

Heritage Impact Assessment Report

**Proposed Light Industrial Development (14 ha) on
Remainder 123, Witteklip, Vredenburg, Saldanha Bay
Municipality, Western Cape.**

Tuscany Estate, No 10, T/A Witteklip Park

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CASE #: 111129JB52

2012-02-20

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Executive Summary

This Heritage Impact Assessment Report has been requested by Heritage Western Cape (HWC), in terms of Section 38(8) of the NHRA 1999. The relevant Case ID is 111129JB52. The Developers, Tuscany Estate No 10 CC, propose the establishment of a light industrial (and associated bulk services) of approximately 14 ha on Witteklip 123, near to the West Coast Mall. The property is currently vacant and will need to be re-zoned from agricultural to light industrial.

There were no significant heritage resources found on the proposed development site. Two isolated MSA tools were located by the archaeologists during the field survey on 6 December 2011. Vegetation growth did limit archaeological visibility. However, dune mole rat activity showed no indication of sub-surface deposits.

The archaeological specialist report (Appendix A) concluded that, whilst the property itself has a low significance, it has potentially higher significance due to its proximity to the archaeological site Witklip (Smith 2006). This proximity warrants greater care being taken whilst developing the property. It is recommended that mitigation in the form of monitoring of vegetation removal take place.

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Glossary

'archaeological' means-

- (a) material remains resulting from human activity which are in a state of disuse and are in or on land and which are older than 100 years, including artefacts, human and hominid remains and artificial features and structures;
- (b) rock art, being any form of painting, engraving or other graphic representation on a fixed rock surface or loose rock or stone, which was executed by human agency and which is older than 100 years, including any area within 10m of such representation;
- (c) wrecks, being any vessel or aircraft, or any part thereof, which was wrecked in South Africa, whether on land, in the internal waters, the territorial waters or in the maritime culture zone of the Republic, as defined respectively in sections 3, 4 and 6 of the Maritime Zones Act, 1994 (Act 15 of 1994), and any cargo, debris or artefacts found or associated therewith, which is older than 60 years or which SAHRA considers to be worthy of conservation; and features, structures and artefacts associated with military history which are older than 75 years and the sites on which they are found;

'cultural significance' means aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance;

'palaeontological' means any fossilised remains or fossil trace of animals or plants which lived in the geological past, other than fossil fuels or fossiliferous rock intended for industrial use, and any site which contains such fossilised remains or trace [sic];

'structure' means any building, works, device or other facility made by people and which is fixed to land, and includes any fixtures, fittings and equipment associated therewith. Protected structures are those which are over 60 years old.

Acronyms

ASA: Archaeological Specialist Assessment

APM: Archaeology, Palaeontology and Meteorites

EIA: Environmental Impact Assessment

ESA: Earlier Stone Age (>200 000-2.5 Million years ago)

HIA: Heritage Impact Assessment

HWC: Heritage Western Cape

IAP: Interested and Affected Parties

LSA: Later Stone Age (<35 000 years)

MSA: Middle Stone Age (>30 000 years - <300 000 years ago)

NHRA: National Heritage Resources Act 25 of 1999

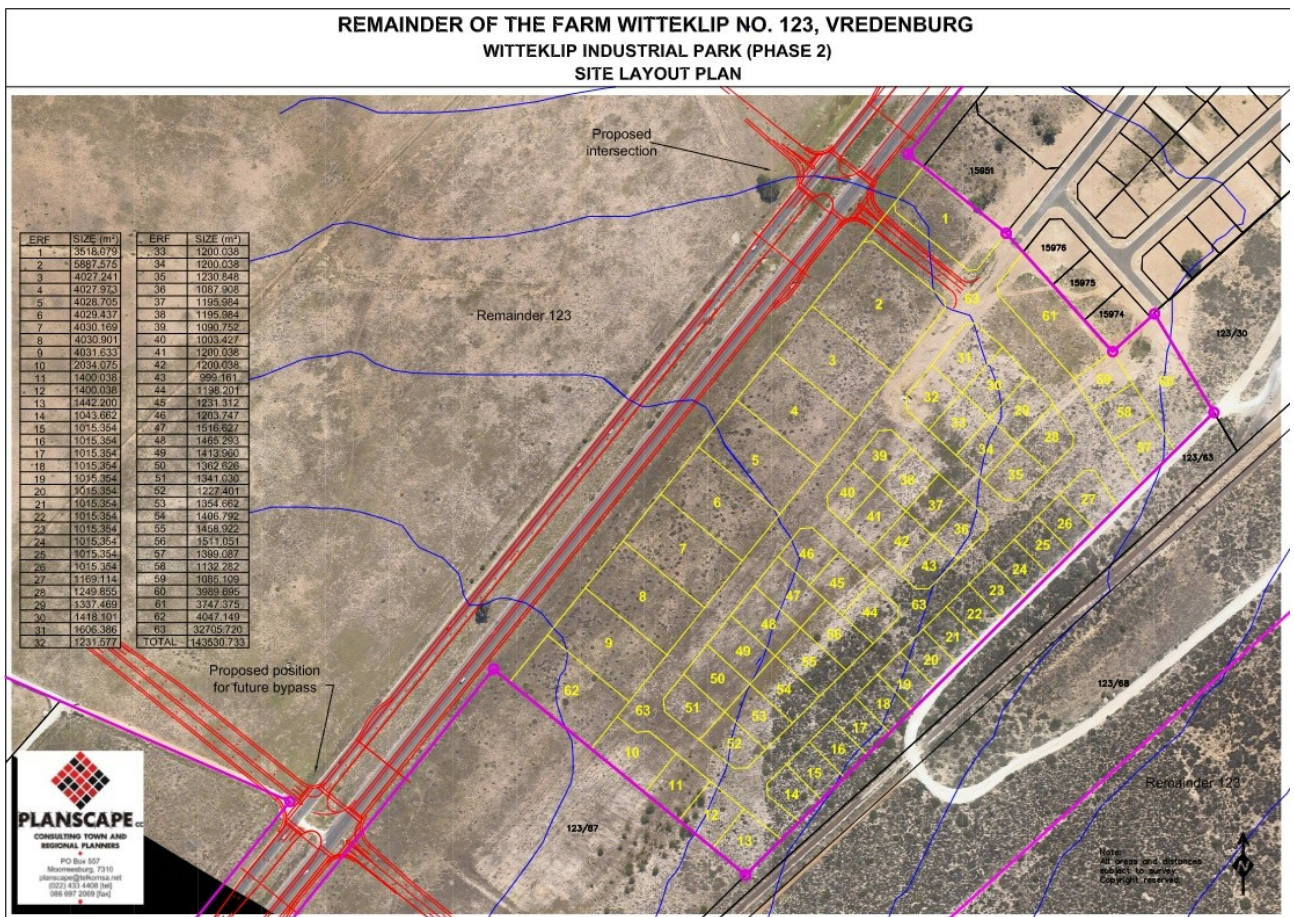
SAHRA: South African Heritage Resources Agency

1. INTRODUCTION

This Heritage Impact Assessment Report has been requested by Heritage Western Cape (HWC), in terms of Section 38(8) of the NHRA 1999. The relevant Case ID is 111129JB52.

1.1 Project Description

The Developers, Tuscany Estate No 10 CC, propose the establishment of a light industrial (and associated bulk services) of approximately 14 ha on Witteklip 123 (Figure 1), near to the West Coast Mall. The property is currently vacant and will need to be re-zoned from agricultural to light industrial.



Source: Planscape

Figure 1: Proposed site plan of Witteklip Industrial Park.

1.2 Stakeholders

Table 1: Stakeholders

	Landowner/Developer	Municipality	Town Planner
Name	Tuscany Estate, No 10	Saldanha Bay Municipality	Planscape
Contact Person	Mr H van As		Martin Langenhoven

Address	P.O. Box 629 Stilbaai 6674	Private Bag X12 VREDENBURG 7380	PO Box 557 Moorreesburg 7310
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Fax		022 715 1518	086 6972 069
Email	hermanva@easycoms.co.za	mun@saldanhabay.co.za	planscape@telkomsa.net

1.3 Relevant Legislation NHRA 1999 S38(3)

(3) 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 resources 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
- (a) plans for mitigation of any adverse effects during and after the completion of the proposed development.

2. IDENTIFICATION AND MAPPING OF HERITAGE RESOURCES

Section 2 concentrates on the identification and mapping of all heritage resources in the area affected. Loosely defined, heritage is that which is inherited. The NHRA of 1999 has defined certain kinds of heritage as being worthy of protection, by either specific or general protection mechanisms. In South Africa, the law is directed towards the protection of human made heritage, although places and objects of scientific importance are covered. The NHRA (1999) also protects intangible heritage such as traditional activities, oral histories and places where significant events happened. Generally protected heritage includes:

- Cultural landscapes
- Buildings and structures (greater than 60 years of age)
- Archaeological sites (greater than 100 years of age)
- Palaeontological sites and specimens

- Shipwrecks and aircraft wrecks
- Graves and grave yards.

2.1 Desktop Study

The Vredenburg Peninsula is well known for its archaeological resources, particularly archaeological. Numerous excavations and impact assessments have taken place there over the years (Please refer to the archaeological study for full bibliography). Of importance to this HIA is the archaeological site of Witklip. Witklip lies within an overhang opposite the water tower on top of the hill above the West Coast Mall (Smith 2012, pers com). The deposit consists of shell midden remains interspersed with ashy lenses (Smith et al 1991). The site date from between 500 BP and 3000 BP and falls within the LSA. Formal stone tools, pottery Ostrich Eggs Shell beads, as well as various classes of fauna, including sheep. The proximity of this archaeological site warranted a closer inspection of the proposed 14 ha development on Witteklip 123.

2.2 Witteklip 123 – Heritage Resources

There were no significant heritage resources found on the proposed development site. Two isolated MSA tools were located by the archaeologists during the field survey on 6 December 2011. Vegetation growth did limit archaeological visibility. However, dune mole rat activity showed no indication of sub-surface deposits.

The archaeological specialist report (Appendix A) concluded that, whilst the property itself has a low significance, it has potentially higher significance due to its proximity to the archaeological site Witklip (Smith 2006). This proximity warrants greater care being taken whilst developing the property. It is recommended that mitigation in the form of monitoring of vegetation removal take place.

Smith (2012, per com) notes that human remains were found during development of the neighbouring West Coast Mall.

3. GRADING & SIGNIFICANCE

This section describes the significance of the heritage resources located on the property on terms of of the heritage assessment criteria set out in section 6(2) or prescribed under section 7 (grading);

3.1 Legislation – Heritage assessment criteria and grading

3.1.1 NHRA 1999 7(1)

7(1) SAHRA, in consultation with the Minister and the MEC of every province, must by regulation establish a system of grading of places and objects which form part of the national estate, and which distinguishes between at least the categories-

- a) Grade I: Heritage resources with qualities so exceptional that they are of special national significance;
- b) Grade II: Heritage resources which, although forming part of the national estate, can be considered to have special qualities which make them significant within the context of a province or a region; and
- c) Grade III: Other heritage resources worthy of conservation, and which prescribes heritage resources assessment criteria, consistent with the criteria set out in section 3(3), which must be used by a heritage resources authority or a local authority to assess the intrinsic, comparative and contextual significance of a heritage resource and the relative benefits and costs of its protection, so that the appropriate level of grading of the resource and the consequent responsibility for its management may be allocated in terms of section 8.

3.1.2 HWC and Grade III

Grade III has been further subdivided by HWC (HWC 2007:7-8).

3.1.2.1 Grade IIIA

This grading is applied to buildings and sites that have sufficient intrinsic significance to be regarded as local heritage resources; and are significant enough to warrant any alteration being regulated. The significances of these buildings and/or sites should include at least some of the following characteristics:

- Highly significant association with a:
 - historic person
 - social grouping
 - historic events
 - historical activities or roles
 - public memory
- Historical and/or visual-spatial landmark within a place

- High architectural quality, well-constructed and of fine materials
- Historical fabric is mostly intact (this fabric may be layered historically and/or past damage should be easily reversible)
- Fabric dates to the early origins of a place
- Fabric clearly illustrates an historical period in the evolution of a place
- Fabric clearly illustrates the key uses and roles of a place over time
- Contributes significantly to the environmental quality of a Grade I or Grade II heritage resource or a conservation/heritage area

Such buildings and sites may be representative, being excellent examples of their kind, or may be rare: as such they should receive maximum protection at local level.

3.1.2.2 Grade IIIB

This grading is applied to buildings and/or sites of a marginally lesser significance than grade IIIA; and such marginally lesser significance militates against the regulation of internal alterations. Such buildings and sites may have similar significances to those of a grade IIIA building or site, but to a lesser degree. Like grade IIIA buildings and sites, such buildings and sites may be representative, being excellent examples of their kind, or may be rare, but less so than grade IIIA examples: as such they should receive less stringent protection than grade IIIA buildings and sites at local level and internal alterations should not be regulated (in this context).

3.1.2.3 Grade IIIC

This grading is applied to buildings and/or sites whose significance is, in large part, a significance that contributes to the character or significance of the environs. These buildings and sites should, as a consequence, only be protected and regulated if the significance of the environs is sufficient to warrant protective measures. In other words, these buildings and/or sites will only be protected if they are within declared conservation or heritage areas.

3.2 Legislation – S 3 (3) – Cultural Significance

A heritage resources authority may prescribe detailed heritage assessment criteria, consistent with the criteria set out in section 3 (3), for the assessment of Grade II and Grade III heritage resources in a province. (3) Without limiting the generality of subsections (1) and (2), a place or object is to be considered part of the national estate if it has cultural significance or other special value because of-

- (a) its importance in the community, or pattern of South Africa's history;
- (b) its possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage;
- (c) its potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage;
- (d) its importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects;
- (e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;
- (f) its importance in demonstrating a high degree of creative or technical achievement at a particular period;
- (g) its strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;
- (h) its strong or special association with the life or work of a person, group or organisation of importance in the history of South Africa; and
- (i) sites of significance relating to the history of slavery in South Africa.

3.3 Grading and Significance of Witteklip 123

There were no significant heritage resources on the property. A preliminary field grading of IIC is awarded to the 14 ha of Witteklip 123.

4. DEVELOPMENT IMPACT ON HERITAGE RESOURCES

The development will not have an affect on heritage resources.

5. DEVELOPMENT IMPACT ON SUSTAINABLE SOCIO-ECONOMIC BENEFITS

When compared to the potential for job creation by the development of the light industrial units, the conservation of the low significance archaeological heritage resources is not to the benefit of the community.

6. COMMUNITY CONSULTATION

IAP's were contacted via registered post regarding the proposed development. A notice was placed on the property as part of the NEMA process (Figure 9) and a notice (Figure 10) was placed in the Weslander paper (Weslander 2011-05-19). A full list of IAP's approached for comment is available in Appendix B

Responses were received from the following institutions:

- CapeNature (2011-03-14)

- Department of Agriculture (2011-04-12)
- Department of Transport and Public Works (2011-04-08)
- HWC (2012-02-15)
- Saldanha Municipality (2011-06-24)
- Water Affairs (2012-01-24)
- West Coast District Municipality (2011-03-24)

No comments, with the exception of HWC, were directed towards heritage issues. Copies of the comments can be found in Appendix C.

7. ALTERNATIVES & MITIGATION

No alternatives are recommended as the isolated and disturbed nature of the archaeological resources do not warrant no-go zones for development. However, mitigation through archaeological monitoring vegetation removal is recommended as archaeological visibility was limited. Details of the monitoring programme are available in Appendix A.

8. CONCLUSIONS

The proposed 14 ha light industrial development on Witteklip 123 is unlikely to impact on heritage resources. However, the proximity to the archaeological site of Witklip does warrant caution. Given the limited archaeological visibility during the field survey it is recommended that archaeological monitoring of vegetation clearing take place to mitigate impacts on possible archaeological finds.

9. REFERENCES

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10. APPENDIX A: ARCHAEOLOGICAL SPECIALIST REPORT

**Proposed Light Industrial Development (±14ha) on Remainder 123,
Witteklip, Vredenburg, Saldanha Bay Municipality, Western Cape.**

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EXECUTIVE SUMMARY

This report forms part of an Heritage Impact Assessment (HIA) as requested by Heritage Western Cape (HWC) RoD dated 2011-05-11. The relevant Case ID is 1395. Planscape approached Pro-Active Archaeology to undertake the Archaeological Specialist Assessment. The Developers, Tuscany Estate, propose the establishment of a Light Industrial area of approximately 14 ha on Witteklip 123, near to the West Coast Mall. The property is currently vacant and will need to be re-zoned from agricultural to light industrial.

Archaeological finds were limited to two isolated Middle Stone Age tools. There are no archaeological reasons to delay the development. The isolated nature and limited number of archaeological material conveys little significance to the site. Monitoring of the removal of vegetation is recommended to ascertain the presence of archaeological material as site visibility was very poor.

	Landowner/Developer	Municipality	Town Planner
Name	Tuscany Estate, No 10, T/A Witteklip Park	Saldanha Bay Municipality	Planscape
Contact Person	Mr H van As		Martin Langenhoven
Address	P.O. Box 629 Stilbaai 6674	Private Bag X12 VREDENBURG 7380	PO Box 557 Moorreesburg 7310
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Email	hermanva@easycoms.co.za	mun@saldanhabay.co.za	planscape@telkomsa.net

11. BACKGROUND INFORMATION

This report forms part of an Heritage Impact Assessment (HIA) as requested by Heritage Western Cape (HWC) RoD dated 2011-05-11. The relevant Case ID is 1395. Planscape approached Pro-Active Archaeology to undertake the Archaeological Specialist Assessment. The Developers, Tuscany Estate, propose the establishment of a Light Industrial area of approximately 14 ha on Witteklip 123, near to the West Coast Mall (Figure 2). The property is currently vacant and will need to be re-zoned from agricultural to light industrial.

11.1 Stakeholders

	Landowner/Developer	Municipality	Town Planner
Name	Tuscany Estate, No 9, T/A Witteklip Park	Saldanha Bay Municipality	Planscape
Contact Person	Mr H van As		Martin Langenhoven
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11.2 Terms of Reference

The Terms of Reference for the specialist Phase 1 Archaeological Impact Assessment are to:

- Identify and map pre-colonial archaeological heritage resources on the proposed sites;
- Determine the importance of pre-colonial archaeological heritage resources on the proposed sites;
- Determine and assess the potential impacts of the proposed development on the pre-colonial archaeological heritage resources, and
- Recommend mitigation measures to minimise impacts associated with the proposed development.

12. DESK TOP STUDY

The West Coast of South Africa has been settled for at least 100 000 years and shows clear evidence of earlier habitation by Early Stone Age (ESA) peoples. There are shell middens dating to the Middle Stone Age (MSA) both on, and to the north and south of the Vredenburg peninsula (Halkett & Hart 1993, Halkett et al 2003, Klein et al. 2004, Berger and Parkington 2005a,b). Associated with these

middens are MSA stone artefacts and an anatomically modern human tooth from the Sea Harvest site (Grine & Klein 1993), and other anatomically modern post-cranial remains from Hoedjiespunt, all clearly older than 50 000 years. The presence of the so-called Saldanha skull fragment and the not infrequent finds of distinctive Early Stone Age (ESA) artefacts including handaxes, attests to a much more ancient use of the area, although, the coastal morphology has changed over time (Hendey. Hunter-gatherers living on the west coast of South Africa during the latter part of the Holocene made use of the coastal resources (perhaps seasonally (Smith 2006)).

Archaeological excavations at sites such as Duyker Eiland on the coast near Britannia Bay (Robertshaw 1979) confirm the importance of shellfish such as mussel and limpet in the diet forming a dependable and easily accessible protein resource during these times. In addition, the excavations of other sites on the Vredenburg peninsula (see Malan et al in prep) have confirmed the importance of coastal resources such as seals, marine birds, crayfish and beached whales. We know this peninsula was particularly attractive to hunter-gatherers, and later pastoralist groups because of its wealth of marine and terrestrial resources. Archaeologists have postulated that the first pastoralist groups (with cattle, sheep and pottery) entered South Africa along the West Coast some 2000 years ago (Smith 2006).

The most important pastoralist site on the Vredenburg peninsula (and arguably in South Africa) is that of Kasteelberg, which is located on the farm Rooiheuvel (Smith 2006). The hill is part of a granite batholith standing some 187m above sea level and surrounded by agricultural lands. A site survey by Sadr et al. (1992) identified at least 36 discrete occupation areas around the hill ranging from Middle Stone Age scatters to Later Stone Age sites with pottery suggesting an established pattern of occupation extending back into the distant past. It would appear that Kasteelberg was particularly the focus of settlement within the last 2000 years by early pastoralist groups. At least 10 archaeological sites have been excavated around the hill and there are more than 100 bedrock grinding grooves on the flat rocks around the site. Kasteelberg was identified in the late 1990's as a site worthy of declaration as a National Monument under the old legislation (National Monuments Act of 1969, as amended), but changes in legislation at the time interrupted the process. Heritage Western Cape is in the process of declaring Kasteelberg complex asurrounds a provincial heritage site.

Other important archaeological sites in the vicinity of Kasteelberg include Witklip, a small shelter below a granite boulder situated on the western outskirts of Vredenburg and immediately adjacent to the property assessed in this report. Excavations at the site by Smith (2006) suggest that this was a

hunter-gather settlement dating to between 3000 and 500 BP. The site of Heuningklip, an open shell midden site on a granite hill to the east of Vredenburg , also contains a number of bedrock grooves similar to those at Kasteelberg.

The archaeological sites on the Vredenburg Peninsula date predominantly to the the later part of the Stone Age, although earlier material dating to the mid - late mid Holocene is found in the area and probably represent the debris of early San hunter gatherers. The broader survey of the Vredenburg Peninsula by Sadr (2009) has identified at least 99 archaeological sites occurring predominantly around granite koppies, with many more found in open wheat fields during ongoing commercial archaeological impact assessment surveys (e.g. Halkett 2011, Orton 2010, Webley 2011). Despite the number of sites found during the Sadr survey, it was not comprehensive and more sites will continually be found (Sadr et al in press).

13. DESCRIPTION OF THE PROPERTY & METHODOLOGY

Witteklip 123 falls within the Vredenburg Magisterial District and Saldanha Bay Municipality, Western Cape. The site can be accessed via the R45 and lies to the south of the West Coast Mall. The property is located on the 1:50 000 topographic map 3217 DB & DD Vredenburg, in Figure 3. The site was assessed by two archaeologists on foot on Tuesday 6 December. The GPS bread-crumbs trail is illustrated in Figure 4. Please note that whilst the property is itself is 422.4 ha only the 14 ha development footprint was assessed.

The site is currently vacant, but has been used for agricultural purposes in the past. Dune Mole Rat activity is quite extensive the spoil heaps are sterile of archaeological material (Figure 5). Archaeological visibility was very poor with grass cover obscuring the view (Figure 6).

Data was collected using GPS handsets (Datum WGS 84) and digital cameras.

14. DESCRIPTION OF SITES & ARTEFACTS IDENTIFIED

Two isolated MSA flakes were located (Figures 7 & 8).

15. FIELD RATING

A field rating of Generally Protected C is awarded. This site has been sufficiently recorded and requires no further recording before destruction as it has a generally Low significance.

16. STATEMENT OF SIGNIFICANCE

Whilst the property itself has a low significance, it has potentially higher significance due to its proximity to the archaeological site Witklip (Smith 2006). This proximity warrants greater care being taken whilst developing the property.

17. RECOMMENDATIONS & CONCLUSION

There are no archaeological reasons to delay the development. The isolated nature and limited number of archaeological material conveys little significance to the site. Monitoring of the removal of vegetation is recommended to ascertain the presence of archaeological material as site visibility was very poor.

18. BIBLIOGRAPHY

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**REMAINDER OF THE FARM WITTEKLIP NO. 123, VREDENBURG
WITTEKLIP INDUSTRIAL PARK (PHASE 2)
SITE LAYOUT PLAN**

**19.
FIGURES**

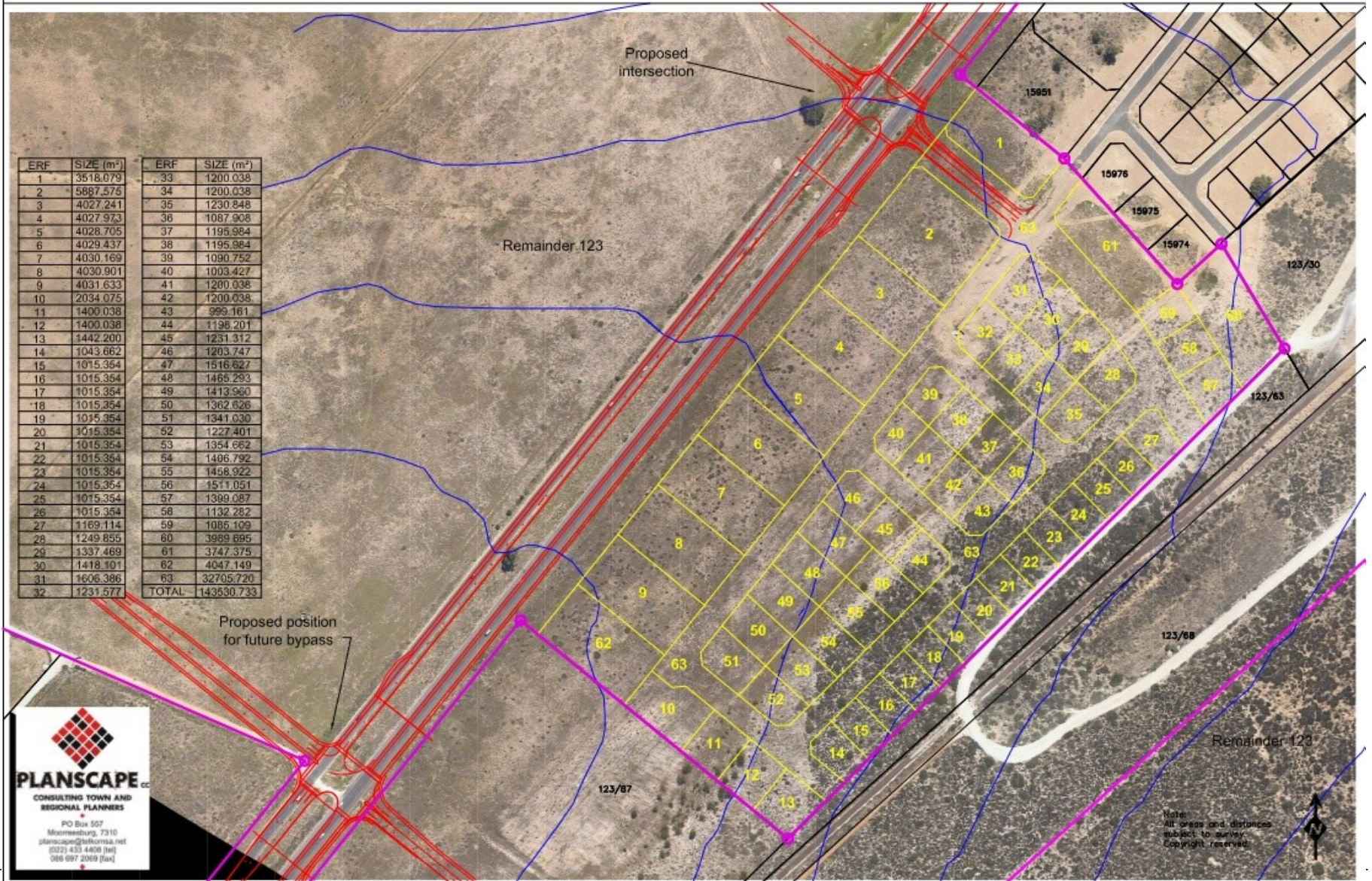


Figure 2: Development plan for the Light Industrial area, Witteklip 123, Vredenburg.

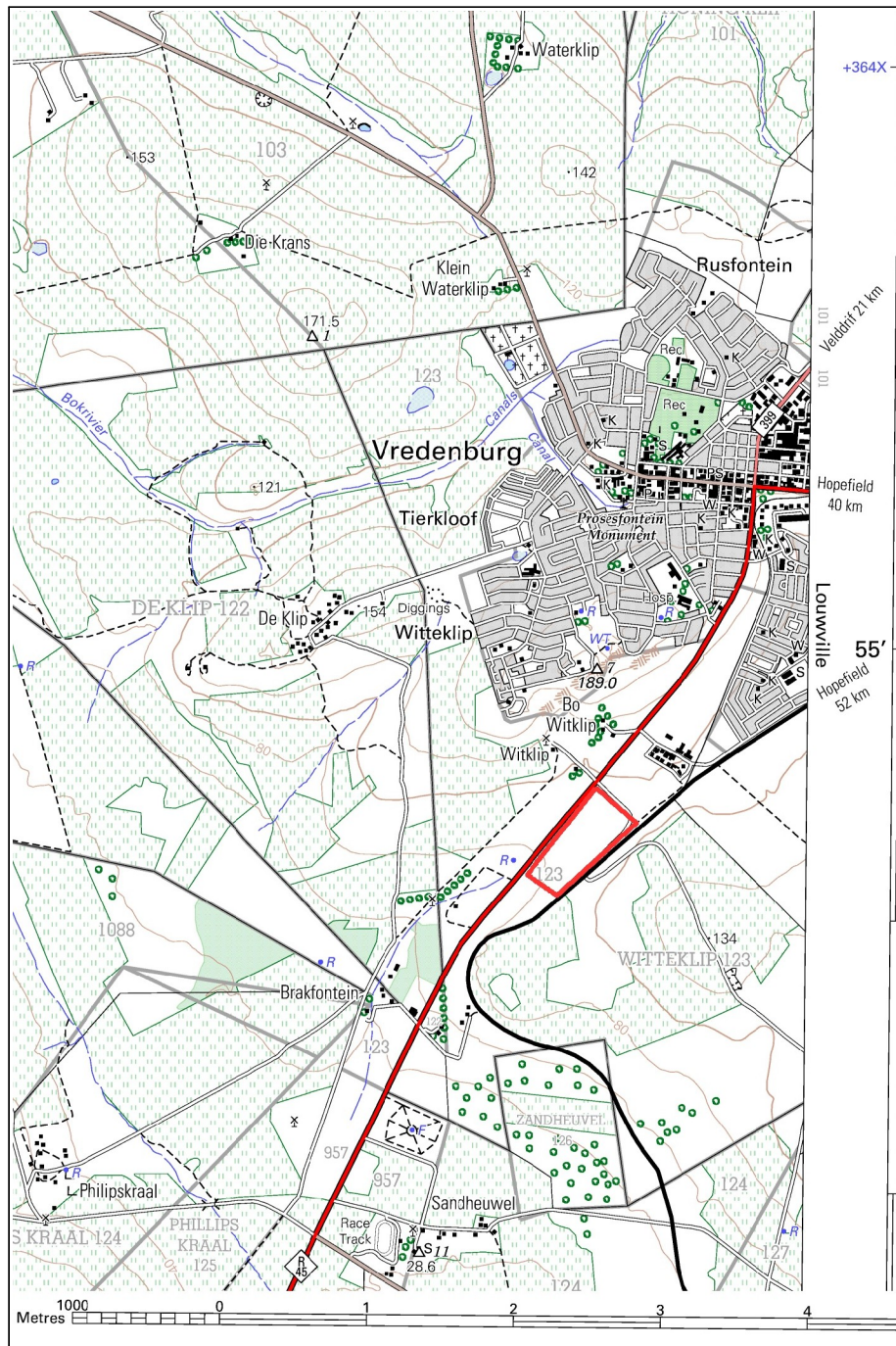


Figure 3: 1:50 000 DB & DD Vredenburg, showing the location of the Light Industrial Development.

HIA – Witteklip 123 (14 ha – Light Industrial Development)

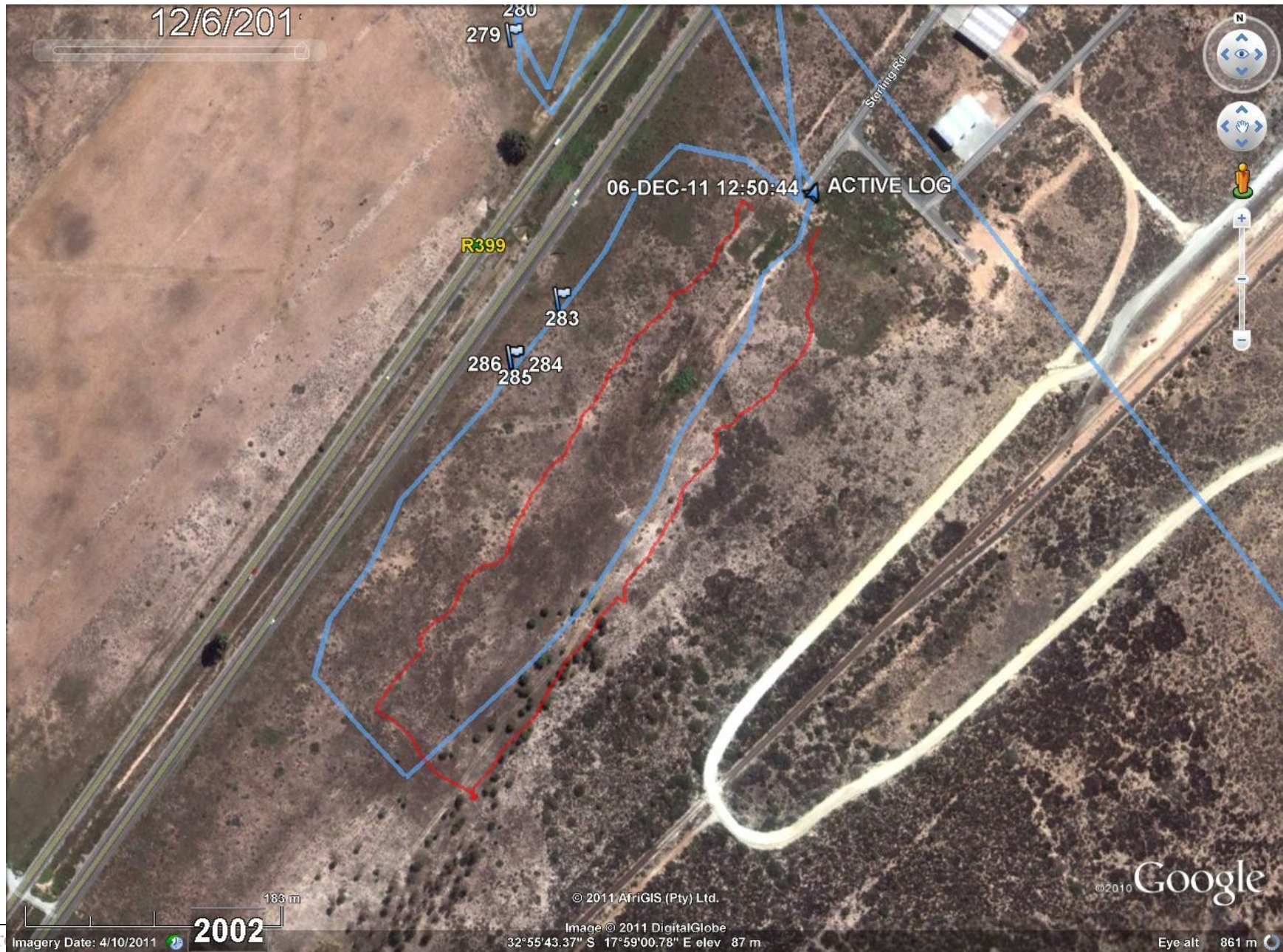


Figure 4: GPS tracking of the Light Industrial Development.



Figure 5: Archaeologically sterile dune mole rat activity.



Figure 6: Generally poor visibility.



Figure 7: MSA Silcrete flake.



Figure 8: MSA Granite flake.

20. Appendix B: List of IAP's approached

REMAINDER WITTEKLIP 123 VREDENBURG
APPLICATION FOR BUSINESS AND LIGHT INDUSTRIAL DEVELOPMENT
INTERESTED PARTIES

Municipal Manager Saldanha Bay Municipality Private Bag X12 Vredenburg

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0800 111 502 www.sagp.co.za
RD 283 996 913 ZA
CUSTOMER COPY 301028R

Municipal Manager West Coast District Mun P O Box 242 Moorreesburg

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0800 111 502 www.sagp.co.za
RD 283 996 935 ZA
CUSTOMER COPY 301028R

Mr J Goosen Department of Health Private Bag X3 Vredenburg 7380

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0800 111 502 www.sagp.co.za
RD 283 996 900 ZA
CUSTOMER COPY 301028R

Mr L Stark District Road Engineer Private Bag X2 Ceres 6835

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0800 111 502 www.sagp.co.za
RD 283 996 927 ZA
CUSTOMER COPY 301028R

The Accounting Officer Cape Nature Private Bag X29 Rondebosch 7701

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0800 111 502 www.sagp.co.za
RD 283 996 944 ZA
CUSTOMER COPY 301028R

The Director Department of Agriculture Private Bag X1 Elsenburg 7607

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0800 111 502 www.sagp.co.za
RD 283 996 895 ZA
CUSTOMER COPY 301028R

The Director Department of Water Affairs Private Bag X16 Sanlamhof 7532

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0800 111 502 www.sagp.co.za
RD 283 996 873 ZA
CUSTOMER COPY 301028R

The Chairman Rate Payers Association P O Box 950 Vredenburg 7380

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0800 111 502 www.sagp.co.za
RD 283 996 856 ZA
CUSTOMER COPY 301028R

Councilor E Steyn P O Box 105 Vredenburg 7380

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0800 111 502 www.sagp.co.za
RD 283 996 887 ZA
CUSTOMER COPY 301028R

H Janse van Rensburg 16 Blommekloof Street Denneoord George 6529

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0800 111 502 www.sagp.co.za
RD 283 996 842 ZA
CUSTOMER COPY 301028R

DC Esterhuysen 19 Akkerdyk Street Vredenburg 7380

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0800 111 502 www.sagp.co.za
RD 283 996 860 ZA
CUSTOMER COPY 301028R

N Koleda 77 Wood Drive Table View 7441

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0800 111 502 www.sagp.co.za
RD 283 996 799 ZA
CUSTOMER COPY 301028R

SJJ Visser P O Box 2799 Cape Town 8000

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0800 111 502 www.sagp.co.za
RD 283 996 811 ZA
CUSTOMER COPY 301028R

Van Rensburg & Bosman 120 Buitekant St Protea Heights Brackenfell 7560

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0800 111 502 www.sagp.co.za
RD 283 996 839 ZA
CUSTOMER COPY 301028R

LS Schreuder P O Box 970 Vredendal 8160

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0800 111 502 www.sagp.co.za
RD 283 996 785 ZA
CUSTOMER COPY 301028R

FJE Koch P O Box 5 Vredenburg 7380

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0800 111 502 www.sagp.co.za
RD 283 996 808 ZA
CUSTOMER COPY 301028R

AP Hugo P O Box 14 Dullstroom 1110

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0800 111 502 www.sagp.co.za
RD 283 996 825 ZA
CUSTOMER COPY 301028R

JJJ Visser Tafelberg Bitterfontein 8200

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0800 111 502 www.sagp.co.za
RD 283 996 666 ZA
CUSTOMER COPY 301028R

STILLBAY 6674
2010-07-29
COUNTER 1

GAMBER

RE Muller 85 Recreation Road Fish Hoek 7974

KRRC A van Hulstc P O Box 1234 Durbanville 7551

Vossie CC P O Box 222 Yzerfontein 7351

PN Beukes P O Box 291358 Melville 2109

HD Dobberstein 11 Japie Palel Street Vredenburg 7380

Cocohaven 1017 CC 9 Erica Road Durbanville 7550

AVJ & A Pause P O Box 813 Vredenburg 7380

C Volckmar 6 Malgas Crescent Vredenburg 7380

FW Nelsen 6 Sprigg Road Table View 7441

HY Friend 49A Skyliner Avenue Tygerhof Milnerton 7441

Lafarge Mining South Africa (Pty)Ltd Private Bag X26 Gallo Manor 2052

Terra Nominees (Pty)Ltd P O Box 61075 Marshalltown 2107

Siltha Inv Holdings (Pty)Ltd C/O A Silverman Private Bag X2 Rhineroad 808

Transnet Freight Rail Private Bag X11 Vredenburg 7380

West Coast Town Trust P O Box 1192 Saldanha 7395

Arno Dreyer Family Trust P O Box 79 Saldanha 7395

M van Dyk P O Box 432 Vredenburg 7380

NE Pienaar P O Box 38 Vredenburg 7380

H Dalwai 6th Street Louwville 7380

STILLBAY 6674

2010-07-29

COUNTER 1

GAMING

REGISTERED LETTER
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ShareCall 0860 111 502 www.sagp.co.za
RD 283 996 683 ZA
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ShareCall 0860 111 502 www.sagp.co.za
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CUSTOMER COPY 301028R

REGISTERED LETTER
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ShareCall 0860 111 502 www.sagp.co.za
RD 283 996 723 ZA
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ShareCall 0860 111 502 www.sagp.co.za
RD 126 898 124 ZA
CUSTOMER COPY 301028R

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sagp.co.za
RD 126 898 115 ZA
CUSTOMER COPY 301028R

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sagp.co.za
RD 126 898 107 ZA
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ShareCall 0860 111 502 www.sagp.co.za
RD 126 898 084 ZA
CUSTOMER COPY 301028R

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(with a domestic insurance option)
ShareCall 0860 111 502 www.sagp.co.za
RD 126 898 075 ZA
CUSTOMER COPY 301028R

REGISTERED LETTER
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ShareCall 0860 111 502 www.sagp.co.za
RD 126 898 098 ZA
CUSTOMER COPY 301028R

REGISTERED LETTER
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RD 126 898 186 ZA
CUSTOMER COPY 301028R

REGISTERED LETTER
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ShareCall 0860 111 502 www.sagp.co.za
RD 126 898 172 ZA
CUSTOMER COPY 301028R

KRRC Trust P O Box 629 Stilbaai 6674

AC Bosman P O Box 167 Vredenburg 7380

Zeranza 18 (Pty)Ltd P O Box 1075 Stellenbosch 7599

Witteklip Mall P O Box 145802 Bracken Gardens 1452

Pamish Investm 25 (Pty)Ltd 13 Agric St Western Province Park Epping

Robfair Investments 294 BK 36 Eton Road Silvertree Estate Westlake 794

Vlok Broers (Edms)Bpk Hoofstraat 58 Worcester 6850

Fir Furniture (Pty)Ltd P O Box 79 Paternoster 7301

Williams Family Trust P O Box 15220 Panorama 7506

Clementine Properties (Pty)Ltd Inframax House Sunrise Park Ndabeni 8000

August Asset Management BK P O Box 32132 Campsbay 8040

Nasionale Behuisingsraad Privaatsak X9083 Kaapstad 8000

Witteklip Boerdery BK Louwstraat 23 Durbanville 7550

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0800 111 302 www.sago.co.za
RD 126 898 169 ZA
CUSTOMER COPY 301028R

REGISTERED LETTER
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ShareCall 0800 111 302 www.sago.co.za
RD 126 898 155 ZA
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RD 126 898 141 ZA
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RD 126 898 138 ZA
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RD 126 898 243 ZA
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RD 126 898 230 ZA
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RD 126 898 226 ZA
CUSTOMER COPY 301028R

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ShareCall 0800 111 302 www.sago.co.za
RD 126 898 209 ZA
CUSTOMER COPY 301028R

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ShareCall 0800 111 302 www.sago.co.za
RD 126 898 190 ZA
CUSTOMER COPY 301028R

REGISTERED LETTER
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ShareCall 0800 111 302 www.sago.co.za
RD 126 898 212 ZA
CUSTOMER COPY 301028R

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ShareCall 0800 111 302 www.sago.co.za
RD 126 898 305 ZA
CUSTOMER COPY 301028R

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ShareCall 0800 111 302 www.sago.co.za
RD 126 898 291 ZA
CUSTOMER COPY 301028R

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0800 111 302 www.sago.co.za
RD 126 898 288 ZA
CUSTOMER COPY 301028R

STILLBAY 6674
2010-07-29
COUNTER 1

GAYNE

19-JAN-2012 10:28 FROM:

TO:0865481994 P.1/3

EM van Hooi
Posbus 73
PATERNOSTER
7381

REGISTERED LETTER
(with a domestic insurance option)
RD 345 688 818 ZA
A BOOK COPY

PLN P123/21

F van Bekker
Posbus 306
PATERNOSTER
7381

REGISTERED LETTER
(with a domestic insurance option)
RD 345 688 702 ZA
A BOOK COPY

Lbn/8818

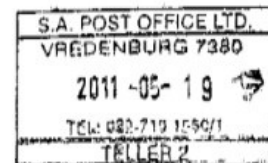
L Beiersdorf
Posbus 768
LANGEBAAN
7357

REGISTERED LETTER
(with a domestic insurance option)
RD 345 688 693 ZA
A BOOK COPY

P1 123

PLAAS WITTEKLIP 122/0
NE PIENAAR
POSBUS 38
VREDENBURG
7380

REGISTERED LETTER
(with a domestic insurance option)
RD 345 688 985 ZA
A BOOK COPY



19-JAN-2012 10:28 FROM:

TO:0865481994

P.2/3

01.123

PLAAS WITTEKLIP 123/47
MNR M VAN DYK
POSBUS 432
VREDENBURG
7380

S.A. POST OFFICE LTD.
VREDENBURG 7380
2011-05-19
TEL: 022-715 1550/1
TELLER 2

REGISTERED LETTER
(with a domestic insurance option)
RD 345 688 954 ZA
A BOOK COPY

PLAAS WITTEKLIP 123/88
ARNO DREYER FAMILIE TRUST
PO BOX 79
SALDANHA
7395

S.A. POST OFFICE LTD.
VREDENBURG 7380
2011-05-19
TEL: 022-715 1550/1
TELLER 2

REGISTERED LETTER
(with a domestic insurance option)
RD 345 689 067 ZA
A BOOK COPY

PLAAS WITTEKLIP 123/87
WEST COAST TOWN TRUST
POSBUS 1192
SALDANHA
7395

S.A. POST OFFICE LTD.
VREDENBURG 7380
2011-05-19
TEL: 022-715 1550/1
TELLER 2

REGISTERED LETTER
(with a domestic insurance option)
RD 345 688 968 ZA
A BOOK COPY

PLAAS WITTEKLIP 123/68
TRANSNET
P.O. BOX 36
CAPE TOWN
8000

S.A. POST OFFICE LTD.
VREDENBURG 7380
2011-05-19
TEL: 022-715 1550/1
TELLER 2

REGISTERED LETTER
(with a domestic insurance option)
RD 345 689 078 ZA
A BOOK COPY

PLAAS WITTEKLIP 123/30
TRANSNET
TRANSNET FREIGHT RAIL
PRIVATE BAG X11
VREDENBURG, 7380

REGISTERED LETTER
(with a domestic insurance option)
RD 345 689 084 ZA
A BOOK COPY

p1.123
S.A. POST OFFICE LTD.
VREDENBURG 7380
2011-05-19
TEL: 022-715 1550/1
TELLER 2

ERF 15952, VREDENBURG

ERF 15952, VREDENBURG
CLEMENTINE PROPERTIES (EDMS)BPK
c/o McKELLAR-BASSET PROPERTIES
INFRAMAX HOUSE
SUNRISE PARK
NDABENI, 8000

REGISTERED LETTER
(with a domestic insurance option)
RD 345 688 971 ZA
A BOOK COPY

S.A. POST OFFICE LTD.
VREDENBURG 7380
2011-05-19
TEL: 022-715 1550/1
TELLER 2

ERF 15747, VREDENBURG
WITTEKLIP MALL
P O BOX 145802
BRACKEN GARDENS
1452

REGISTERED LETTER
(with a domestic insurance option)
RD 345 689 098 ZA
A BOOK COPY

S.A. POST OFFICE LTD.
VREDENBURG 7380
2011-05-19
TEL: 022-715 1550/1
TELLER 2

ERF 15951, VREDENBURG
AUGUST ASSET MANAGEMENT BK
PO BOX 32132
CAMPSBAY
8040

REGISTERED LETTER
(with a domestic insurance option)
RD 345 688 945 ZA
A BOOK COPY

S.A. POST OFFICE LTD.
VREDENBURG 7380
2011-05-19
TEL: 022-715 1550/1
TELLER 2

P.3/3

10:0865481994

19-JAN-2012 10:29 FROM:

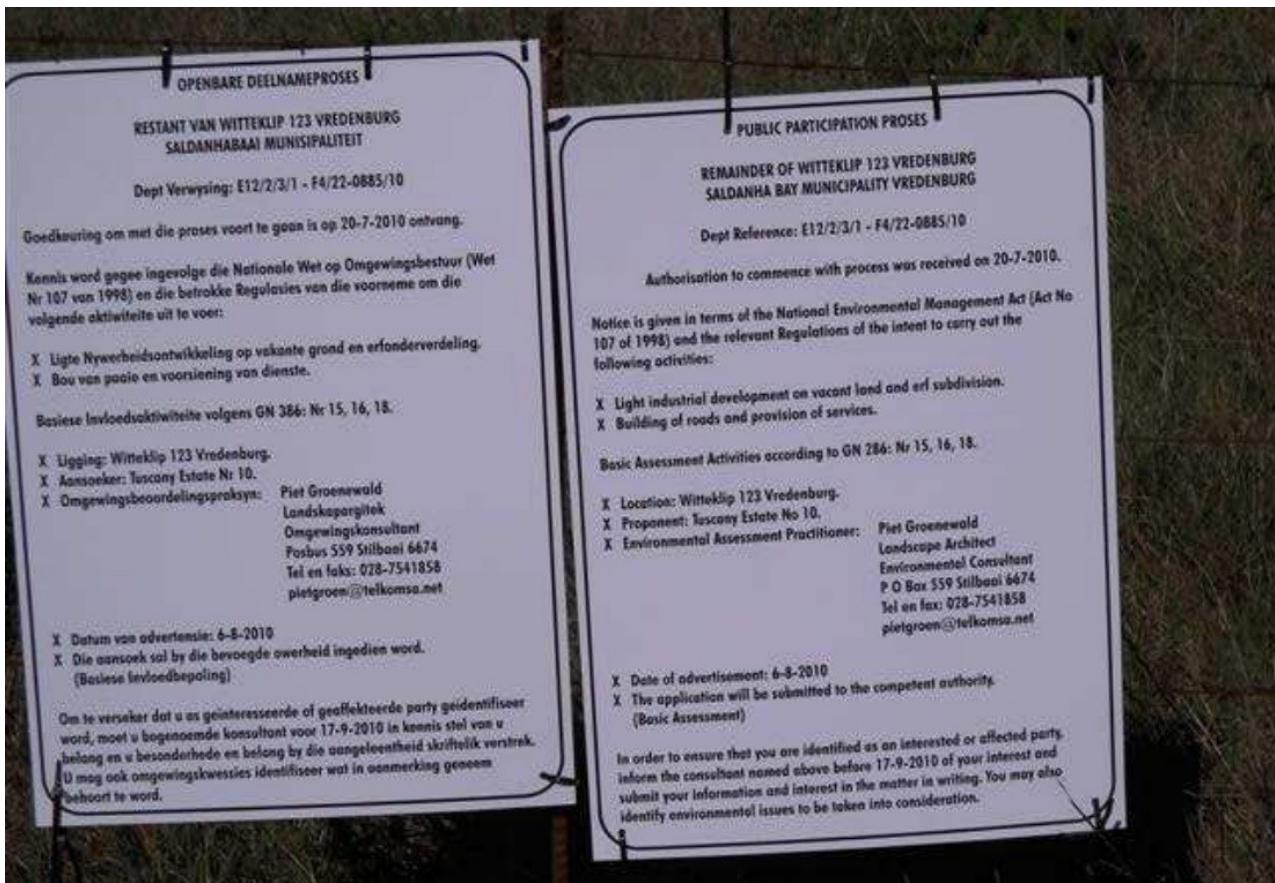


Figure 9: NEMA notice.



MUNISIPALITEIT SALDANHABAAI AANSOEK OM HERSONERING EN ONDERVERDELING VAN DIE PLAAS WITTEKLIP NR 123, VREDENBURG (FASE 2)	SALDANHA BAY MUNICIPALITY APPLICATION FOR REZONING AND SUBDIVISION OF THE FARM WITTEKLIP NO 123, VREDENBURG (PHASE 2)
<p>Kennis geskied hiermee dat die Raad 'n aansoek ontvang het vir:</p> <ul style="list-style-type: none"> i) die wysiging van die Vredenburg-Saldanha en Omgewing Stedelike Struktuurplan, ingevolge Artikel 4(7) van die Ordonnansie op Grondgebruikbeplanning (Nr 15 van 1985); ii) onderverdeling van die Plaas Witteklip Nr 123, ingevolge Artikel 24 (1) van die Ordonnansie op Grondgebruikbeplanning (Nr 15 van 1985), vir die ontwikkeling van 'n Restant en 1 nuutgeskepte gedeelte; iii) die hersonering van nuutgeskepte gedeelte van Plaas Witteklip Nr 123, ingevolge Artikel 17(1) van die Ordonnansie op Grondgebruikbeplanning (Nr 15 van 1985), vanaf landbou sone na onderverdelingsgebied; iv) die onderverdeling van die nuutgeskepte gedeelte van Plaas Witteklip Nr 123, Vredenburg, ingevolge Artikel 24 (1) van die Ordonnansie op Grondgebruikbeplanning (Nr 15 van 1985), ten einde 61 Ligte Industriële persele; 1 Plaaslike Owerheid perseel en Openbare Straat te skep. <p>Nadere besonderhede lê ter insae by die Munisipale Bestuurder se kantoor, munisipale gebou oorkant die Laerskool, Skoolstraat 4, Vredenburg. Weeksdag: 08:00 - 13:00 en 13:30 - 16:30. Navrae: D Dunn (Tel: 022-701 7034).</p> <p>Besware/kommentare ten opsigte van die aansoek, tesame met betrokke redes, moet skriftelik voor 20 Junie 2011 by die Munisipale Bestuurder, Privaatsak X12, Vredenburg, 7380, ingedien word.</p> <p>J Fortuin MUNISIPALE BESTUURDER</p> <p>Privaatsak X12 VREDENBURG 7380</p> <p>K44/11 2011-05-19</p>	<p>Notice is hereby given that Council received an application for:</p> <ul style="list-style-type: none"> i) the amendment of the Vredenburg-Saldanha and Environs Urban Structure Plan (BCD 1992), in terms of section 4(7) of the Land Use Planning Ordinance, 1985 (Nr 15 of 1985); ii) the subdivision of the Farm Witteklip No 123, Vredenburg, in terms of Section 24(1) of the Land Use Planning Ordinance (No 15 of 1985), in order to develop a Remainder and 1 newly created portion; iii) the rezoning of the newly developed portion of the Farm Witteklip No 123, Vredenburg, in terms of Section 17(1) of the Land Use Planning Ordinance (No 15 of 1985), from agricultural zone to subdivisional area, and iv) the subdivision of the newly developed portion of the Farm Witteklip No 123, Vredenburg, in terms of Section 24(1) of the Land Use Planning Ordinance (No 15 of 1985), in order to develop 61 Light Industrial premises; 1 Local Authority premises and Public Road. <p>Details are available at the Municipal Manager's office, municipal building opposite the Primary School, 4 School Street, Vredenburg. Weekdays: 08:00 - 13:00 and 13:30 - 16:30. Enquiries: D Dunn (Tel: 022-701 7034).</p> <p>Objections/comment to the proposal, with relevant reasons, must be lodged in writing, with the Municipal Manager, Private Bag X12, Vredenburg, 7380, before 20 June 2011.</p> <p>J Fortuin MUNISIPALE BESTUURDER</p> <p>Privaatsak X12 VREDENBURG 7380</p> <p>K44/11 2011-05-19</p>
<p><i>Weslander 19/5/2011.</i></p>	

Figure 10: Weslander notice.

21. APPENDIX C: RESPONSES



SCIENTIFIC SERVICES

postal Private Bag X5014 Stellenbosch 7599
physical Assegaibosch Nature Reserve Jonkershoek
website www.capenature.co.za
enquiries Alana Duffell-Carham
telephone +27 21 866 8000 fax +27 21 866 1523
email aduffell-carham@capenature.co.za
reference SSD14/2/6/1/8/4/123rem_GenA_Comm&Ind_Witteklip
date 14 March 2011

Piet Groenewald
PO Box 559
Stilbaai
6674

By email: pietgroen@telkomsa.net

Dear Dr Groenewald

Re: Proposed commercial development and proposed light industrial development on remainder of Farm Witteklip 123, Vredenburg.

DEADP Refs: E12/2/4/1-F4/22-3016/10 (commercial development)
E12/2/4/1-F4/22-3015/10 (light industrial development)

CapeNature would like to thank you for the opportunity to comment on the proposed developments and wish to make the following comments:

1. According to the most recent fine-scale vegetation mapping, which has been used in compiling a Biodiversity Sector Plan for the Saldanha Bay Municipality (Maree and Vromans 2010), both sites are covered mainly by two vegetation types: Saldanha Granite Strandveld, which is found mainly in the northern part of the site and Saldanha Flats Strandveld over the central and southern parts of the site. Both of these vegetation types are considered to be Endangered.
2. Although the biodiversity baseline surveys which were conducted for the sites and surrounding area did not identify any red data species, several locations of rare and endangered plant species are known to occur in the vicinity of both of the sites, notably the Saldanha Peninsula endemics, *Pauridia longituba* (Endangered) and *Hessee mathewsii* (Critically Endangered). Several other threatened species, mostly geophytes, are known from the Witteklip site. Furthermore, the biodiversity baseline survey was conducted in April which is certainly not an ideal time to find and identify bulb species and thus the specialist degree of confidence in his findings should not have been high (as stated in his report).
3. Much of the site north of the R45 (the commercial development site) has been determined as a Critical Biodiversity Areas (CBA). The CBA on this site was determined because of the endangered vegetation types and to maintain ecological connectivity. However, the commercial development site as indicated in Appendix A of

The Western Cape Nature Conservation Board trades as **CapeNature**

Board Members: Prof Aubrey Redinghuis (Chairperson), Dr Colin Johnson (Vice Chairperson), Ms Francina du Bruyn, Ms Nomthla Dilima, Mr Mico Eaton, Dr Edmund February, Mr Hoosain Kagee, Mr Eduard Kok, Mr Johan van der Merwe

the DBAR for this application is not a known location of rare and/or endangered plant species and has been largely transformed and we therefore do not object to the use of this site provided that the area to the north, north-west and south-west of the site is not developed and is rehabilitated in order to maintain some ecological connectivity.

4. The site south of the R45 (the light industrial development site) is not a CBA and although some natural vegetation may be found on the edges of the site in the south eastern corner, the site has not been determined as CBA and is largely transformed. However, no further development should take place within the CBA to the south and south-west of this site.
5. Please note that we have written a letter to the municipality outlining our concerns regarding the subdivision and rezoning of the remainder of Witteklip 123 (i.e. the areas not included as part of the above applications but which may be developed in the future) and are not satisfied with the proposed rezoning and layout of the rest of this property. In addition, we also have serious concerns regarding the accuracy and adequacy of the biodiversity baseline survey that was submitted with the subdivision and rezoning application. This letter (dated 16 February 2011) has relevance to these application and all others that may occur on this property and it has been attached for your convenience.

CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.

Yours sincerely



Alana Duffell-Canham (Land-use Advice) and Rupert Koopman (Botanist)
For: Manager (Scientific Services)

The Western Cape Nature Conservation Board trades as **CapeNature**
Board Members: Prof Aubrey Redinghuis (Chairperson), Dr Colin Johnson (Vice Chairperson), Ms Francina du Bruyn, Ms Nomtha Dillima, Mr Mico Eaton, Dr Edmund February, Mr Hossain Kagee, Mr Eduard Kek, Mr Johan van der Merwe



DEPARTMENT of AGRICULTURE

Provincial Government of the Western Cape

OUR REFERENCE : 20/9/2/2/11/007
YOUR REFERENCE : F-463
DEA&DP REFERENCE : E12/2/4/1-F4/22-3015/10
ENQUIRIES : Cor van der Walt

LANDUSE MANAGEMENT

LandUse-Eisenburg@eisenburg.com
tel: +27 21 808 5099 faks: +27 21 808 5092
Muldersvlei Road, Eisenburg, 7607
www.eisenburg.com

Piet Groenewald Town & Regional Planner
PO Box 559
STILBAAI
6674

Att: Mr Groenewald

REZONING AND SUBDIVISION (LIGHT INDUSTRIAL AREA): DIVISION MALMESBURY THE FARM WITTEKLIP NO 123: VREDENBURG AREA

Your letter of 07 March 2011 has reference.

The Western Cape Provincial Department of Agriculture (WCPDA) would like to thank you for the opportunity to comment on the above proposed development.

In the application the following statements are made:

- Paragraph 7.4 Draft Saldanha Bay Municipal Spatial Development Framework September 2010: "The Vredenburg Urban Edge makes provision for the development of Vredenburg in a Southerly direction along the proposed corridor. (The proposed development is located within the urban Edge.)."
- "The Subdivision of Agricultural Land Act 70 of 1970 is not applicable to the area."
- "As no irrigation is available the farm is primarily suited for dry-land grain production."

According to our information the farm is located on soils of High Potential for irrigated crops.

A non-perennial stream originating on the granite outcrop to the north of the property feeds a dam. To the east of the existing farm infrastructure, a fountain is located resulting in a wetland area. **The proposed development is surrounded by the agricultural remainder of the farm.** If this development is approved by the regulating office, buffer distances around the stream, dam, wetlands and fountains must be included in order to prevent further degradation of the drainage system that enters the development from the agricultural remainder and of flows

through the remainder farm. The proposed development must not increase the calculated rainfall intensity (*due a lower time of concentration of calculated runoff*) in the vaguely defined stream that runs through the farm or concentrate the runoff in such a manner as to cause erosion on the remainder farm. The cumulative impact of development on the receiving environment must be noted and accommodated in the proposed development and further expansion thereof. A storm water management plan for the downstream area directly below this proposed development is recommended.

Given the location in terms of the existing built-up area, the proposals of the Draft Saldanha Bay SDF and more so the lack of irrigation, the Department of Agriculture: Western Cape has no objection from an agricultural perspective to the proposed change of land use in order to accommodate light industrial development on approximately 14.7 hectares of the above-mentioned properties with total extent of 422.4 hectares.

There are however a number of conditions:

1. All the newly created units (remainder excluded) approved for light industrial development must be zoned to any non-agricultural zoning according to the Local Government's zoning scheme and regulations.
2. All the newly created units approved for light industrial development must be incorporated into the town area and linked up to the municipality's bulk services.
3. The proposed or any further development may not increase the runoff or contaminate soil, surface or groundwater of the remainder farm and other farms downstream.

Please take note:

- That this is also a recommendation to the relevant deciding authority in terms of the Land Use Planning Ordinance 15 of 1985 and that the applicant must provide the local government with copies of the application.
- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.
- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely


AS ROUX Pr Eng

DIRECTOR: SUSTAINABLE RESOURCE MANAGEMENT

2011-04-12

<u>Copies:</u>	
Directorate Land Use and Sustainable Resource Management National Department of Agriculture Private Bag X 120 PRETORIA 0001	Saldanha Municipality Private Bag X12 Vredenburg 7380



DEPARTMENT of
TRANSPORT & PUBLIC
WORKS

Provincial Government of the Western Cape

ROADS INFRASTRUCTURE – WEST COAST

lstarke@pgwc.gov.za
tel: +27 23 312 1120: +27 23 312 2633
Bon Chretien Street, Oosterlig, Ceres 6835
Private Bag X2, Ceres, 6835
www.capegateway.gov.za

REFERENCE: RD/W/238 - 13166

ENQUIRIES: RJ Boyes

Dr Piet Groenewald,

PO Box 559,

STILBAAI

6674

Dear Dr Groenewald

**MAIN ROAD 238 : COMMENTS ON THE BASIC ASSESSMENT REPORT ON THE
REZONING AND DEVELOPMENT OF A PORTION OF THE REMAINDER OF FARM
WITTEKLIP 123, VREDENBURG**

Your unreferenced correspondence dated 14 February 2011, refers.

1. Main Road 238 (MR238) with a proclaimed width of 60m is affected by the application.
2. In terms of Section 9 of Act 21 of 1940 (Ribbon Development Act) there is a 95 meter building restriction line as measured from the centre of the road reserve applicable along MR238. In terms of Section 17 of Ordinance 19 of 1976 (Roads Ordinance), there is a 5m building line applicable along MR238.
3. This Office has identified your proposed access position as possibly being in conflict with the Road Access Guidelines policy for this order of expressway.
4. As such I wish to advise you that the matter has been referred to the Head of Department, Department of Transport and Public Works, Cape Town, for comment and full recommendations.
5. Our Head Office will reply to your correspondence directly

Should you have any queries please contact the writer. Alternatively you can address your queries directly to our Head Office.

Yours faithfully

LET Starke

Acting Regional Manager : Provincial Roads Department : Ceres

RJB/rjb

DATE: 8 April 2011

Copies to: The Head of Department, Department of Transport and Public Works, Cape Town
The Municipal Manager, Saldanha Bay Municipality, Vredenburg

Our Ref: HMWEST COAST\SALDANHA BAY\VREDENBURG\REM WITTEKLIP123\TUSCANY ESTATE NO.10

Enquiries Jenna Lavin
Tel: 0214839685
Email: jenna.lavin@pgwc.gov.za

Date: 15 February 2012
Case No: 111129JB52
Auto IDs: 1729 - 1724



RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP
In terms of section 38(8) of the National Heritage Resources Act (Act 25 of 1999)
and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

Attention: Mr Herman van As
PO Box 629
Stilbaai
6674

CASE NUMBER: 111129JB52
NID: PROPOSED 14HA LIGHT INDUSTRIAL DEVELOPMENT PART OF TUSCANY ESTATE NO. 10 ON REMAINDER OF FARM WITTEKLIP NO. 123, VREDENBURG

The matter above has reference.

Your NID dated 30 January 2012 was tabled and the following was discussed;

1. The application is for a light industrial development of 14ha
2. The site has been identified for urban development according to all planning documents
3. No assessment of heritage has yet been done
4. The site is very close to the significant archaeological resource of Witklip

Decision

1. Since there is reason to believe that heritage resources will be impacted upon, HWC requires an HIA in terms of S. 38(3) of the NHRA (Act 25 of 1999) assessing the impacts of the proposed development on archaeological heritage.

Terms and Conditions:

Heritage Western Cape reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number above.

Yours faithfully

Andrew B Hall
Chief Executive Officer
Heritage Western Cape



MUNISIPALITEIT • MUNICIPALITY • uMASIPALA
PL123

MELD ASB ONS VERW NR:
PLEASE QUOTE OUR REF NO:
NGESICELO BONISA INOMBOLO:

M 21/6/2011

Municipal Manager
Munisipale Bestuurder
Umphati kaMasipala
Privaatsak / Private Bag x12
VREDENBURG
7380

(022) 701 7000 (022) 715 1518
mun@saldanhabay.co.za
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D Dunn

Navrae:
Enquiries:
iMibuzo:

24 Junie 2011

GEREGISTREERDE POS

M Langenhoven
Planscape
Posbus 557
MOORREESBURG
7310

Geagte Meneer

**GRONDGEBRUIKBEPLANNING EN ONTWIKKELING: AANSOEK OM
ONDERVERDELING EN HERSONERING VAN DIE PLAAS WITTEKLIP NR
123**

U aansoek, ontvang op 11 April 2011, in die bovermelde verband, het betrekking.

Die publieke proses is gevolg met hierdie aansoek en geen skriftelike beswaar/kommentare is op genoemde aansoek in die voorgeskrewe advertensie tydperk ontvang nie. 'n Ooreenkoms tussen die eienaar en die Raad moet aangegaan word vir die betaling van kapitaalbydraes van toepassing op hierdie aansoek, voordat die Raad die aansoek kan oorweeg. Kontak mnr Jacques Marais (Tel 022-701 7177) in hierdie verband.

Indien u enige vêrdere navrae het, kan u Bradley Rubidge by telefoonnommer 022-701 7107 gedurende kantoorure kontak.

Die uwe

MUNISIPALE BESTUURDER

/dd

HOPEFIELD • LANGEBAAN • PATERNOSTER • SALDANHA • ST HELENABAAI/BAY • VREDENBURG



water affairs

Department:
Water Affairs
REPUBLIC OF SOUTH AFRICA

Private Bag X 16, Sanlamhof, 7532 / 52 Voortrekker Road, Bellville 7530
Tel #: (021) 941 6000 Fax #: (021) 950 7224

Enquiries	: Ms. N. Ndobeni
Tel #	: 021 941 6140
Email	: ndobenin2@dwa.gov.za
Reference	: 16/27/G100/A/11

ATTENTION: Dr. P Groenewald

Piet Groenewald
P.O Box 559
STILBAAI
6674

Dear Sir

AMENDED FINAL BASIC ASSESSMENT REPORT: LIGHT INDUSTRIAL DEVELOPMENT ON PORTION OF REMAINDER OF WITTEKLIP 123, VREDENBURG

This letter refers to your request for comments from this Department, dated 5 December 2011 with reference number F-463.

This Department has no objections to the proposed development, subject to the following conditions:

1. Any development within the 1:100 year floodline or within the riparian habitat constitutes a water use licence in terms of section 21 (c) and (i) of the National Water Act, 1998 (Act 36 of 1998) and will require authorisation before any development may commence. The layout plan showing both the 1:50 and 1:100 year floodline must be made available to this Department.
2. Please note that any development within 500m from the boundary of any wetland requires a water use licence according to this Department's regulations.
3. No pollution of surface water or ground water resources may occur due to any activity.
4. Oil spillages from vehicles on-site must be controlled to prevent pollution of water resources.
5. All waste generated during construction phase should be kept in appropriate containers and be disposed off at an appropriate and permitted disposal sites.
6. Storm-water runoff must be controlled to ensure that on-site activities do not culminate into off-site pollution. It is recommended that the Stormwater Management Best Practice Guideline be used for guidance.

7. No abstraction of surface or groundwater may be done without prior authorisation from this Department, unless it is a Schedule 1 Use or an Existing Lawful Use.
8. All the requirements of the National Water Act, 1998 (Act 36 of 1998) must be adhered to at all times.

Should you have any questions please do not hesitate to contact this office.

Yours faithfully

amSchneider
PP CHIEF DIRECTOR: WESTERN CAPE
DATE: 2011/03/24

**WESKUS DISTRIKSMUNISIPALITEIT
WEST COAST DISTRICT MUNICIPALITY**

Rig alle korrespondensie aan:
Address all correspondence
to:

**MUNISIPALE BESTUURDER/
MUNICIPAL MANAGER**

Navrae/Enquiries : Doretha Kotze
Verw.Nr./Ref. No.: 13/2/12/3/1



Posbus / P O Box 242
MOORREESBURG, 7310

Telefoon/Phone (022) 433 8400
Faks/Fax Nr. 086 6926 113

E-Mail Adres/Address :
westcoastdm@wcdm.co.za

24 March 2011

Piet Groenewald
PO Box 559
STILBAAI
6674

Sir

**PROPOSED DEVELOPMENT ON THE REMAINDER OF THE
FARM WITTEKLIP 123, DIVISION VREDENBURG**

1. I refer to your letter dated 7 March 2011 and the accompanying Draft BAR.
2. The WCDM supplies the Saldanha Bay Municipality with bulk water through its bulk water infrastructure system. Saldanha Bay Municipality has to ascertain, via the normal procedure through consultation with GLS Consulting Engineers, whether it will be able to supply the proposed development with sufficient water. The proposed development should not be approved before this process is completed.

Yours faithfully

A handwritten signature in black ink, appearing to be 'D.Kotze', written over a horizontal line.

MUNICIPAL MANAGER
/dk