



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: 19040306	DEADP Reference Number:
NOTE: A DEADP (W Cape Dept. Environment Affairs & Development Planning) reference number must be included in all NHRA Section 38(8) processes where DEADP is the decision making authority under NEMA. The effect of this requirement is that the NEMA process must be initiated with DEADP prior to the NHRA process with HWC.	
If a DEADP reference number is not entered above please check one of the following boxes:	
<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: Western Cape Department of Environmental Affairs and Development Planning
<input type="checkbox"/>	This development will not require a NEMA application.
NOTE: Making an incorrect statement or providing incorrect information in this part of the form may result in all or part of the application having to be reconsidered by HWC in the future, or submission of a new application.	

B. BASIC DETAILS

PROPERTY DETAILS:

Name of property: Silo's Industrial Park	
Street address or location (eg: off R44): The property is situated in Ashton in the industrial area opposite Zolani.	
Erf or farm number/s: Portion 71 of Farm Goree No 158, Robertson Division	Coordinates: 33°50'25.39"S 20°04'48.19"E (A logical centre point. Format based on WGS84.)
Town or District: Ashton	Responsible Municipality: Langeberg Municipality
Extent of property: 79ha	Current use: Industrial, Cemetery, Sewerage Works, Municipal Waste Depo
Predominant land use/s of surrounding properties: Agriculture	

REGISTERED OWNER OF PROPERTY:

Name Mr S.A. Mokweni
Address The Municipal Manager LANGEBERG MUNICIPALITY Private Bag X2, ASHTON, 6715

Telephone (023) 615 8000 or (023) 626 8200	Cell 081 868 9367	E-mail MHucklesby@langeberg.gov.za or JSwanepoel@langeberg.gov.za
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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 17 / April / 2019

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 type="checkbox"/> S38(1)(a) Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length.	S38(1)(c) Any development or activity that will change the character of a site - <input type="checkbox"/> (i) exceeding 5 000m ² in extent; <input type="checkbox"/> (ii) involving three or more existing erven or subdivisions thereof; <input type="checkbox"/> (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years.
<input type="checkbox"/> S38(1)(b) Construction of a bridge or similar structure exceeding 50m in length.	
<input checked="" type="checkbox"/> S38(1)(d) Rezoning of a site exceeding 10 000m ² in extent.	
<input type="checkbox"/> Other triggers, eg: in terms of other legislation, (ie: National Environment Management Act, etc.) Please set out details: The proposed activities will trigger GN. 327 Listing Notice 1: Activities 12, 19, 27, 28, 44 & 48.; GN 325 Listing Notice 3: 4, 12, 15, 18	If you have checked any of the three boxes above, describe how the proposed development will change the character of the site:
If an impact assessment process has also been / will be initiated in terms of other legislation please provide the following information: Authority / government department (ie: consenting authority) to which information has been /will be submitted for final decision: DEA&DP Development Management Region II Present phase at which the process with that authority stands: Notice of the proposed cemetery expansion has been advertised in the local newspaper (Breederiver Gazette), notices have been sent to	

owners and occupants of adjacent properties and have also been erected on site. A PRE-APPLICATION Basic Assessment Report will be sent to the Key Departments and I&APs for comment.

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

The Silo's cemetery will expand with ±5ha. As cemetery space in Langeberg is getting less fast, Ashton has been identified as the location for a regional cemetery site. Silo's cemetery will expand to cater for burriels until the land identified for a regional cemetery site has been purchased by Langebeg Municipality. The land where the proposed regional site should be located is in private ownership.

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): Silo's cemetery was established between 2003 and 2006, whislt Kogmanskloof (erven created in 1971 & cemetery around early 80's) and Zolani (erven created in 1989 and cemetery in 2009) cemeteries were approaching full capacity.

Ashton was established in 1897 on the farm Roodewal and attained municipal status in January 1956. Ashton was named after the first station-master.

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>Places, buildings, structures and equipment of cultural significance</p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>
<input type="checkbox"/>	<p>Places to which oral traditions are attached or which are associated with living heritage</p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>
<input type="checkbox"/>	<p>Historical settlements and townscapes</p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>
<input type="checkbox"/>	<p>Landscapes and natural features of cultural significance</p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>

<input type="checkbox"/>	Geological resources of scientific or cultural importance Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	Archaeological resources (Including archaeological sites and material, rock art, battlefields & wrecks): Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	Palaeontological resources (ie: fossils): Description of resource: Description of impact on heritage resource:
<input checked="" type="checkbox"/>	Graves and burial grounds (eg: ancestral graves, graves of victims of conflict, historical graves & cemeteries): Description of Resource: Silo's cemetery was established between 2003 and 2006 Description of Impact on Heritage Resource: Expanding the Silo's cemetery will enhance the existing cemetery
<input type="checkbox"/>	Other human remains: Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	Sites of significance relating to the history of slavery in South Africa: Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	Other heritage resources: 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:
Description of impacts on heritage resources in the environs of the site: None

Summary of anticipated impacts on heritage resources: No impacts on heritage resources are anticipated as the proposed development is the extension of an existing cemetery.

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

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

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

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

D. RECOMMENDATION

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

Recommendation made by:

Name Anelia Coetzee

Capacity Town and Regional Planner (A/1369/2010)

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

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

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

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

1.	Name of individual: Qualifications: Experience: Standing in heritage resource management: E-mail Address:	Name of Practice: Telephone:	Area of specialisation: Cell:
2.	Name of individual: Qualifications: Experience: Standing in heritage resource management: E-mail Address:	Name of Practice: Telephone:	Area of specialisation: Cell:
3.	Name of individual: Qualifications: Experience: Standing in heritage resource management: E-mail Address:	Name of Practice: Telephone:	Area of specialisation: Cell:
4.	Name of individual: Qualifications: Experience: Standing in heritage resource management: E-mail Address:	Name of Practice: Telephone:	Area of specialisation: Cell:

5.	Name of individual:	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: Nicolaas Hanekom Name of Practice: Eco Impact Legal Consultating Pty Ltd
Area of specialisation: Environmental Assessment Practitioner / Pri.Sci.Nat (Ecology) 400274/11

E-mail Address: admin@ecoimpact.co.za Telephone: 021 671 1660 Cell: N/A

Postal Address: PO Box 45070, Claremont, 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 checked="" 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.	

Motivation to inform notice of intend to develop Silos Cemetery, Ashton, in accordance with the National Heritage Resources Act, Section 38 (1)

By Anelia Coetzee

This report forms part of the *Notice of Intend to Develop* in order to comply with the requirements of Section 38 (1) (c) of the National Heritage Resources Act (Act 25 of 1999) for the expansion of the Silo Cemetery located on Portion 71 of Farm Goree No 158, Robertson Division, Ashton.

1. Property Details

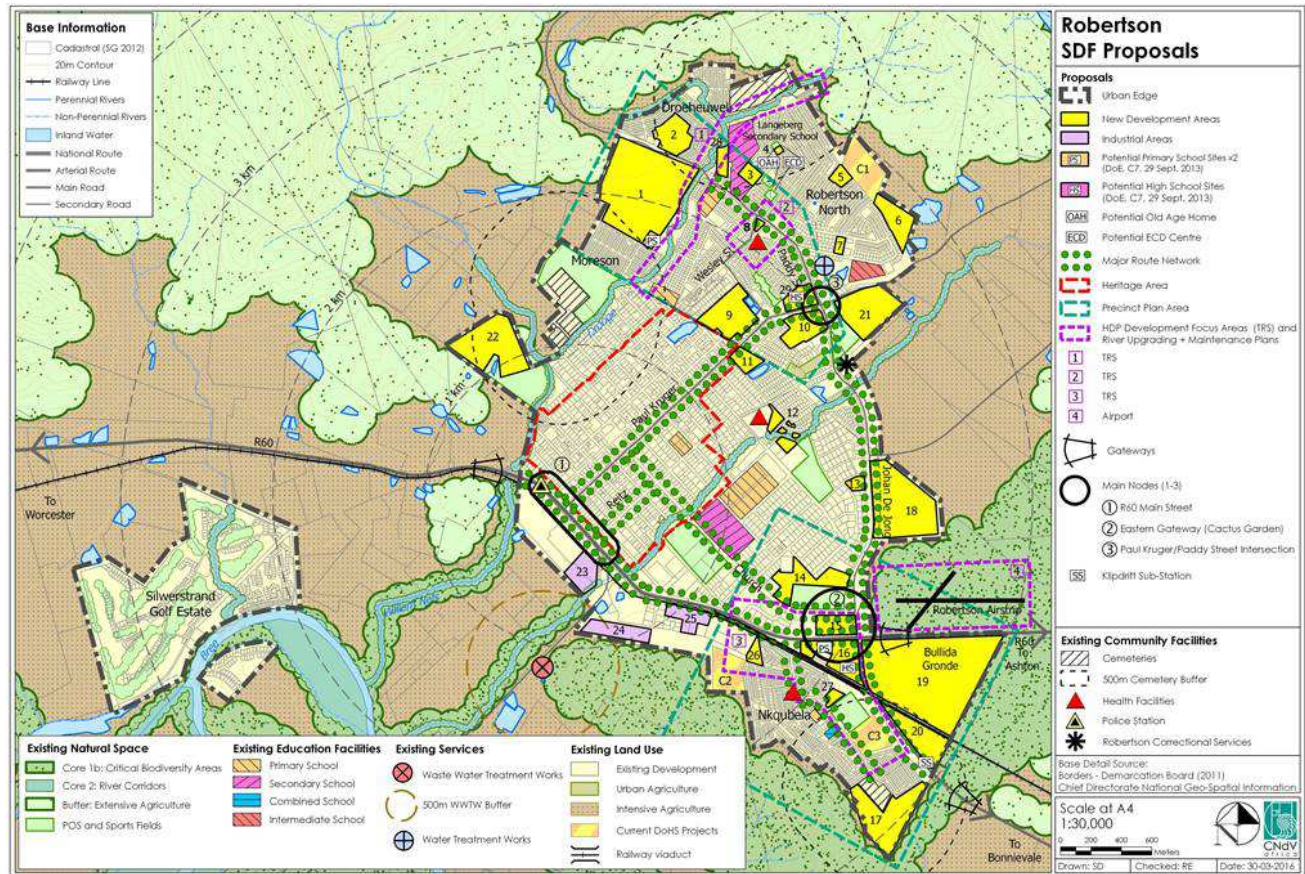
Portion 71 of Farm Goree No 158, Robertson Division, is located between Ashton and Zolani, within the industrial precinct of the towns. The property is 71.46ha in extent.

2. The Development Proposal

Langeberg Municipality intends to expand the existing Silo's Street Cemetery with approximately ±5 hectares.

Its existing cemetery area is included in the urban edge, whilst the expansion will enlarge the 500 cemetery buffer for dwelling units. As cemetery space in Langeberg is getting less fast, Ashton has been identified as the

location for a regional cemetery site. Silo's cemetery will expand to cater for burials until such time the land identified for a regional cemetery site has been purchased by Langebeg Municipality. The land where the proposed regional site should be located is in private ownership.



3. Significance of the property and heritage resources involved

3.1 Brief Historical Background

Portion 71 of Farm Goree No 158, Robertson Division, Ashton was created in 1998. Silo's cemetery was established between 2003 and 2006, whilst Kogmanskloof (erven created in 1971 & cemetery around early 80's) and Zolani (erven created in 1989 and cemetery in 2009) cemeteries were approaching full capacity.

The town of Ashton was established in 1897 on the farm Roodewal and attained municipal status in January 1956. Ashton was named after the first station-master.

3.2 Significance of the Resource

Off site: The Cultural Heritage Study: Breëde River Winelands Municipality remarks that "despite the significance of the Greater Breedriver Valley area the town of Ashton has remarkably few heritage resources" (Strategic Environmental Focus, p17). Besides the railway station, Bains Tunnel and Hodges Bridge in Cogmanskloof, there no other heritage resources in the area.

On site:

There are no significant heritage resources on-site older than 60 years. .

3.3 The Streetscape

The visual quality of the streetscape in the vicinity of the proposed development is of low significance and forms part of the industrial area. The vista is bound to the foreground as the precinct in its present form is not

visible from the R62. In future industrial building could become another screen between the road and the cemetery.

The streetscape of which Portion 71 of Farm Goree No 158, Robertson Division, Ashton forms a part of, has not been identified as a Special Area to control new development as per a Heritage Survey conducted for Langeberg.

3.4 Land Use Aspects

The main zoning in the surrounding area is Industrial and Agricultural and uses include rural, agriculture, industrial and authority uses.

The proposed expansion of the cemetery will change the zoning and use of the land that lies fallow.

Due to the surrounding land uses, the cemetery and expansion thereof, blend in with the uses and land parcels in the area.

4. The Development Proposals

The expansion of the cemetery will be in an eastern and southern direction towards the industrial uses and away from the authority uses. It is anticipated that the authority uses (sewerage works) will expand north and east wards.

4.1 General Comments

Portion 71 of Farm Goree No 158, Robertson Division, Ashton is irreversibly part of the Robertson settlement and is thus part of the context of the settlement since the establishment of the precinct.

5. Legal Compliance with the National Heritage Resources Act.

5.1 Section 34 of the NHRA (re buildings 60 years & older)

No application is submitted according to this Section of the Act, as there is no intention to alter or demolish any structures.

5.2 Section 35 of the NHRA

An Archaeological Impact Assessment was not undertaken as it is unlikely that there are any archaeological resources on site of any heritage significance. No further archaeological work is required as the site has been a development terrain since the late nineties.

5.3 Section 38 of the NHRA

This report accompanies a Notice of Intend to Develop and is submitted to Heritage Western Cape as required in terms of Section 38 (1) of the National Heritage Resources Act.

The proposed development will have no negative impact on the heritage resources of bygone eras or the settlement or its surroundings

26 April 2019

Anelia Coetzee



Photo 1: View from access road to Silo's cemetery



Photo 2: Silo's ablution facilities



Photo 3: View across Silo's cemetery



Photo 4: A row of pre-prepared graves, Silos cemetery



Photo 5: Silo's cemetery (rural setting)