

APPLICATION FORM NOTIFICATION OF INTENT TO DEVELOP SECTION 38 (1) AND SECTION 38 (8)

Heritage Western Cape Reference No:

To be completed by
applicant

20080708

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)

DEADP/ DMR Reference Number: n/a

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:

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: Donkerhoek

Street address or location (eg: off R44): Off Klapmuts/Simondium Road (MR205)

Erf or farm number/s: Donkerhoek 956/rem, Farm 1274, Farm 1419 (the study area is presently in process of registration as Farm 1833).

Coordinates:
S 33° 50' 05"
E 18° 56' 43"
(A logical centre point. Format based on WGS84.)

Town or District: Simondium

Municipality: Drakenstein Municipality

Extent of property: 956/rem = 143.29 ha
Farm 1274 = 38.77 ha
Farm 1419 = 20.77 ha
(Farm 1833 will be approximately 36.1518 ha)

Current use: agriculture (although the portion under application is currently vacant)

Predominant land use/s of surrounding properties: agriculture

REGISTERED OWNER OF PROPERTY:

Name and Surname:		
Address:		
Telephone:	Cell:	E-mail:
APPLICANT/ AUTHORISED AGENT:		
Name and Surname:		
Address:		
Telephone:	Cell:	E-mail:
<p>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.</p>		
<p>I confirm that I enclose with this form two hardcopies of all material submitted together with a CD/ USB containing digital versions of all of the same.</p>		

Signature of Owner: _____ Date: _____

Signature of Applicant/ Authorised Agent: _____ Date: _____
 (Applicants/ agents must attach copy of power of attorney to this form.)

C. 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 type="checkbox"/> S38(1)(b) Construction of a bridge or similar structure exceeding 50m in length.	<input checked="" type="checkbox"/> (i) exceeding 5 000m ² in extent;
<input type="checkbox"/> S38(1)(d) Rezoning of a site exceeding 10 000m ² in extent.	<input type="checkbox"/> (ii) involving three or more existing erven or subdivisions thereof;
<input type="checkbox"/> Other triggers, eg: in terms of other legislation, (ie: National Environment Management Act, etc.) Please set out details:	<input checked="" type="checkbox"/> (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years. If you have checked any of the three boxes above, describe how the proposed development will change the character of the site: Although the registration is still underway, (iii) is checked as well to cover the project once Farm 1833 has been registered. The proposal will include fencing a large area and the construction of an office building on agricultural land.

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: n/a

Present phase at which the process with that authority stands: n/a

Provide a full description of the nature and extent of the proposed development or activity including its potential impacts:

TopFruit (Pty) Ltd is an organisation in the agricultural industry which aim to, more efficiently, import, evaluate and commercialise new fruit varieties in the deciduous fruit industry.

To date, TopFruit's operations were based at a farm in Simondium (Farm No. 1222/1/rem). However, this property, together with several other neighbouring properties, were recently acquired by the Drakenstein Municipality for the provision of farmworker housing. This use is already reflected in the latest Spatial Development Framework and the Municipality has already taken ownership of the land. As such TopFruit has acquired portions of three farms Donkerhoek No. 956/rem, Farm 1274, Farm 1419) and will base all future operations from there.

The three properties have been subdivided but have not yet been registered. Once registered they will be consolidated. The new farm number, as allocated by the Surveyor-General, will be Farm No.

1833. A narrow strip of the new property will accommodate part of the MR205 road.

As a first step, the client wishes to erect a boundary fence along the road (in the northeast) and the new cadastral boundary (along the northwest, southwest and southeast boundaries). The fence would be built using Nylofor Medium (a visually permeable black mesh fence) and would be about 2600 m in length. The second step would be the construction of the new office and operations building of less than 2000m² within a landscaped precinct of about 1 ha. The proposal for this facility is attached. The structure has largely pitched and gabled roofs but a section at the rear (towards the southwest) is flat roofed and encloses a courtyard. This portion will accommodate the farming operations and implements. Ornamental gardens are proposed for the northwest and southeast sides of the building, while parking would be accommodated in the front (to the northeast). Tree planting is proposed around the building and the parking area.

The remainder of the property will be developed with orchards and agricultural test blocks. Please see attached layout plan.

D. ANTICIPATED IMPACTS ON HERITAGE RESOURCES

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):

Simondium is a small rural settlement comprised of farmhouses, farmworkers' houses and a number of structures related to the agricultural industry. It is located along the R45 at and just southeast of its intersection with the Klapmuts/Simondium Road (MR205). The 1935 topographic map (attached) shows the site as being agricultural land but does not show the cottage on site. The house in the eastern corner of the property (excluded from the site) is shown, however.

There are many farms in the vicinity with grapes being the main crop (largely for wine production). A number of fruit farms do also occur in the vicinity. The property lies at the edge of the declared Grade I Winelands Cultural Landscape (please see attached map).

The site is largely disused farmland that is undeveloped. However, some water tanks and a labourers' cottage which is in poor condition (but is nevertheless occupied) occur on Farm 956/rem and a farm dam occurs on Farm 1419.

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

X

Places, buildings, structures and equipment of cultural significance

Description of resource: A historical cottage (actually three cottages in one building) is present on Farm 956/rem just behind (southwest of) the location of the proposed new offices. The structure clearly has its origins in the late 19th century but has been modified through the addition of new joinery during the first half of the 20th

	<p>century. The house is in poor condition and is not physically related to any other structures (the nearest structure is a newer house (early 20th century and shown on the 1935 topographic map; attached)) located 280 m to the southwest on the remaining part of Farm 956/rem). The cottage on site is considered to be of low heritage significance. Another historical cottage seemingly in far better condition occurs at the eastern corner of Farm 956/rem but is excluded from the new property. Other structures (not examined but very likely older than 60 years) occur on Farms 1274 and 1419. None will be affected in any way by the proposal.</p> <p>Description of impact on heritage resource: The cottage on site will not be directly impacted, although its context will be altered. It will just be left as is. No other heritage structures will be impacted in any way. Given the nature of the development, contextual impacts are of little or no concern.</p>
X	<p>Places to which oral traditions are attached or which are associated with living heritage</p> <p>Description of resource: The tradition of wine-making can certainly be regarded as living heritage and the entire landscape is associated with this activity. Much of the present site, however, lies derelict and unused.</p> <p>Description of impact on heritage resource: No impacts expected.</p>
<input type="checkbox"/>	<p>Historical settlements and townscapes</p> <p>Description of resource: n/a</p> <p>Description of impact on heritage resource: n/a</p>
X	<p>Landscapes and natural features of cultural significance</p> <p>Description of resource: The site lies within the declared Grade I Cape Winelands Cultural Landscape. The landscape was declared for the deep agricultural history and architectural heritage (specifically Cape Dutch houses and related farm structures) it possesses. The area is an outstanding example of this type of heritage.</p> <p>Description of impact on heritage resource: The proposed land use is in keeping with the general land use in the wider area. Because the proposed office structure would be situated far away from the road (c. 600 m), is single storey, and would be screened from view by all the proposed orchards, no visual impacts will occur. The use of the land for agricultural purposes and general greening of the site will result in a positive impact (i.e. a benefit) to heritage.</p>
<input type="checkbox"/>	<p>Geological resources of scientific or cultural importance</p> <p>Description of resource: n/a</p> <p>Description of impact on heritage resource: n/a</p>
X	<p>Archaeological resources (Including archaeological sites and material, rock art, battlefields & wrecks):</p> <p>Description of resource: Although no artefacts were seen during the brief field survey, it is quite likely that some isolated stone artefacts would be present in the area. These are most likely to be from the Early Stone Age (ESA). Isolated artefacts are of very low significance.</p> <p>Description of impact on heritage resource: Although isolated artefacts might be impacted during the proposed work, this would be of no further concern.</p>
X	<p>Palaeontological resources (ie: fossils):</p> <p>Description of resource: The site is shown on the SAHRIS Palaeosensitivity map (attached) to be of low sensitivity. Although it is theoretically possible that some fossils could occur, the chances are very low. The surface was noted to be of unconsolidated materials (soils and gravel) and it is highly unlikely that any fossil</p>

	material would be spotted within these materials. Description of impact on heritage resource: No significant impacts expected.
<input type="checkbox"/>	Graves and burial grounds (eg: ancestral graves, graves of victims of conflict, historical graves & cemeteries): Description of Resource: n/a Description of Impact on Heritage Resource: n/a
<input checked="" type="checkbox"/>	Other human remains: Description of resource: There is always a chance of unmarked graves but in the substrate on site, which has also probably been ploughed many times in the past, the chances can be considered virtually zero. Description of impact on heritage resource: No impacts expected.
<input checked="" type="checkbox"/>	Sites of significance relating to the history of slavery in South Africa: Description of resource: Some farms in the area would certainly have had slaves but sites relating directly to slavery are highly unlikely to occur on the site. Description of impact on heritage resource: No impacts expected.
<input type="checkbox"/>	Other heritage resources: Description of resource: n/a Description of impact on heritage resource: n/a

Describe elements in the environs of the site that could be deemed to be heritage resources: as above

Description of impacts on heritage resources in the environs of the site: as above

Summary of anticipated impacts on heritage resources:

The only heritage resources of concern are the cottage on site and the Cape Winelands Cultural Landscape. While the cottage is of low heritage significance, it will not be directly impacted (it will be retained in its new context). The latter will however experience a positive impact (benefit) through the activation of currently derelict and unused agricultural land. The proposed land use is consistent with that in the surrounding area and is supported. Due to its placement far from the main road, the proposed office complex structure will not result in negative visual impacts (it is single story and will, in time, be screened by the proposed orchards, etc). It is needed to support the agricultural land use and is thus supported. The proposed fencing is in line with similar nearby properties and, being visually permeable, it will not result in significant negative impacts.

E. 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/ USB 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.

F. RECOMMENDATION

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

Recommendation made by:

Name: Dr Jayson Orton

Capacity: Archaeologist and heritage consultant

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.

G. 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 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. Provide details:
<input type="checkbox"/>	Other. Provide details:

PLEASE NOTE: Any further studies which Heritage Western Cape requires 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.