



NOTIFICATION OF INTENT TO DEVELOP (NID FORM)

SUBMITTED TO THE EASTERN CAPE PROVINCIAL HERITAGE RESOURCES AUTHORITY (EC PHRA) IN TERMS OF THE NATIONAL HERITAGE RESOURCES ACT, ACT NO. 25 OF 1999 (NHRA 1999)

NID Submission Date	2	0	2	3	/	0	8	/	0	7
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NOTIFIER:

Name and Surname	Natalie Sharp	
Company Name / (Name of) Government Department	Digital Soils Africa	
Tel / Mobile	082 414 0472	
Email	natalie@dsafrica.co.za	
Does the NID comprise clarification on heritage requirements for a Section 38(8) development? <small>[Please note that a heritage Site Sensitivity Verification (SSV), be it an archaeological and cultural heritage SSV or a palaeontological SSV, or both, does not constitute heritage compliance in terms of the NHRA 1999 for Section 38(1) or 38(8) developments.]</small>	Mark applicable with an X	
	Yes	X
	No	
	Unknown	

NHRA 1999 – Section 38(1) and 38(8) – Heritage Resources Management

	Mark applicable with an X
(1) Subject to the provisions of subsection (7), (8) and (9), any person who intends to undertake a development categorized as –	
(a) The Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;	
(b) The construction of a bridge or similar structure exceeding 50m in length;	
(c) Any development or other activity which will change the character of a site –	
(i) Exceeding 5,000m ² in extent; or	X
(ii) Involving three or more existing erven or subdivisions thereof; or	
(iii) Involving three or more erven or divisions thereof which have been consolidated within the past five years; or	
(iv) The costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;	
(d) The re-zoning of a site exceeding 10,000m ² in extent; or	
(e) Any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority	
(8) The provisions of this section do not apply to a development as described in subsection (1) if an evaluation of the impact of such development on heritage resources is required in terms of the Environment Conservation Act, 1989 (Act No. 73 of 1989), or the integrated environmental management guidelines issued by the Department of Environmental Affairs and	X

Tourism, or the Minerals Act, 1999 (Act No. 50. of 1991), or any other legislation: Provided that the consenting authority must ensure that the evaluation fulfills the requirements of the relevant heritage resources authority in terms of subsection (3), and any comments and recommendations of the relevant heritage resources authority with regard to such development have been taken into account prior to the granting of the consent.	
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DEVELOPMENT / STUDY SITE INFORMATION:

Development Name	Warehouse development on Erf 35 Greenbushes in the Nelson Mandela Bay Municipality.					
Development Address [Rural Region / Farm Name & Number / Erf Number & Street Name]	Erf 35 Greenbushes					
Town / Nearest Town	Gqeberha					
Municipal District	Mark applicable with an X			Print name of relevant municipality		
	Metropolitan Municipality	X		Nelson Mandela Bay Municipality.		
	District Municipality					
	Local Municipality					
General Development Coordinate	33°55'39.05"S 25°24'57.95"E					
History of Heritage Impact Assessments (HIA) or heritage research conducted at the study site	Mark applicable with an X					
(1) Has a Heritage Impact Assessment (HIA) ever been conducted on the (whole or part of the) study site?	Yes		No	X	Unknown	
If yes (1), has the HIA been conducted within the past 5 years?	Yes		No		Unknown	
If yes (1), supply HIA details (SAHRIS CaselD number, other heritage reference number, or attach copies of the HIA reports)						
SAHRIS CaselD (or other) number	22072					
(2) Has a heritage research permit ever been issued on the study site?	Yes		No	X	Unknown	
If yes (2), has this permit been issued within the past 5 years?	Yes		No		Unknown	
If yes (2), supply permit details (authoring body name and permit number / attach a copy of the permit)						
Heritage research permit details	N/A					

(3) Does the study site comprise, in whole or in part, a declared heritage resource in terms of the NHRA 1999 Section 7?	Yes		No	X	Unknown	
(4) Does the study site comprise, in whole or in part, a previously declared National Monument?	Yes		No	X	Unknown	
If yes (1), what is the declaration status of the site / resource?	Grade I				Grade II / III	
Name of the declared heritage resource / National Monument	N/A					
SAHRA Identifier	ECPHRA					

BASIC DEVELOPMENT DESCRIPTION:

The applicant, Laurie van Huyssteen who is the sole member of Renaissance Construction wishes to develop Erf 35 Greenbushes, the development will entail one warehouse with offices and a workshop area, and a reclamation yard with two access areas to the Erf, the front entrance from Cape Road and the back entrance from an unnamed gravel road that connects Draaifontein Road and Seaview Road.

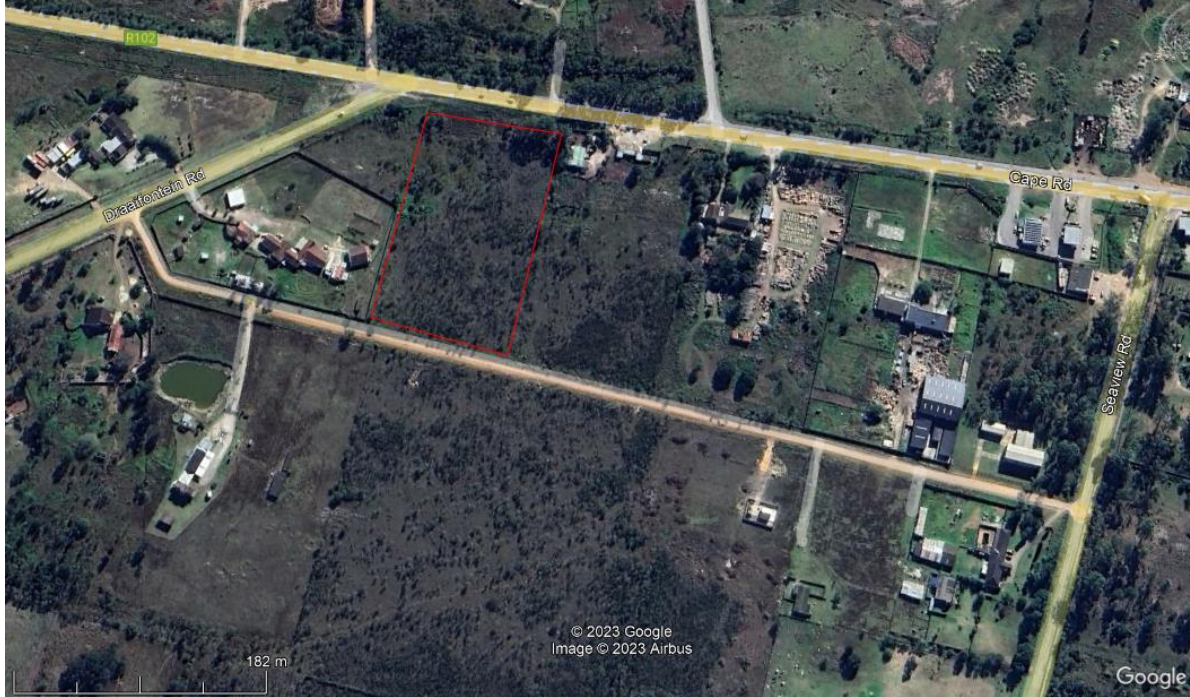


Figure 1: The proposed site is located as the red polygon site (Google Earth Image).

Rennasance Construction was established in 1996 as an owner-builder operation, but has over the years gained extensive experience in serving the high-end building market. They have experience in the construction of residential, commercial, industrial and medical buildings.

In order to function as a construction company that provides high-end quality products to their clients they require a warehouse, office space and a reclamation yard facility, which is currently situated in Fraser street in North End in Gqeberha.

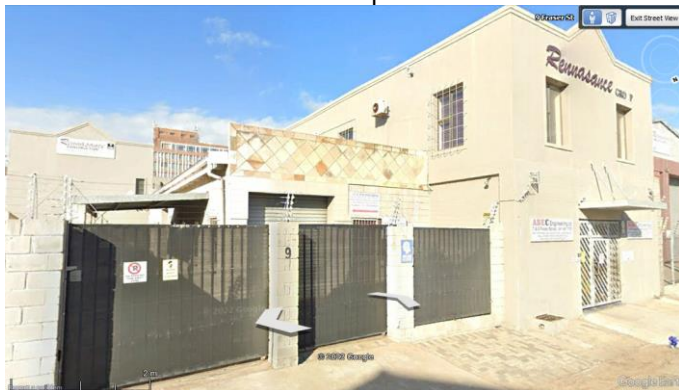


Figure 2: Current premises in Gqeberha, photo taken from Google Earth.

Rennasance Construction has invested heavily in construction equipment and machinery to increase efficiency and provide a better quality building product for clients. However, they have outgrown the current store in the North End area and larger and more secure premises are required for the storage of the construction equipment and machinery.

From a logistical point of view, the challenge has also arisen with the addition of new equipment, as Fraser street is very narrow and there is very limited space to manoeuvre the equipment and machines into their facility.

There are several problems with the North-End facility as it has become too small to store all the equipment and machinery, thus they have outgrown the current store in the North End area and require larger and more secure premises.

The other problem is from a logistical point of view, the challenge has also arisen with the addition of new equipment and Fraser Street. It is a very narrow road with no parking bays, therefore motorists park along the side of the road, which further narrows manoeuvring space.

As can be seen in the below image, double parking of cars on both sides of the road and another car opposite the entrance to the Renaissance facility. It is very difficult to manoeuvre construction equipment and heavy machinery in and out of the facility when the street is congested with parked cars.



Figure 3: Narrow Fraser Street and problematic if cars are parked along the street to manoeuvre construction equipment in and out of the current Renaissance facility.

The third problem is the safety issue. Unfortunately, the safety of the employees and clients visiting the facility has become a primary concern. Over the past few years the crime rate has increased to uncontrolled measures within the North End suburb and the current location poses a significant safety risk for the staff and clients.

There is no demand for the proposed development (e.g. it is not a housing development to provide a need for the shortage of housing in the Gqeberha region), this is essentially an existing business with existing clientele. However, all of the above reasons are regarded as the need to relocate and increase the size of the facility.

Thus, the Applicant intends to construct a larger warehouse for the main purpose of storing construction equipment and machinery, as well as a small workshop area for minor repairs on machines, offices with associated canteen and bathroom facilities, a parking bay and a reclamation yard on Erf 35 Greenbushes site.

The property is 2.0366Ha in size which will be fenced and two controlled access areas to the site will be established.

The site mainly hosts alien trees and is dormant and a preliminary site visit by the EAP did not reveal any old buildings or graves. However, a heritage specialist as well as a palaeontologist was approached to submit quotes for potential studies, depending on the outcome of this NID.

DEVELOPMENT MAP / SITE LAYOUT PLAN:

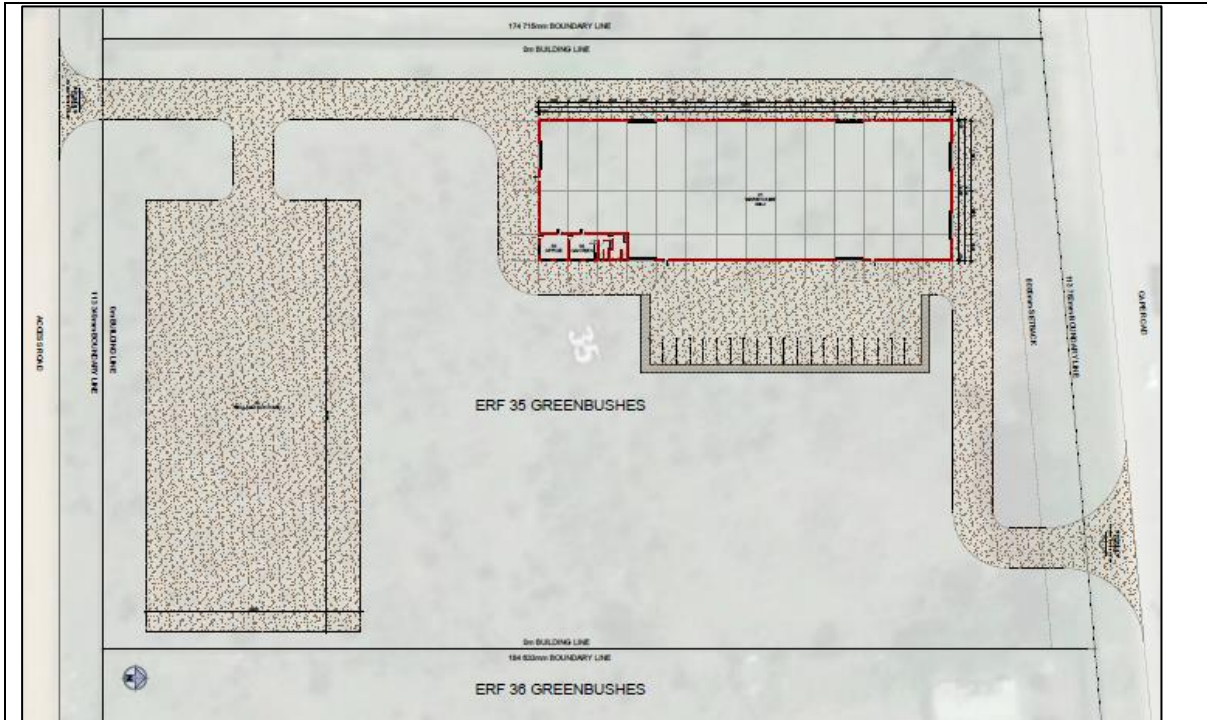


Figure 4: Proposed layout of the infrastructure

STUDY SITE PHOTOGRAPHS:

Study Site Photographs	Mark applicable with an X			
(1) Has a site visit been conducted at the study site?	Yes	X	No	
If yes (1), please attach photographs of the site below				







NID – EC PHRA RESPONSE

ISSUED IN TERMS OF THE NHRA 1999 SECTION 38(2), 38(3), AND 38(8)

DATE: NID RECEIVED YYYY/MM/DD
EC PHRA RESPONSE YYYY/MM/DD

ATTENTION: [Insert Notifier Name and Surname]

[Insert Notifier Company Name / (Name of) Government Department]

Email [Insert Notifier email]

RE: [Insert Development Name]

[Write the HIA requirements for AIA and PIA here, including additional studies if required, etc.]

- NOTES:**
1. The developer / appointed responsible person must open an online SAHRIS case for the development (<https://sahris.sahra.org.za/>).
 2. The above requested specialist heritage impact assessment reports must be submitted on the SAHRIS case.
 3. The NID must be submitted on the SAHRIS case under "Additional Documents".
 4. EC PHRA will issue a formal HIA Comment in terms of the NHRA 1999 Section 38(4) / 38(8) for the development upon receipt of all requested specialist heritage impact assessment reports.

Yours sincerely,

[Insert your Name and Surname]

[Insert your signature]

[EC PHRA: Designation]

EC PHRA Reference:

SAHRIS CaseID:

NHRA 1999 – Section 38(2) and 38(3) – Heritage Resources Management

- (1) The responsible heritage resources authority must, within 14 days of receipt of a notification in terms of subsection (1) –
 - (a) If there is reason to believe that heritage resources will be affected by such development, notify the person who intends to undertake the development to submit an impact assessment report. Such report must be compiled at the cost of the person proposing the development, by a person or persons approved by the responsible heritage resources authority with relevant qualifications and experience and professional standing in heritage resources management; or
 - (b) Notify the person concerned that this section does not apply.
- (2) The responsible heritage resources authority must specify the information to be provided in a report required in terms of subsection (2)(a): Provided that the following must be included:
 - (a) The identification and mapping of all heritage in the area affected;
 - (b) An assessment of the significance of such resources in terms of the heritage assessment criteria set out in section 6(2) or prescribed under section 7;
 - (c) An assessment of the impact of the development on such heritage resources;
 - (d) An evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development;
 - (e) The results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources;
 - (f) If heritage resources will be adversely affected by the proposed development, the consideration of alternatives; and
 - (g) Plans for mitigation of any adverse effects during and after the completion of the proposed development.



NOTIFICATION OF PAYMENT

To whom it may concern:

First National Bank hereby confirms that the following payment has been made:

Date Actioned : 2023-08-04
Time Actioned : 13:44:27
Trace ID : 764Y4B2K01

Payer Details

Payment From : DIGITAL SOILS AFRICA PTY LTD
Amount : 500.00

Payee Details

Recipient/Account no : ...406248
Recipient Name : Eastern Cape Provinc
Bank : FNB/RMB
Branch Code : 250655
Reference : Ref CaseID: 22072
Channel : *INTERNET*

END OF NOTIFICATION

To authenticate this Payment Notification please visit our website at <https://www.fnb.co.za>, click on Online Banking, select the "Verify Payment" option and follow the on-screen instructions

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Company Secretary: C Low

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