farm being sold to a Brick company in 1903 and a granite quarry was established (SA History online). Activity here stopped in 1948. In 1904 a railway station was established. This quarry is now the Bracken Nature Reserve located 1km to the north west of the telecommunications mast. The telecommunications mast will not impact on this Nature Reserve.

There are no structures of heritage significance in the immediate proximity of the telecommunications mast, however Hazendal Provincial Heritage Site (SAHRIS ID 28213) is located approximately 1km south of the mast (Figure 3). Hazendal is described as a very fine Cape Dutch werf and farmstead, that performs a gateway role upon entering the Cape Winelands. The site has considerable historical, architectural, contextual, scenic and landscape significance and has been Graded II according to the Stellenbosch Municipality Heritage Survey (Figure 6). Additional heritage resources reflected in Figure 7 include an avenue of eucalyptus trees graded IIIc and Groenland Edwardian Villa graded IIIa. The avenue of eucalyptus trees is described as a landmark element within the sub-valley, and is important to the spatial structuring and navigation of the Bottelary Hills. It has historic, landmark and landscape/aesthetic significance. Groenland has architectural, contextual and aesthetic significance as a Cape Revival-style farm werf. The farm, located along Bottelary Road, has landmark significance. As these resources are located more than 1km away from the mast, negative impact is unlikely.

The telecommunications mast is located on the boundary of the existing modern dense residential developments of Brackenfell and Kraaifontein (Protea Heights is less than 200m away) and the rural parts of Kuilsriver (Figure 1b). These rural parts of Kuilsriver have been assessed as part of the Stellenbosch Municipality Heritage Survey (SMHS) as “Landscape Units” of grade IIIb significance (Figure 6). According to the SMHS, these landscape units have aesthetic, scenic and landmark quality. Apart from a number of smaller residential units and a few cluttered werfs, the overall landscape is still free from large scale intrusive development. These landscape units are under pressure from urban sprawl and insensitive development, being located in close proximity to Kraaifontein and Kuils River. The SMHS recommends that some land uses will likely erode the character of these landscapes. Such land uses include overscaled private dwellings, cluttered properties, agricultural related practices (other than viticulture and orchards), gated residential estates, suburban development, mining, substation, landfill or sewage plant, expansive parking lot, business park or isolated shopping centres. While not specifically mentioned, and while not located within either of these identified landscape units, this telecommunications mast is likely to contribute to the erosion of the rural character of this area. However, it is very unlikely the mast will be visible from these landscape units due to its distance from these areas, as well as the screening provided by existing trees of similar height (Figure 5.3).

The area on which the telecommunications mast has been established has been previously assessed by Kaplan (2008, SAHRIS ID 6883), Figure 2. Kaplan (2008) describes the context as largely vacant and severely disturbed, degraded and modified. He further notes that “Cattle currently graze on the property which is heavily trampled. Sandy tracks and paths intersect the site. Indigenous Buffalo and Kweek grass covers most of the proposed development area. Occasional exotic and indigenous trees (including two old Wild Olive trees) are also situated on the property. Large piles of building rubble and a farm dam occur alongside Crammix Road. There is a large storm water pit situated in the south western corner of the site. Diggings, scrapings and dune mole rat activity are extensive over the property, which is very sandy with some clay occurring in places. Several residential and industrial buildings and structures occur in the north western portion of the property (Figures 9-12), none of which are considered to be historically important. There are no significant landscape features on the site. The surrounding land use comprises smallholdings, vacant farm land, light industry and residential erven (houses and flats) in a rapidly transforming rural environment.” Kaplan (2008) identified no archaeological resources during his assessment and as such, impact to significant archaeological heritage is unlikely.

The area underlying the telecommunications mast consists of sediments of zero palaeontological sensitivity (Figure 4) of the Kuils River Batholith granites. It is therefore very unlikely, given the nature and scale of the telecommunications mast, that significant palaeontological heritage will be impacted.

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RECOMMENDATION:

The heritage resources in the area proposed for development are sufficiently recorded.

Due to the location and nature of the proposed development, it is unlikely that significant heritage resources will be impacted by the development and as such, it is recommended that no further heritage studies are required

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APPENDIX 1

List of heritage resources within the 5km Inclusion Zone

Site ID	Site no	Full Site Name	Site Type	Grading
28213	9/2/054/0003	Hazendal, Bottelary Road, Kuils River District	Building	Grade II
27599	9/2/084/0026	Fleurbaix Farmstead, Stellenbosch District	Building	Grade II
27562	9/2/084/0088	Koopmanskloof, Stellenbosch	Building	Grade II
35108	PHIS001	Phisantekraal 001	Artefacts	Grade IIIb
35109	PHIS002	Phisantekraal 002	Artefacts	Grade IIIb
95546	DEGOEDE	De Goede Hoop Historical Stable	Building	Ungraded
19955	SOETE1	Soete Inval 1	Artefacts	Grade IIIb

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APPENDIX 2 Reference List

Heritage Impact Assessments				
Nid	Report Type	Author/s	Date	Title
4371	AIA Phase 1	Jonathan Kaplan	15/12/2005	Archaeological Assessment Wallecedene Cemetery Cape Town
4354	AIA Phase 1	Jonathan Kaplan	01/10/2001	Heritage Impact Assessment, Portion 2 of the Farm Eikeboom No. 238, Kuils Rivier
4357	AIA Phase 1	Hilary Deacon	18/04/2005	Kuils River Archaeological Impact Assessment Report Portion of Erf 3418 (Brackenfell) and 35069 (Bellville), Soete Inval
4358	AIA Phase 1	Jonathan Kaplan	01/11/2005	Phase 1 Archaeological Impact Assessment Proposed Development of Various Portions of the Farm Haasendal No.222 Kuils River
4359	AIA Phase 1	Jonathan Kaplan	01/11/2006	Phase 1 Archaeological Impact Assessment: Proposed Housing Development Portion 86 of the Farm Haazendal No. 222 Kuils River, City of Cape Town
4361	AIA Phase 1	Jonathan Kaplan	01/05/2001	Heritage Impact Assessment, Portion 12 of the Farm 214, Brackenfell
4362	AIA Phase 1	Jonathan Kaplan	01/06/2001	Phase 1 Archaeological Impact Assessment Proposed Development Erf 3418 (Morgan Grounds) Brackenfell
4363	AIA Phase 1	Jonathan Kaplan	01/10/2001	Heritage Impact Assessment, Erf 10900, Brackenfell South
4364	AIA Phase 1	Jonathan Kaplan	01/10/2001	Heritage Impact Assessment: Portion 46 of Farm 222, Brackenfell
4366	AIA Phase 1	Jonathan Kaplan	01/07/2003	Phase 1 Archaeological Impact Assessment: Proposed Development of Farms 311/77 & 311/78 and a Portion of Farm 311/59 De Bron Road Brackenfell
6883	AIA Phase 1	Jonathan Kaplan	01/05/2008	Archaeological Impact Assessment Farm Haasendal 222 Portion 52 and Erf 20481 Brackenfell South, City of Cape Town
4370	AIA Phase 1	Jonathan Kaplan	01/03/2002	Phase 1 Archaeological Impact Assessment Portion of the Farm Langeberg 311 Kraaifontein

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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

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.

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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

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- 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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