

Appendix H3 - Heritage Screener

HERITAGE SCREENER

CTS Reference Number:	CTS22_116
HWC Case No.	TBA
Client:	SLR
Date:	June 2022
Title:	Century City Shell Desktop Heritage Assessment

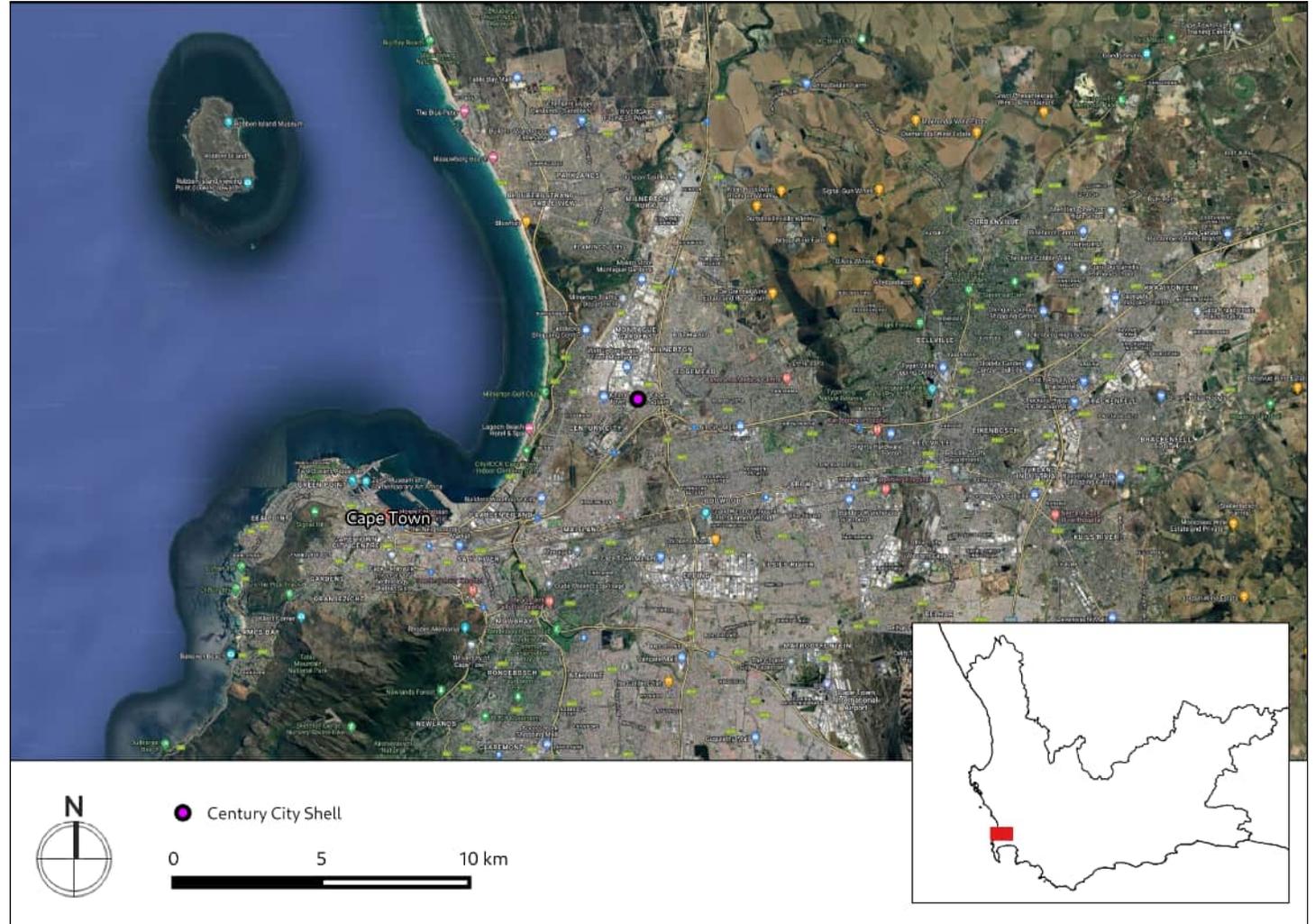


Figure 1a. Satellite map indicating the location of the proposed development in the Western Cape Province

Recommendation:	<p>RECOMMENDATION</p> <p>It is unlikely that the unauthorised development of the Century City Shell garage negatively impacted on significant heritage resources and as such, no further specialist heritage assessments are recommended.</p>
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1. Proposed Development Summary

A section 24G rectification process is required for the unlawful commencement of listed activities in terms of the Environment Conservation Act, (ECA), 1989 (Act No. 73 of 1989) and the National Environmental Management Act, (NEMA), 1998 (Act No. 107 of 1998) for the construction of the Century City Service Station in Cape Town, Western Cape, South Africa.

The project entailed the development of a fuel service station in **1999**. The site operations involved the storage of 92m³ of petroleum hydrocarbon products (Petroleum and Diesel) in underground storage tanks (USTs). Hydrocarbon products are classified as dangerous goods and as such the project required an environmental authorisation in terms of Activity 1c of Schedule 1 of GNR1182 of 5 September 1997, as amended, in terms of Section 21 of the Environment Conservation Act 73 of 1989.

In 2016, the site underwent an upgrade and expansion that involved the installation of one 23m³ UST. The upgrade and expansion capacity was less than 80m³ and as such, no application for environmental authorisation was required.

The current cumulative fuel storage capacity as of September 2021 is 115m³ which comprises of:

- Diesel: 46m³
- Petroleum: 69m³

The project involved the development of a fuel service station, convenience store and ancillary infrastructure. The service station stores and retails petroleum hydrocarbon products (Petroleum and Diesel) which are classified as 'dangerous goods'. These hydrocarbon products are stored in USTs at the site and retailed to the public.

The initial site operations commenced in 1999 and as such required an application for environmental authorisation in terms of Activity 1 of Schedule 1 of GN R1182 of 5 September 1997, as amended, in terms of section 21 of the Environment Conservation Act 73 of 1989, that stated:

- "1. The construction, erection or upgrading of-
- (c) with regard to any substance which is dangerous or hazardous and is controlled by national legislation-
 - (i) infrastructure, excluding road and rails, for the transportation of any such substance; and
 - (ii) manufacturing, storage, handling, treatment or processing facilities for any such substance"

As such, the development triggered S24G of NEMA and therefore section 38(8) of the NHRA.

2. Application References

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



3. Property Information

Latitude / Longitude	33°52'51.86"S 18°31'19.86"E
Erf number / Farm number	Farm: Montague Gardens ERF: 4795 Portion 0
Local Municipality	City of Cape Town
District Municipality	City of Cape Town
Province	Western Cape
Current Use	Fuel service station
Current Zoning	General Business 2

4. Nature of the Proposed Development

Total Surface Area	Approximately 2000m ²
Depth of excavation (m)	Tanks are installed at depths of 1-3m and tank dimensions are attached
Height of development (m)	Approximately 4,5m

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



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	4. Rezoning of a site exceeding 10 000m ²
	5. Other (state):

6. Additional Infrastructure Required for this Development

TBA

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

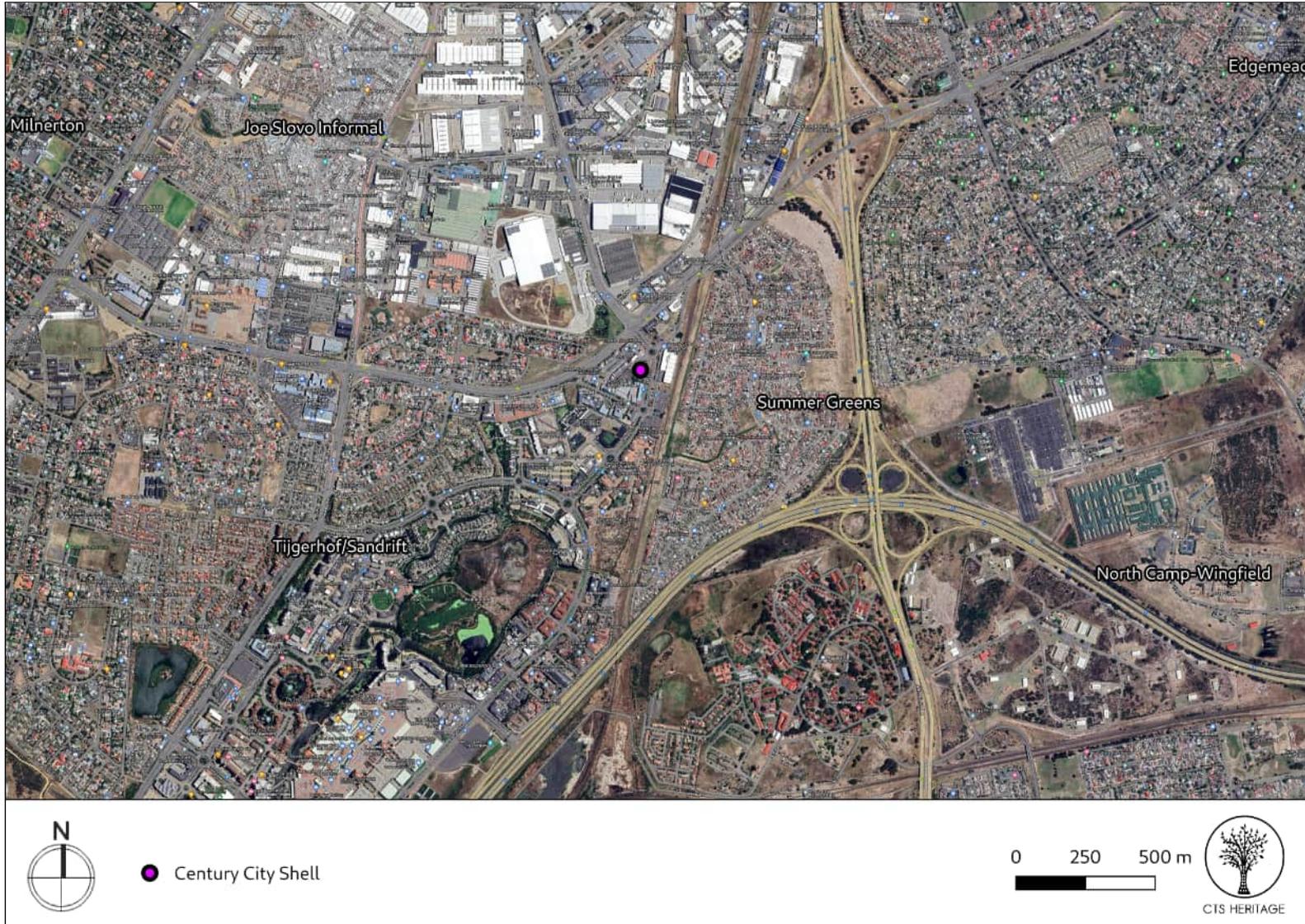


Figure 1b Overview Map. Satellite image (2022) indicating the proposed study area



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 Century City Shell

0 100 200 m



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Figure 1c. Overview Map. Satellite image (2022) indicating the proposed study area at closer range.

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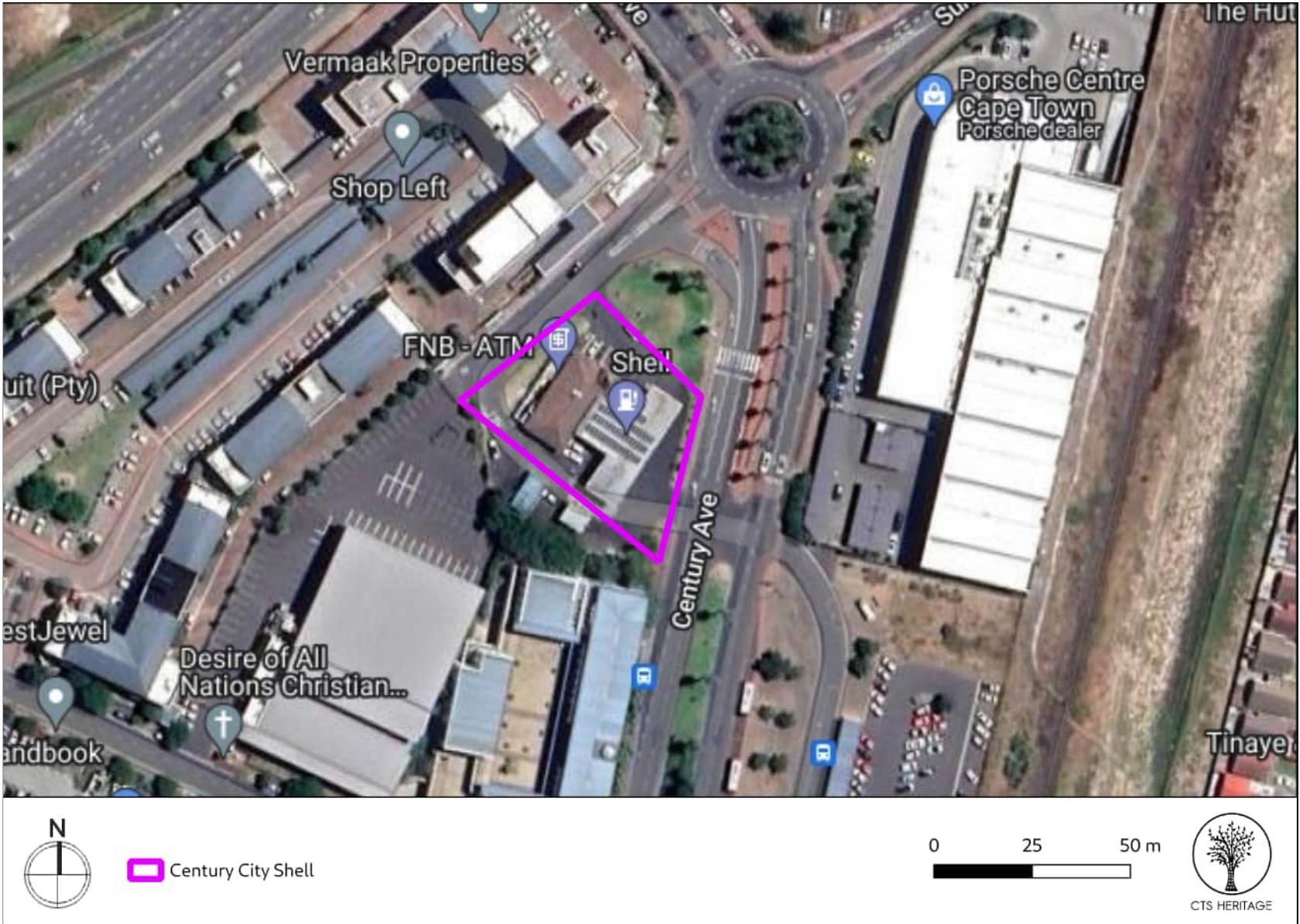


Figure 1d. Overview Map. Satellite image (2022) indicating the proposed study area at closer range.

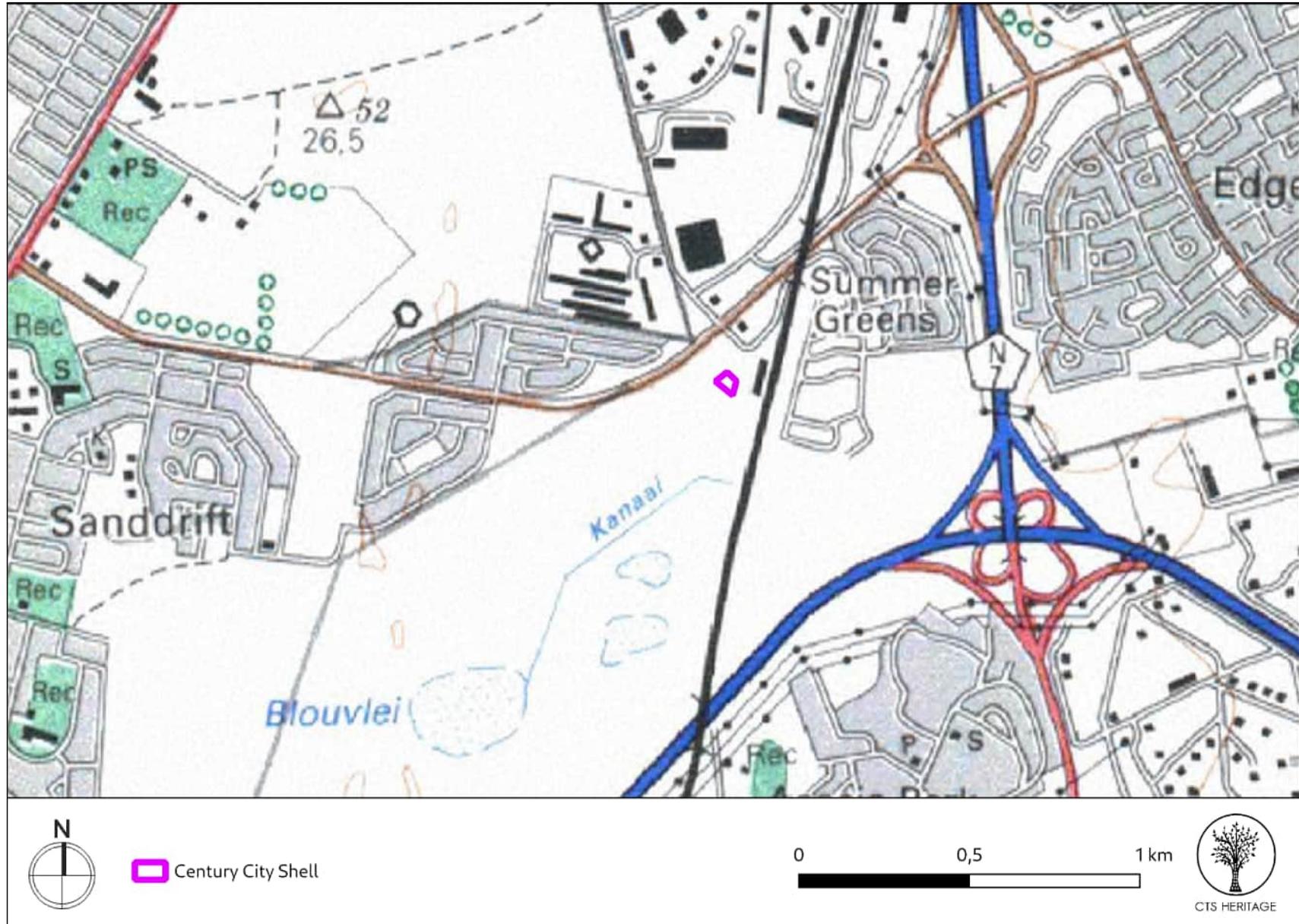


Figure 1e. Overview Map. 1:50 000 Topo Map indicating the proposed study area at closer range prior to development.

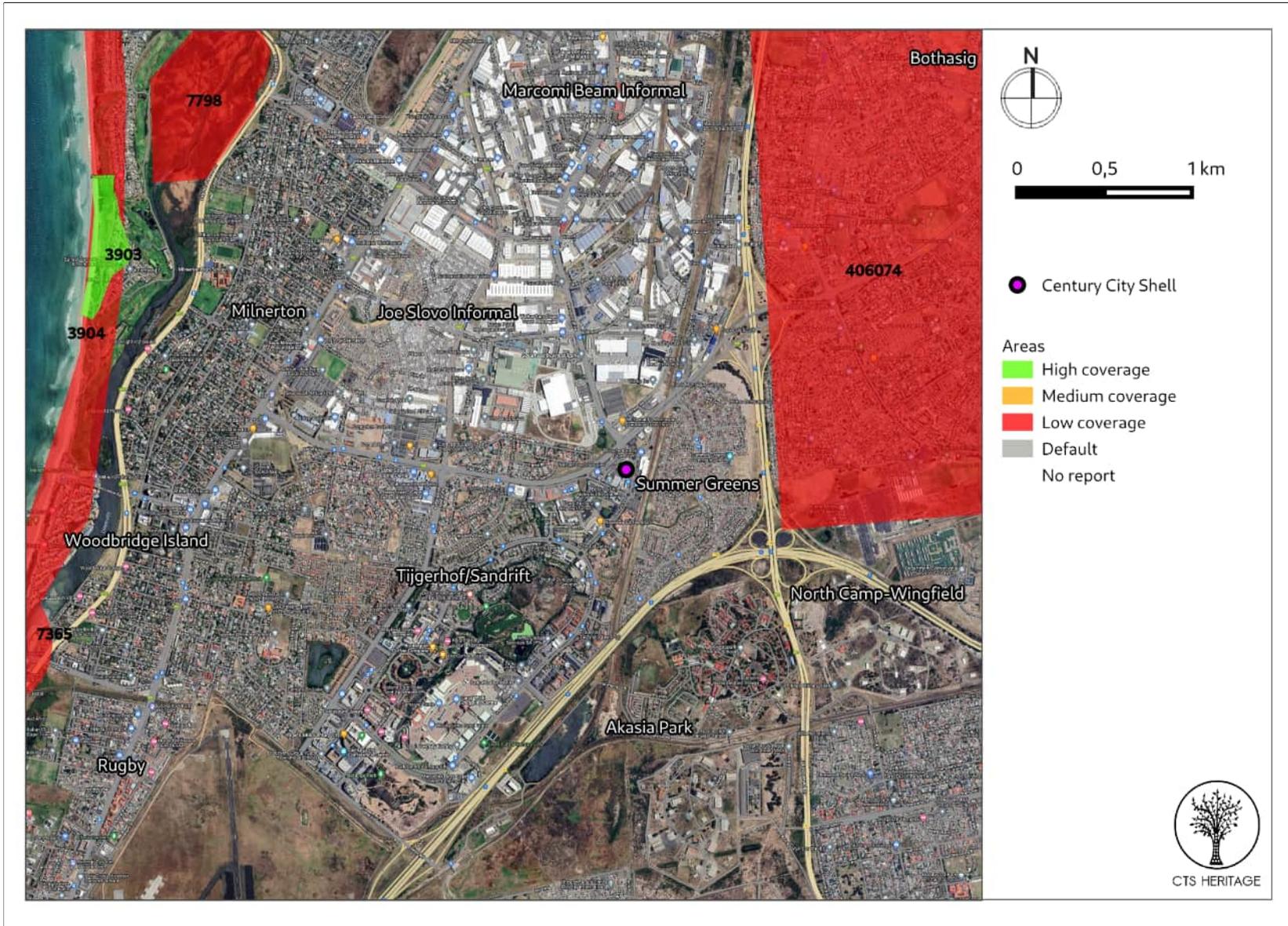


Figure 2. Previous HIAs Map. Previous Heritage Impact Assessments surrounding the proposed study area within 10km, with SAHRIS NIDS indicated. Please see Appendix 2 for a full reference list.

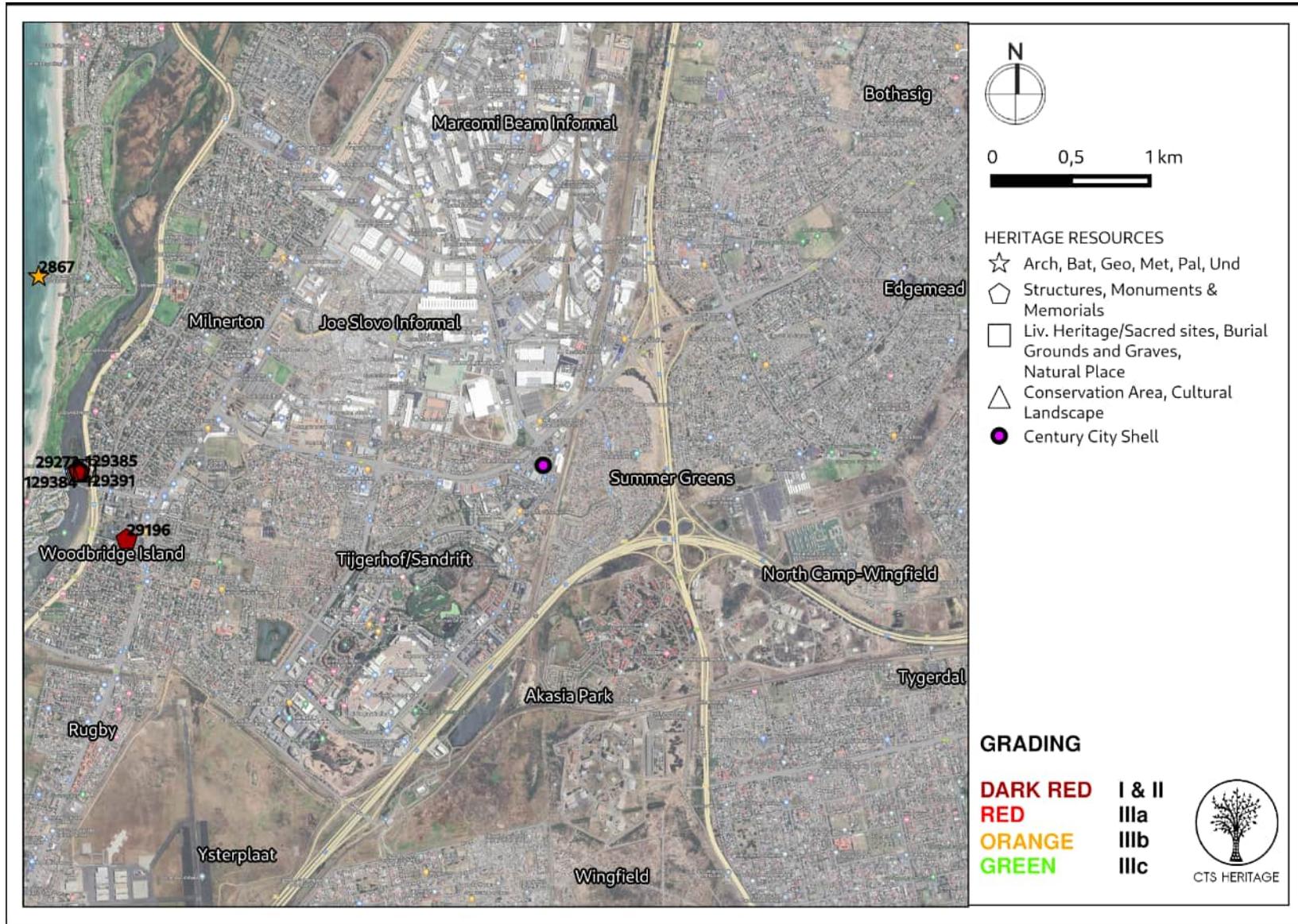


Figure 3. Heritage Resources Map. Heritage Resources previously identified in and near the study area, with SAHRIS Site IDs indicated. Please See Appendix 4 for a full description of heritage resource types.



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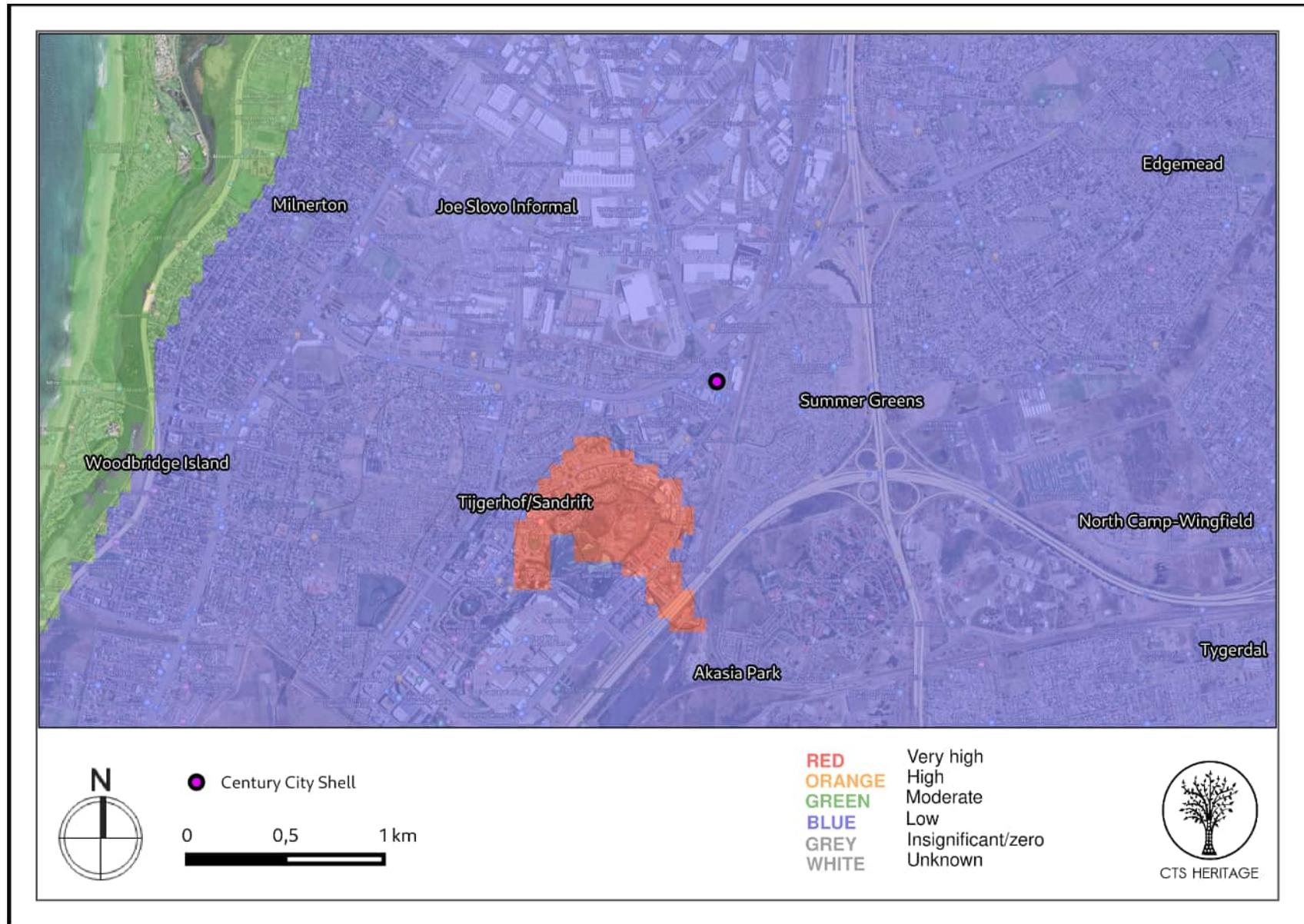


Figure 4. Palaeosensitivity Map. Indicating varied fossil sensitivity underlying the study area. Please See Appendix 3 for a full guide to the legend.

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Figure 5.1 Google Street View. Indicating context

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Figure 5.2 Google Street View. Indicating context

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8. Heritage statement and character of the area

This application is drafted as part of a section 24 G process for an already developed Shell garage located in Century City, located in Milnerton in Cape Town. Century City was developed in the late 1990's as a 250ha mixed-use development including entertainment, residential, retail and office components located along the N1 highway opposite Maitland. As is evident from Figure 1e, the area developed into Century City was previously a larger wetland known as Blouvillei. The Maitland area, and nearby Salt River, were heavily exploited in pre-colonial times with the estuary, mudflats and freshwater providing excellent hunting grounds and, in the Later Stone Age and early historic period, grazing for Khoekhoen herds (Postlethwayt 2017). Middle Stone Age tools (SAHRIS SID 104798) have also been identified in the vicinity. The presence of the Khoekhoen in this area is attested to in early historic accounts of the Cape and these people were ultimately displaced by the expansion of settler farms in the region. Europeans initially exploited the area for hunting and grazing, much like the San and Khoekhoen had before them, and the first farm was granted in the area between 1815 and 1825 (Postlethwayt 2017).

The village of Maitland developed along the transport lines that ran in and out of Cape Town to the interior of South Africa. The road from Stellenbosch reached Maitland in 1845, probably along the alignment of Voortrekker Road and connected Cape Town to the fruit and wine growing farms further afield as the Cape Flats were largely impassable due to the dunes. By 1847, maps of the area show the southern portion of what is now Wingfield Airfield as a clearly demarcated outspan and this remained in use into the early 20th century. The railway line from Cape Town reached the area in 1862. Proximity to the City and ease of access made by the transport links led to rapid growth of Maitland from the 1890s onwards. According to the City of Cape Town GIS viewer heritage layers (accessed on 09/06/2022), significant heritage resources located nearby include Ysterplaat airfield and Wingfield airfield, both graded IIIA. No impacts to these resources resulted from the development.

Based on the location of the development within an approved mixed-use development, and the relative limited scale of the development, it is unlikely that the development negatively impacted on any significant built environment or cultural landscape heritage resources.

According to Hart (2008), "Not much is known about the local archaeological background of the area, although the regional landscape is well described and understood. Historically the Rietvlei - Soutrivier estuary was an enormous fluctuating wetland which was so transformed in the late 19th - 20th century that historical maps bear hardly any resemblance to the situation today. It is highly likely that the study area formed part of this extensive wetland system. Historical and archaeological material is unlikely to be present under these circumstances." Due to the limited footprint of the proposed development, it is unlikely that the proposed development will impact on significant archaeological resources.

According to the SAHRIS Palaeosensitivity Map, the developed area is underlain by sediments of low palaeontological sensitivity and as such, it is unlikely that any significant fossil heritage was impacted by the development.

RECOMMENDATION

It is unlikely that the unauthorised development of the Century City Shell garage negatively impacted on significant heritage resources and as such, no further specialist heritage assessments are recommended.



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APPENDIX 1: List of heritage resources in proximity to the development area

Site ID	Site no	Full Site Name	Site Type	Grading
29273	9/2/018/0062	Old Wooden Bridge over the Milnerton Lagoon, Milnerton	Building	Grade II
29196	9/2/018/0185	Old Municipal Hall, Jansen Street, Milnerton, Cape Town	Building	Grade II
2867	SHIPWRECKID2664	Winton	Shipwreck	Grade IIIb
129383	WD-OWB 01	The Old Wooden Bridge - Milnerton	Bridge	
129384	LL-OWB 01	The Old Wooden Bridge, Milnerton	Bridge	
129385	HMB-OWB 01	The Old Wooden Bridge - Milnerton	Bridge, Place	
129386	CS-OWB 01	The Old Wooden Bridge, Milnerton	Bridge	
129387	T-OWB 01	The Old Wooden Bridge-Milnerton	Bridge	
129388	AS-OWB 01	The Old Wooden Bridge-Milnerton	Bridge	
129389	LD-OWB 01	The Old Wooden Bridge, Milnerton	Bridge	
129390	PM-OWB01	OLD WOODEN BRIDGE, MILNERTON	Bridge	
129391	KB-OWB- 01	The Old Wooden Bridge, Milnerton	Bridge, Place	

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APPENDIX 2: Reference List

Nid	Report Type	Author/s	Date	Title
3903	AIA Phase 1	Timothy Hart, Dave Halkett	01/05/1998	Initial Heritage Resources Assessment of a Portion of Land at Milnerton Golf Course
3904	AIA Phase 1	Jonathan Kaplan	01/12/1998	Desktop Archaeological Study Milnerton Lagoon Mouth to Dolphin Beach
7798	AIA Phase 1	Jonathan Kaplan	01/10/1998	Archaeological Study Proposed Rietvlei Environmental Centre

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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)
DEFF	Department of Environment, Forest and Fisheries (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



- 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.