



**iLifa leMveli leNtshona Koloni**  
**Erfenis Wes-Kaap**  
**Heritage Western Cape**

# NOTIFICATION OF INTENT TO DEVELOP

Completion of this form is required by Heritage Western Cape for the initiation of all impact assessment processes under Section 38(1) & (8) of the National Heritage Resources Act (NHRA).

Whilst it is not a requirement, it may expedite processes and in particular avoid calls for additional information if certain of the information required in this form is provided by a heritage specialist/s with the necessary qualifications, skills and experience.

### A. APPLICABILITY OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (NEMA)

HWC Case Number: 18012406

DEADP Reference Number: Not available yet

**NOTE:** A DEADP (W Cape Dept. Environment Affairs & Development Planning) reference number must be included in all NHRA Section 38(8) processes where DEADP is the decision making authority under NEMA. The effect of this requirement is that the NEMA process must be initiated with DEADP prior to the NHRA process with HWC.

If a DEADP reference number is not entered above please check one of the following boxes:

This application is made in terms of Section 38(8) of the NHRA and an application under NEMA has been made to the following authority: The Department of Environmental Affairs and Development Planning

This development will not require a NEMA application.

**NOTE:** Making an incorrect statement or providing incorrect information in this part of the form may result in all or part of the application having to be reconsidered by HWC in the future, or submission of a new application.

### B. BASIC DETAILS

**PROPERTY DETAILS:**

Name of property: Erf 13480 & Erf 21128, Paarl, Western Cape

Street address or location (eg: off R44): Off the R101, east of the Boland Agricultural Show Grounds, Paarl.

Erf or farm number/s: Erf 13480 & Ers 21128, Paarl

Coordinates: 33 Degrees 44 Minuts and 28.53 SecondsS 19 Degrees 00 Minutes and 10.68 SecondE  
 (A logical centre point. Format based on WGS84.)

Town or District: Paarl

Responsible Municipality: Drakenstein Municipality

Extent of property: 13Ha

Current use: Vacant

Predominant land use/s of surrounding properties: The area to the north of the proposed site is a built up residential area whereas the area to the west of the site is the Boland Agricultural Show Grounds (Boland Park). The land south of the proposed site is currently being farmed and the area east of the site is in similar fashion to the proposed site, currently vacant. The area to the south west of the proposed site is currently under construction for residential purposes.

REGISTERED OWNER OF PROPERTY:

Name Drakenstein Municipality (Contact Person - Mr Cupido)		
Address Drakenstein Municipality, Market Street, Paarl		
Telephone	Cell	E-mail cupidoj@drakenstein.gov.za
By the submission of this form and all material submitted in support of this notification (ie: 'the material'), all applicant parties acknowledge that they are aware that the material and/or parts thereof will be put to the following uses and consent to such use being made: filing as a public record; presentations to committees, etc; inclusion in databases; inclusion on and downloading from websites; distribution to committee members and other stakeholders and any other use required in terms of powers, functions, duties and responsibilities allocated to Heritage Western Cape under the terms of the National Heritage Resources Act. Should restrictions on such use apply or if it is not possible to copy or lift information from any part of the digital version of the material, the material will be returned unprocessed.		
I confirm that I enclose with this form four hardcopies of all material submitted together with a CD ROM containing digital versions of all of the same.		

Signature of owner or authorised agent  
(Agents must attach copy of power of attorney to this form.)

Date / / 20

DEVELOPMENT DETAILS:

Please indicate below which of the following Sections of the National Heritage Resources Act, or other legislation has triggered the need for notification of intent to develop.	
<input checked="" type="checkbox"/> S38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length.	S38(1)(c) Any development or activity that will change the character of a site -  <input checked="" type="checkbox"/> (i) exceeding 5 000m <sup>2</sup> in extent;  <input type="checkbox"/> (ii) involving three or more existing erven or subdivisions thereof;  <input type="checkbox"/> (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years.
<input type="checkbox"/> S38(1)(b) Construction of a bridge or similar structure exceeding 50m in length.	
<input checked="" type="checkbox"/> S38(1)(d) Rezoning of a site exceeding 10 000m <sup>2</sup> in extent.	
<input type="checkbox"/> Other triggers, eg: in terms of other legislation, (ie: National Environment Management Act, etc.) Please set out details: NEMA Regulations Listing Notice 1, Act9; 10 and 27	If you have checked any of the three boxes above, describe how the proposed development will change the character of the site: The proposed site is currently vacant with one detention facility located along the south western border of the site. The area will change the character of the site as it will be developed in totality, however the proposed development will be in line with the residential area, Amstelhof, located to the north of the site.

If an impact assessment process has also been / will be initiated in terms of other legislation please provide the following information:

Authority / government department (ie: consenting authority) to which information has been /will be submitted for final decision: NEMA Applicability Checklist

Present phase at which the process with that authority stands: NEMA Applicability Checklist

Provide a full description of the nature and extent of the proposed development or activity including its potential impacts (eg: changes in land use, envisaged timeframes, provision of additional bulk services, excavations, landscaping, total floor area, height of development, etc. etc.):

Located between the Berg River and the Du Toit's Kloof Mountain Range in Paarl, Erven 13480 and 21128 boasts an area of approximately 13ha. The triangular shaped site is bordered to the north and south by roads with the R101 delineating the northern extent of the site and the N1 forming the southern boundary. To the west of the site, the Boland Agricultural Show Grounds, commonly known as Boland Park, forms the western edge. The proposed site is located south of the Amstelhof residential area in a district known as Paarl East.

The site slightly slopes from east to west, from the Du Toit's Kloof Mountain Range. The existing residential area west of the Boland Stadium has long views on the Du Toit's Kloof Mountain Range that will not be obstructed by the new development as it will be located more than 100m from their erf boundaries.

The area is known for medium to high density residential areas as well as agricultural activities including wine grape cultivation. The proposed site which is owned by the Drakenstein Municipality, however, has not been used for agriculture and has therefore lain barren for numerous years. Due to the high housing backlog currently experienced in Paarl, the Municipality dedicated erven 13480 and 21128 for development. The proposed development will include low income housing, market housing and a business zone. A Spatial Development Plan is currently being drafted, however the style and density of the layout will be in line with the surrounding existing areas.

The proposed development will not only adress the housing backlog currently experienced in Paarl, but will furthermore aim to adress the high unemployment rate by developing a business and retail component which will be close to the future residents' homes thereby facilitating an increase in employment oppertunities with easy access. This outlook will reduce the pressure on surrounding transport infrastructure by limiting new vehicular trips.

Bulk services will be provided by Drakenstein Municipality. Bulk water and sewerage services are located in the close vicinity, but will be extended to service the proposed site. Electricity will also be provided by Drakenstein Municipality. The proposed development is included in the urban edge as defined by the Drakenstein Municipality in the 2017 Drakenstein Municipality Spatial Development Framework. It is however located outside of the urban area as defined by the Department of Environmental Mangement and Development Planning.

## C. HERITAGE RESOURCES AND IMPACTS THEREUPON

Section 3 of the National Heritage Resources Act sets out the following categories of heritage resource as forming part of the national estate. Please indicate the known presence of any of these by checking the box alongside and then providing a description of each occurrence, including nature, location, size, type

Failure to provide sufficient detail or to anticipate the likely presence of heritage resources on the site may lead to a request for more detailed specialist information.

(The assistance of relevant heritage professionals is particularly relevant in completing this section.)

Provide a short history of the site and its environs (Include sources where available): The site is currently vacant has has been left unused for many years. The two erven are however very degraded with no vegetation left as the surrounding land uses has impacted on the open space. The site has been subject to trampling and has been used by residents in the area as a shortcut from the farms to their homes.

Please indicate which heritage resources exist on the site and in its environs, describe them and indicate the nature of any impact upon them:

<input type="checkbox"/>	<p><b>Places, buildings, structures and equipment of cultural significance</b></p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>
<input type="checkbox"/>	<p><b>Places to which oral traditions are attached or which are associated with living heritage</b></p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>
<input type="checkbox"/>	<p><b>Historical settlements and townscapes</b></p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>
<input type="checkbox"/>	<p><b>Landscapes and natural features of cultural significance</b></p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>
<input type="checkbox"/>	<p><b>Geological resources of scientific or cultural importance</b></p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>
<input type="checkbox"/>	<p><b>Archaeological resources</b> (Including archaeological sites and material, rock art, battlefields &amp; wrecks):</p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>
<input type="checkbox"/>	<p><b>Palaeontological resources</b> (ie: fossils):</p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>
<input type="checkbox"/>	<p><b>Graves and burial grounds</b> (eg: ancestral graves, graves of victims of conflict, historical graves &amp; cemeteries):</p> <p>Description of Resource:</p> <p>Description of Impact on Heritage Resource:</p>
<input type="checkbox"/>	<p><b>Other human remains:</b></p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>

<input type="checkbox"/>	<p><b>Sites of significance relating to the history of slavery in South Africa:</b></p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>
<input type="checkbox"/>	<p><b>Other heritage resources:</b></p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>

Describe elements in the environs of the site that could be deemed to be heritage resources: None

Description of impacts on heritage resources in the environs of the site: None

Summary of anticipated impacts on heritage resources: No impacts on any heritiage or visual resources are expected as development of the site will not obstruct views of the Du Toit;s Kloof Mountain range coming from Paarl towards the tunnel, similarly there will be no visual obstruction of Paarl Mountain and the surrounding landscape with visual value, driving from the tunnel towards Paarl.

**ILLUSTRATIVE MATERIAL** (This form will not be processed unless the following are included):

Attach to this form a minimum A4 sized locality plan showing the boundaries of the area affected by the proposed development, its environs, property boundaries and a scale. The plan must be of a scale and size that is appropriate to creating a clear understanding of the development.

Attach also other relevant graphic material such as maps, site plans, satellite photographs and photographs of the site and the heritage resources on it and in its environs. These are essential to the processing of this notification.

Please provide all graphic material on paper of appropriate size and on CD ROM in JPEG format. It is essential that graphic material be annotated via titles on the photographs, map names and numbers, names of files and/or provision of a numbered list describing what is visible in each image.

**D. RECOMMENDATION**

In your opinion do you believe that a heritage impact assessment is required?  Yes  No

Recommendation made by:

Name Euonell Visagie

Capacity Environmental Assessment Practitioner

**PLEASE NOTE:** No Heritage Impact Assessment should be submitted with this form or conducted until Heritage Western Cape has expressed its opinion on the need for such and the nature thereof.

**E. INFORMATION TO BE PROVIDED AND STUDIES TO BE CONDUCTED AS PART OF THE HERITAGE IMPACT ASSESSMENT (HIA)**

If it is recommended that an HIA is required please complete this section of the form.

DETAILS OF HERITAGE PRACTITIONERS AND SPECIALISTS INTENDING TO CONDUCT THE HIA:

1.	Name of individual: Qualifications: Experience: Standing in heritage resource management: E-mail Address:	Name of Practice:    Telephone:	Area of specialisation:    Cell:
2.	Name of individual: Qualifications: Experience: Standing in heritage resource management: E-mail Address:	Name of Practice:    Telephone:	Area of specialisation:    Cell:
3.	Name of individual: Qualifications: Experience: Standing in heritage resource management: E-mail Address:	Name of Practice:    Telephone:	Area of specialisation:    Cell:
4.	Name of individual: Qualifications: Experience: Standing in heritage resource management: E-mail Address:	Name of Practice:    Telephone:	Area of specialisation:    Cell:
5.	Name of individual: Qualifications: Experience: Standing in heritage resource management: E-mail Address:	Name of Practice:    Telephone:	Area of specialisation:    Cell:
If this submission is made in terms of Section 38(8) of the National Heritage Resources Act indicate below the particulars of the principle environmental consultant on the project.			
Name of individual: E-mail Address: Postal Address:			
Name of Practice: Telephone:			
Area of specialisation: Cell:			

DETAILS OF STUDIES TO BE CONDUCTED IN THE INTENDED HIA

In addition to the requirements set out in Section 38(3) of the NHRA, indicate envisaged studies:

- |                          |  |
|--------------------------|--|
| <input type="checkbox"/> | Heritage resource-related guidelines and policies.   |
| <input type="checkbox"/> | Local authority planning and other laws and policies.  |
| <input type="checkbox"/> | Details of parties, communities, etc. to be consulted.   |
| <input type="checkbox"/> | Specialist studies, eg: archaeology, palaeontology, architecture, townscape, visual impact, etc.<br>Provide details: |
| <input type="checkbox"/> | Other. Provide details:  |

PLEASE NOTE: Any further studies which Heritage Western Cape may resolve should be submitted must be in the form of a single, consolidated report with a single set of recommendations. Specialist studies must be incorporated in full, either as chapters of the report, or as annexures thereto.