

**Appendix E1:**

**Heritage Western Cape Notice of  
Intent to Develop as submitted and  
Record of Decision**



**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:	DEADP Reference Number: Not yet received Project Title - Proposed Saxdowns Road Expansion - Kuils River
<b>NOTE 1:</b> An HWC case number must be obtained and application fee paid in advance of submission of this form.	
<b>NOTE 2:</b> 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:	
<input checked="" type="checkbox"/>	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: Department of Environmental Affairs and Development Planning
<input type="checkbox"/>	This development will not require a NEMA application.
<b>NOTE 3:</b> 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:

ID: RE/8907

ID: RE/8693

ID: 428

ID: 9934

ID: RE/1376

ID: 20968

ID: 20911

Erven:

5926

RE/25533

25534

RE/25603

16642

16610 10370  Farm: RE/429 RE/3/431 RE/235 4/431 RE/1286	
Street address or location (eg: off R44): Currently Saxdowns Road runs through Kuilsrivier from the M23 (Bottelary Road) until Langverwacht Road. Saxdowns Road is to be extended further south-southwest towards the M12, from Langverwacht Road south-southwest through Jagtershof, crossing the R102(Van Riebeeck Road) and ending in Highbury next to Zirconia Crescent where it will eventually connect with the future planned Belhar Main Road.	
Erf or farm number/s: S ID: RE/8907 ID: RE/8693 ID: 428 ID: 9934 ID: RE/1376 ID: 20968 ID: 20911  Erven: 5926 RE/25533 25534 RE/25603 16642 16610 10370  Farm: RE/429 RE/3/431 RE/235 4/431 RE/1286	Coordinates: 33 56' 34.38."S 18 41' 43.30"E (A logical centre point. Format based on WGS84.)
Town or District: Cape Town - Belhar	Responsible Municipality: City of Cape Town
Extent of property: ID: RE/8907 – 141516.369m <sup>2</sup> ID: RE/8693 – 28511.61m <sup>2</sup> ID: 428 – 40553.447m <sup>2</sup> ID: 9934 – 3397.81m <sup>2</sup> ID: RE/1376 – 20453.95m <sup>2</sup> ID: 20968 – 9807.189m <sup>2</sup> ID: 20911 – 10008.189m <sup>2</sup>  Erven: 5926 – 205543.3m <sup>2</sup> RE/25533 – 198241.9m <sup>2</sup> 25534 – 1601.30m <sup>2</sup> RE/25603 – 1616.4m <sup>2</sup> 16642 – 1893.3m <sup>2</sup>	Current use: Currently most of the areas identified for the road extension is unused vacant land and street parcels. Sections of the proposed road will however cross through private property (currently owned and used by CISCO) and over the existing railway line and a junk yard.

16610 – 2220.8m <sup>2</sup> 10370 – 45822.1m <sup>2</sup>  Farm: RE/429 – 19.82 Ha RE/3/431 – 0.16 Ha RE/235 – 18.28 Ha 4/431 – 0.16 Ha RE/1286 – 0.63 Ha	
Predominant land use/s of surrounding properties: The development site is surrounded by medium to high density residential areas of Kuilsrivier and Belhar and also next to wetlands, a school, vacant land, rail way lines and various business erven.	

REGISTERED OWNER OF PROPERTY:

Name City of Cape Town		
Address Private Bag X9181, Cape Town 8000		
Telephone 021 400 1330	Cell -	E-mail wynand.buhr@capetown.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.	<input checked="" type="checkbox"/> 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 checked="" type="checkbox"/> (ii) involving three or more existing erven or subdivisions thereof;
<input checked="" type="checkbox"/> S38(1)(b) Construction of a bridge or similar structure exceeding 50m in length.	
<input type="checkbox"/> S38(1)(d) Rezoning of a site exceeding 10 000m <sup>2</sup> in extent.	

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<p>Other triggers, eg: in terms of other legislation, (ie: National Environment Management Act, etc.) Please set out details: Environmental Authorisation in terms of National Environmental Management Act, 1998 (Act No. 107 of 1998)</p> <p><input checked="" type="checkbox"/> details: Environmental Authorisation in terms of National Environmental Management Act, 1998 (Act No. 107 of 1998)</p>	<p><input type="checkbox"/> (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years.</p> <p>If you have checked any of the three boxes above, describe how the proposed development will change the character of the site: Proposed road extension and expansion within a urban area.</p>
<p>If an impact assessment process has also been / will be initiated in terms of other legislation please provide the following information:</p> <p>Authority / government department (ie: consenting authority) to which information has been /will be submitted for final decision: Department of Environmental Affairs AND Department of Water and Sanitation</p> <p>Present phase at which the process with that authority stands: Application for EIA Environmental Authorisation AND Water Use Authorisation to be submitted.</p>	
<p>Provide a <u>full</u> 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.): Proposed project:</p> <p>The proposed Saxdowns Road extension is approximately 2,12km in length. The planned road is a dual carriageway with a median that varies in width between 2m and 5m. The planned cross-section comprises of 2x 3,7m lanes in each direction of travel. That is 7,4m road width in each direction. On either side of the dual carriageway will be a 2m sidewalk. A separate 3,5m class 2 cycleway on the eastern side of the road reserve will form part of the project.</p> <p>The dual carriageway will be constructed within a 40m road reserve. On the northern side of the proposed road it will tie in with Langverwacht Road and on the Southern End it will tie in with Belhar main road, which is currently out on tender to be constructed. The first 1,36km, between Langverwacht Road and Van Riebeeck Road, lies within an open field. Half of which is existing road reserve. The other half crosses an erf that currently belongs to the Western Cape Government. South of Van Riebeeck Road the proposed Saxdowns road crosses over private property (currently part of CISCO) and then crosses a railway line (2 active rails and 1 siding), where-after it follows an open road reserve to where it ties in with Belhar Main Road.</p> <p>At both ends of the proposed road it will tie in with new roundabouts. It is planned to have a T-intersection with Jagtershof Road, with STOP-control on Jagtershof Road. A T-intersection with side street STOP-control is also planned approximately 230m northeast of the proposed Van Riebeeck Road intersection. A new signalised intersection is planned with its crossing with Van Riebeeck Road. Access to CISCO from Fabriek road will remain by means of two in-situ cast box structure underpasses. The road will cross over the railway line by means of a bridge structure. It is proposed to construct the bridge with pre-cast beams as not to disrupt rail traffic during construction. It is anticipated that this bridge will consist of two spans of approximately 14m in length. Approximately 60m south-west of the railway crossing Saxdowns Road crosses Emerald Road. Emerald Road is a residential street and will be closed when Saxdowns Road is built. However, Emerald Road will remain open for NMT (non-motorized transport) use by means of a large culvert structure underneath Saxdowns road.</p> <p>Construction phasing:</p> <p>Construction of the road is planned in three phases. The first phase is to only construct the southbound carriageway (7,4m roadwidth) with 2m sidewalks on either side and the separate 3,5m class 2 cycleway for the section between Langverwacht Road and Van Riebeeck Road. This section of road is approximately 1,36km in length.</p>	

The second phase is to construct only the southbound carriageway between Van Riebeeck Road and Belhar Main Road with the 2m sidewalks on both sides and the separate 3,5m class 2 cycleway. This section of road is approximately 760m long.

The third phase is to construct the second carriageway and complete the full dual carriageway as described.

**Footprint:**

The construction footprint for the full project is estimated to be 90 600 square metres (9.06Ha). The final development footprint is estimated to be 81 200 square metres (8.12Ha) for the full project.

In terms of the potential environmental impacts there are degraded wetland areas remaining within and adjacent to the proposed development area which will be partially impacted upon during the establishment of the road hence the need for the environmental impact assessment to be conducted.

**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 proposed road expansion areas have all previously been impacted upon by urban development activities and is mostly already located within existing road reserves. There are no features of heritage significance which will be impacted upon by the proposed developments and the site is located within a area surrounded by high density urban developments.

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 checked="" type="checkbox"/>	<p><b>Landscapes and natural features of cultural significance</b></p> <p>Description of resource: The wetlands areas to be impacted upon by the development have all been previously impacted upon and transformed by urban development and has very low ecological connectivity or conservation value because it is surrounded by urban developments, highly degraded and very small and therefore not ecologically viable</p> <p>Description of impact on heritage resource: The potential impacts significance of the the proposed development on the resources as described above is expected to be of a very low</p>

	significance however specialist freshwater ecosystems impact assessment will be conducted as part of the environmental impact assessment.
<input type="checkbox"/>	<b>Geological resources of scientific or cultural importance</b> Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	<b>Archaeological resources</b> (including archaeological sites and material, rock art, battlefields & wrecks): Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	<b>Palaeontological resources</b> (ie: fossils): Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	<b>Graves and burial grounds</b> (eg: ancestral graves, graves of victims of conflict, historical graves & cemeteries): Description of Resource: Description of Impact on Heritage Resource:
<input type="checkbox"/>	<b>Other human remains:</b> Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	<b>Sites of significance relating to the history of slavery in South Africa:</b> Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	<b>Other heritage resources:</b> Description of resource: Description of impact on heritage resource:

Describe elements in the environs of the site that could be deemed to be heritage resources: Listed above Description of impacts on heritage resources in the environs of the site: Impacts on possible heritage resource as listed above.
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Summary of anticipated impacts on heritage resources: Listed above.
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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.

<b>D. RECOMMENDATION</b>
In your opinion do you believe that a heritage impact assessment is required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation made by: Name Johmandie Pienaar Capacity Environmental Assessment Practitioner
<b>PLEASE NOTE:</b> 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.

<b>E. INFORMATION TO BE PROVIDED AND STUDIES TO BE CONDUCTED AS PART OF THE HERITAGE IMPACT ASSESSMENT (HIA)</b>
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If it is recommended that an HIA is required please complete this section of the form.
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DETAILS OF HERITAGE PRACTITIONERS AND SPECIALISTS INTENDING TO CONDUCT THE HIA:			
1.	Name of individual:	Name of Practice:	Area of specialisation:
	Qualifications:		
	Experience:		
	Standing in heritage resource management:		
	E-mail Address:	Telephone:	Cell:
2.	Name of individual:	Name of Practice:	Area of specialisation:
	Qualifications:		
	Experience:		
	Standing in heritage resource management:		
	E-mail Address:	Telephone:	Cell:
3.	Name of individual:	Name of Practice:	Area of specialisation:
	Qualifications:		
	Experience:		
	Standing in heritage resource management:		
	E-mail Address:	Telephone:	Cell:



4.	Name of individual:	Name of Practice:	Area of specialisation:
	Qualifications:		
	Experience:		
	Standing in heritage resource management:		
	E-mail Address:	Telephone:	Cell:
5.	Name of individual:	Name of Practice:	Area of specialisation:
	Qualifications:		
	Experience:		
	Standing in heritage resource management:		
	E-mail Address:	Telephone:	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: Johmandie Pienaar Name of Practice: Eco Impact Legal Consulting Area of specialisation: Environmental Assessment Practitioner and Biodiversity Specialist			
E-mail Address: johmandie@ecoimpact.co.za & admin@ecoimpact.co.za Telephone: 021 671 1660 Fax: .021 671 9976 Cell: 072 240 3092			
Postal Address: PO Box 45070 Claremont South Africa 7735			

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 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.	

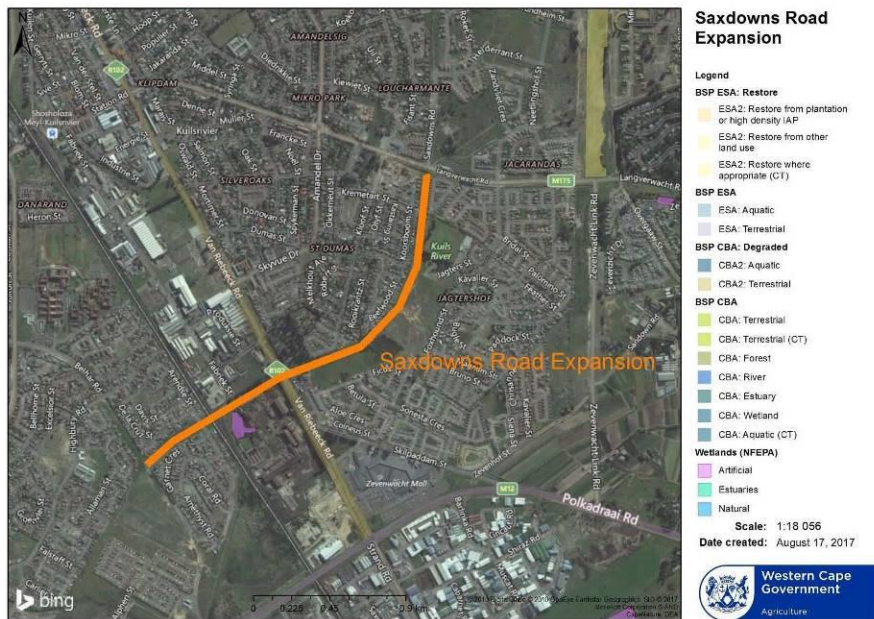
MAPS



Map 1: Locality of proposed Saxdowns road upgrade in Kuils River



Map 2: Proposed Saxdowns road upgrade in Kuils River

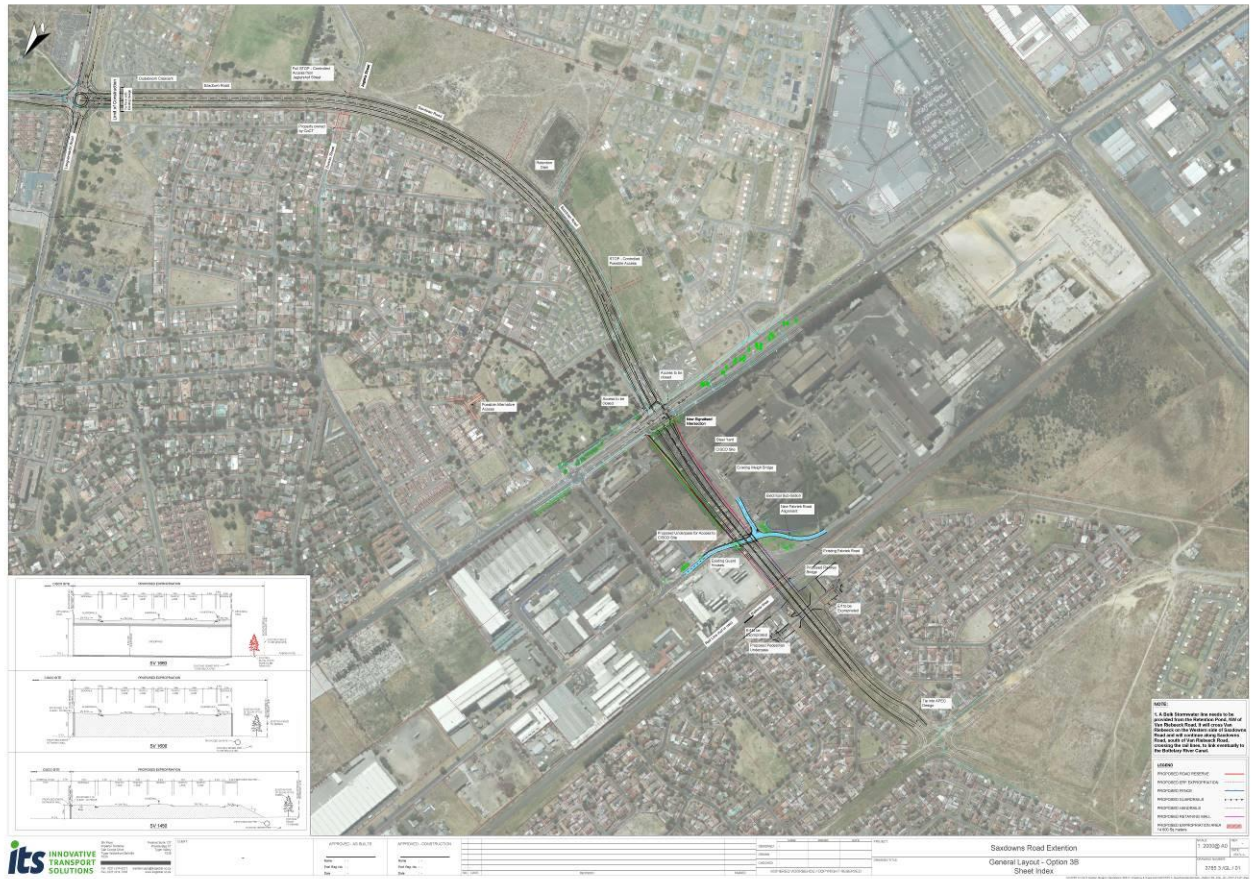


**Map 3:** 2017 City of Cape Town Biodiversity Network 2017 map indicating mapped wetlands as according and terrestrial and aquatic Critical Biodiversity Areas (“CBAs”) and Ecological Support Areas (“ESAs”) in relation to the Saxdowns Road expansion as proposed

(TO BE PRINTED AND INSERTED AS A3 MAP)

**Map 4:** Erica Drive expansion layout map





**SITE PHOTOS**

Site photos of proposed Erica Drive expansion area as taken 19 April 2017



**Site Photo 1:** Existing street parcel proposed development area.



**Site Photo 2:** Degraded wetland area to be impacted upon by proposed development.





**Site Photo 3:** Railway line to be crossed by proposed development.



**Site Photo 4:** Degraded vacant areas dominated by Port Jackson trees and grasses proposed to be developed upon..



**Site Photo 5:** Degraded vacant areas dominated by grasses in-between Kuils River school and residential areas, as proposed to be developed upon.



**Our Ref:** HM/ CAPE TOWN METROPOLITAN /KUILS RIVER / ERVEN 428, 9934, 20968, 20911, 5926, 25534, 16642, REMAINDER OF 8907, REMAINDER OF 8693, REMAINDER OF 1376, REMAINDER OF 25533, REMAINDER OF 25603, PORTION 4 OF FARM 431, REMAINDER OF FARM 429, REMAINDER OF FARM 235, REMAINDER OF FARM 1286 & REMAINDER OF PTN 3 OF FARM 431

**Case No.:** 17082506ZK0919E

**Enquiries:** Zelhembe Khuluse

**E-mail:** [Zelhembe.Khuluse@westerncape.gov.za](mailto:Zelhembe.Khuluse@westerncape.gov.za)

**Tel:** 021 483 9685

**Date:** 6 October 2017

City of Cape Town  
Private Bag X9181  
Cape Town  
8000  
[Wynand.buhr@capetown.gov.za](mailto:Wynand.buhr@capetown.gov.za)

**RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: FINAL**  
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

**NOTIFICATION OF INTENT TO DEVELOP: PROPOSED 2.12KM EXTENSION OF SAXDOWNS ROAD TOWARDS M12 FROM LANGVERWACHT ROAD, THROUGH JAGTSHOF, CROSSING THE R102 AND ENDING NEXT TO ZIRCONIA CRESCENT. THE ROAD EXTENSION CONSISTS OF DUAL CARRIAGEWAY WITH A MEDIAN THAT VARIES IN WIDTH BETWEEN 2m – 5m: SUBMITTED IN TERMS OF SECTION 38(8) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)**

**CASE NUMBER: 17082506ZK0919E**

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received on 19 September 2017.

You are hereby notified that, since there is no reason to believe that the 2.12km extension of Saxdowns road towards m12 from Langverwacht road, through Jagtshof, crossing the R102 and ending next to Zirconia Crescent. The road extension consists of dual carriageway with a median that varies in width between 2m – 5m **will not** impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

However, should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately and Heritage Western Cape must be notified without delay.

This letter does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

HWC 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.

Yours faithfully

  
Mxolisi Dlamuka  
Chief Executive Officer, Heritage Western Cape

[www.westerncape.gov.za/cas](http://www.westerncape.gov.za/cas)



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