



PLANSCAPE

**CONSULTING TOWN AND REGIONAL PLANNERS
RAADGEWENDE STADS- EN STREEKBEPLANNERS**

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CC Reg No. 2007/087087/23

31 May 2018

Reference number: 199~0-733-CoCT

Heritage Western Cape
Private Bag X9067
Cape Town
8000

Dear Sir

NOTIFICATION OF INTENT TO DEVELOP: REMAINDER OF THE FARM MATJESKUIL NO 733, DIVISION PAARL

Hereby to submit a Notification of Intent to Develop in order to establish a sand mine on a portion of above mentioned property.

Case number: 18053101

Included find for your attention the following:

- Proof of payment of application fees
- Checklist
- Four copies of completed NID form and associated annexures, namely:
 - Annexure A: Location map.
 - Annexure B: Local context
 - Annexure C: Photographs
 - Annexure D: Mine area
 - Annexure E: Mine plan
 - Annexure F: Buildings
 - Annexure G: Power of Attorney
- 1 digital copy (CD).

Regards

M Langenhoven
(0722026587)



Thank You!

Your transaction was successful

Payments From Business Cheque Account 62137367026
31 May 2018

Not Categorised - Recipients paid in the last 3 months

Recipient	Ref	Amount	Reason
Heritage Western Cap	199-HWC	R 330,00	Your payment was successful VODSBCZZB64D
1452049924 - Nedbank Limited	19053101		
Total		R330,00	



HWC 002/03/1

**CHECKLIST FOR
MATERIALS SUBMITTED
IN TERMS OF SECTION 38
OF THE NATIONAL HERITAGE
RESOURCES ACT**

Completion of this form is required by Heritage Western Cape for submission of all materials associated with applications in terms of Section 38 of the National Heritage Resources Act other than initiation of the process via submission of the Notice of Intent to Develop (NID) form, form HWC 002.

A minimum of four hardcopies and a digital version is required of all material submitted together with checklist. This form should be attached on the outside of the front cover of such documentation.

Has this case previously been before Heritage Western Cape? Yes No

If 'Yes' provide the following information:

Case number stemming from Notification of Intent to Develop (NID) process:
(Please continue to use this number in all correspondence with regard to this case.)

Date of most recent response: n.a.

If 'No' provide an explanation as to why no NID form has been submitted and/or what the purpose of submission of the accompanying material is:
To authorise an activity that exceed 5000m2 that will change the character of a site namely a dry-pit sandmine (5ha in extent)

The material accompanying this form is submitted for the purpose of obtaining:


- Comment or advice on how to proceed in terms of heritage resource management.
- Section 38(3): Details required for a report as requested in terms of Section 38(2).
- Section 38(4): Record of Decision (A decision on a report submitted to HWC where HWC is the decision making Authority.)
- Section 38(8): Comment on Scoping Report in terms of NEMA.
- Section 38(8): Comment on Environmental Impact Report in terms of NEMA.
- Section 38(8): Comment on Environmental Management Plan in terms of MPA.
- Section 38(8): Comment in terms of other legislation. Provide details:
- The material is submitted for information purposes only with no action required on the part of Heritage Western Cape.
- None of the above. Specify

By the submission of this material, clients and all consultants 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. It is further understood that should such restrictions apply or should it not be possible to copy or lift material from any part of the digital version of this 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.

Name of person submitting: Martin Langenhoven

SIGNATURE _____



DATE: 31 / 5 / 20 18

Requirements for a Section 38 NID application

COMPULSORY WITH ALL APPLICATIONS

- 1 Completed Application Form with all the required signatures
- 2 Locality plans (google map or city site maps)
- 3 Graphic material
 - Maps / satellite photographs
 - Photographs of site - 2 photos per A4 page done on word document (No unbound individual photographs to be printed out)
 - Photographs of heritage resources on the site and in its environs
- 5 Digital copies of information provided / applications and photos on CD
If submitted on USB flashdrives, it will not be returned to you.
- 6 Proof of payment with the correct reference number
- Extra Information
- 7 Any additional info that can assist the evaluation of application e.g. Historical background

PLEASE NOTE ALL DOCUMENTATION WILL BE KEPT WITH THE EXCEPTION OF THE DRAWINGS AND COPIES OF ANY BOUND DOCUMENTS
HWC RESERVES THE RIGHT TO ASK FOR MORE INFORMATION OTHER THAN THE ABOVE REQUESTED ITEMS.

Requirements for HIA Submissions in terms of Section 38(8)

- 1 Executive Summary
- 2 Integrated Recommendations
- 3 Results of Consultation with Interested and Affected Parties
- 4 Specialist Studies when requested by HWC
- 5 Proof of payment with correct reference number

PLEASE NOTE ALL DOCUMENTATION WILL BE KEPT WITH THE EXCEPTION OF THE DRAWINGS AND COPIES OF ANY BOUND DOCUMENTS
HWC RESERVES THE RIGHT TO ASK FOR MORE INFORMATION OTHER THAN THE ABOVE REQUESTED ITEMS.

P.T.O FOR SECTION 27, 31 & 34 APPLICATION REQUIREMENTS (Annexure A)
www.westerncape.gov.za/cas

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • Postal Address: Private Bag X9067, Cape Town, 8001
• Tel: +27 (0)21 483 5959 • E-mail: hwc.hwc@westerncape.gov.za

Straatadres: Protea-Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • Posadres: Privaatsak X9067, Kaapstad, 8001
• Tel: +27 (0)21 483 5959 • E-pos: hwc.hwc@westerncape.gov.za



Ilifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

HWC 002/02/ED (4 Jul 04)

**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: 18053101 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:

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 Mineral Resources
 (WC30/5/1/3/2/10175MP)

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:
 Matjeskuil

Street address or location (eg: off R44):
 The property is located approximately 7km to the north east of Kraaifontein, within the municipal jurisdiction of the City of Cape Town. The property can be accessed via Main Road 174 (R304) which connect to the N1. See annexure A

Erf or farm number/s:
 Remainder Matjeskuil no 733, Division Paarl

Coordinates: 33°48'19.85"S 18°46'17.79"E
 (A logical centre point. Format based on WGS84.)

Town or District:
 City of Cape Town Rural

Responsible Municipality:
 City of Cape Town

Extent of property:
 231.8830ha

Current use:
 Agriculture / tourism / mining

Predominant land use/s of surrounding properties:
 Agriculture

REGISTERED OWNER OF PROPERTY:

Name Mark Borrie		
Address PO Box 9 Elsenburg 7607		
Telephone	Cell 0769415370	E-mail markborrie@btconnect.com
<p>By the submission of this form and all material submitted in support of this notification (ie: 'the material'), all applicant parties acknowledge that they are aware that the material and/or parts thereof will be put to the following uses and consent to such use being made: filing as a public record; presentations to committees, etc; inclusion in databases; inclusion on and downloading from websites; distribution to committee members and other stakeholders and any other use required in terms of powers, functions, duties and responsibilities allocated to Heritage Western Cape under the terms of the National Heritage Resources Act. Should restrictions on such use apply or if it is not possible to copy or lift information from any part of the digital version of the material, the material will be returned unprocessed.</p>		
<p>I confirm that I enclose with this form four hardcopies of all material submitted together with a CD ROM containing digital versions of all of the same.</p>		



Signature of owner or authorised agent
(Agents must attach copy of power of attorney to this form.)

Date 31 / 5 / 2018

DEVELOPMENT DETAILS:

<p>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.</p>	
<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.	<p>S38(1)(c) Any development or activity that will change the character of a site -</p> <input checked="" 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 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:	<p>If you have checked any of the three boxes above, describe how the proposed development will change the character of the site: A sand mine will be developed on 5ha of agricultural land currently being used for the planting of crops (wheat and oats). The site is already disturbed (ploughed) with zero natural</p>

vegetation remaining. After sand has been removed topsoil will be replaced, the site will be rehabilitated and used for agricultural purposes.

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:

Department Mineral Resources

Present phase at which the process with that authority stands:

Application submitted with public consultation to proceed

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 applicant seeks permission to expand an existing a dry-pit sand mine on the property. Permission was previously granted by HWC during March 2017 (Case number 17020206HB0208E), pertaining to the existing mine area.

The location, local context, extent of the sand mine and photographs of the mining area is depicted in annexures A, B, C and D.

The proposed mine covers an area of 5ha. In order to determine the depth of the sand and underlying clay layer, the applicant dug 16 trial holes. It is estimated that the sand resource available is 22000m³ which will be mined over a period of 2 years.

The mining operator will first remove the topsoil layer (300mm) from block 1 and stockpile it on the to be mined block 2. The mineable sand will then be removed from block 1, up to the underlying gravel layer, by a front-end loader, passed through a mobile screen to sieve out gravel and loaded onto tip-trucks.

When all mineable sand is removed from block 1, the stockpiled topsoil on block 2 is removed and immediately placed on block 1, leaving 300mm topsoil above the ferricrete gravel layer.

Removal of topsoil from block 2 commences and is stockpiled on block 3, where after mining on block 3 commence. Attached find as annexure E the mine plan.

Concurrent mining and rehabilitation continues until the sand resource on the 5 mining blocks is removed.

The mine manager, one digger operator and 2 tip truck drivers will be employed.

The property can be accessed via Main Road 174 (R304). No new infrastructure will be developed for the benefit of the mine.

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):

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 checked="" type="checkbox"/>	<p>Places, buildings, structures and equipment of cultural significance</p> <p>Description of resource: The property has a grade 3A grading, with historical, associational and contextual significance. The late 17th/early 18th century farmstead is a very good architectural example located within an intact rural cultural landscape. Remnants of historic tree avenues along the approach to the homestead as well as along the old boundary lines are present. See annexure F.</p> <p>The proposed mine is located ±800m to the south of the historical buildings and not in view thereof. The buildings are used for tourist accommodation, known as Hawksmoor House.</p> <p>Description of impact on heritage resource: From existing mining activities it is apparent that extension thereof will have no impact on the historical buildings.</p>
<input checked="" type="checkbox"/>	<p>Places to which oral traditions are attached or which are associated with living heritage</p> <p>Description of resource: None</p> <p>Description of impact on heritage resource:</p>
<input type="checkbox"/>	<p>Historical settlements and townscapes</p> <p>Description of resource: None</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: None</p> <p>Description of impact on heritage resource:</p>
<input type="checkbox"/>	<p>Geological resources of scientific or cultural importance</p> <p>Description of resource: None</p> <p>Description of impact on heritage resource:</p>
<input checked="" type="checkbox"/>	<p>Archaeological resources (Including archaeological sites and material, rock art, battlefields & wrecks):</p> <p>Description of resource:</p> <p>The site is not known to be of archaeological value.</p> <p>The site is severely disturbed as it has for years annually been ploughed and planted with crops. Although the site was not inspected by an archeologist, it is due to the heavy disturbance of the site, not anticipated that archeological resources / artifacts are present.</p> <p>Description of impact on heritage resource: Minor if any at all.</p>

<input checked="" type="checkbox"/>	Palaeontological resources (ie: fossils): Description of resource: The site is not known to be of palaeontological value. Description of impact on heritage resource:
<input type="checkbox"/>	Graves and burial grounds (eg: ancestral graves, graves of victims of conflict, historical graves & cemeteries): Description of Resource: No known graves are present on site. Description of Impact on Heritage Resource:
<input checked="" type="checkbox"/>	Other human remains: Description of resource: Very low chance of finding any unmarked human burial sites on site. Description of impact on heritage resource:
<input type="checkbox"/>	Sites of significance relating to the history of slavery in South Africa: Description of resource: None Description of impact on heritage resource:
<input type="checkbox"/>	Other heritage resources: Description of resource: None Description of impact on heritage resource:

Describe elements in the environs of the site that could be deemed to be heritage resources: None
Description of impacts on heritage resources in the environs of the site:

Summary of anticipated impacts on heritage resources:
No impacts are anticipated.

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 Martin Langenhoven

Capacity Professional Town Planner (Pr.Pl.n.A/048/2007)

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:	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:

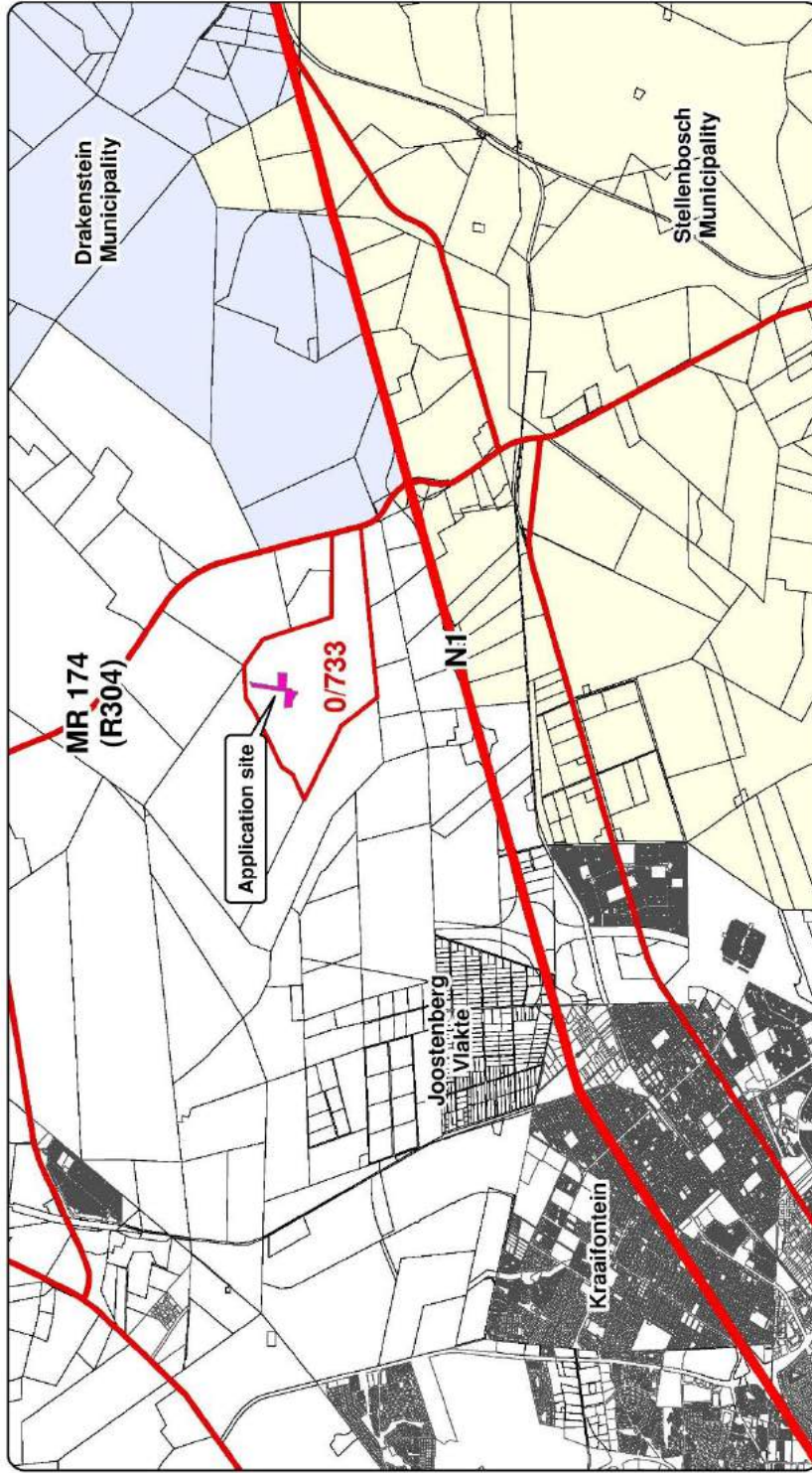
5.	Name of individual:	Name of Practice:	Area of specialisation:	
	Qualifications:			
	Experience:			
	Standing in heritage resource management:			
	E-mail Address:	Telephone:	Cell:	
If this submission is made in terms of Section 38(8) of the National Heritage Resources Act indicate below the particulars of the principle environmental consultant on the project.				
Name of individual:			Name of Practice:	Area of specialisation:
E-mail Address:		Telephone:	Cell:	
Postal Address:				

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.	

Annexure A:

Location map.



PLANSCAPE
URBAN PLANNERS

LOCATION MAP

Remainder Matjeskuil 733, Division Paarl

PO Box 557, Moorreesburg, 7310, Cell 0722026587, Fax 086 697 2069, planscape@telkomsa.net



Date: 17/05/2018

Annexure B:

Local context



LAND USE ON SITE

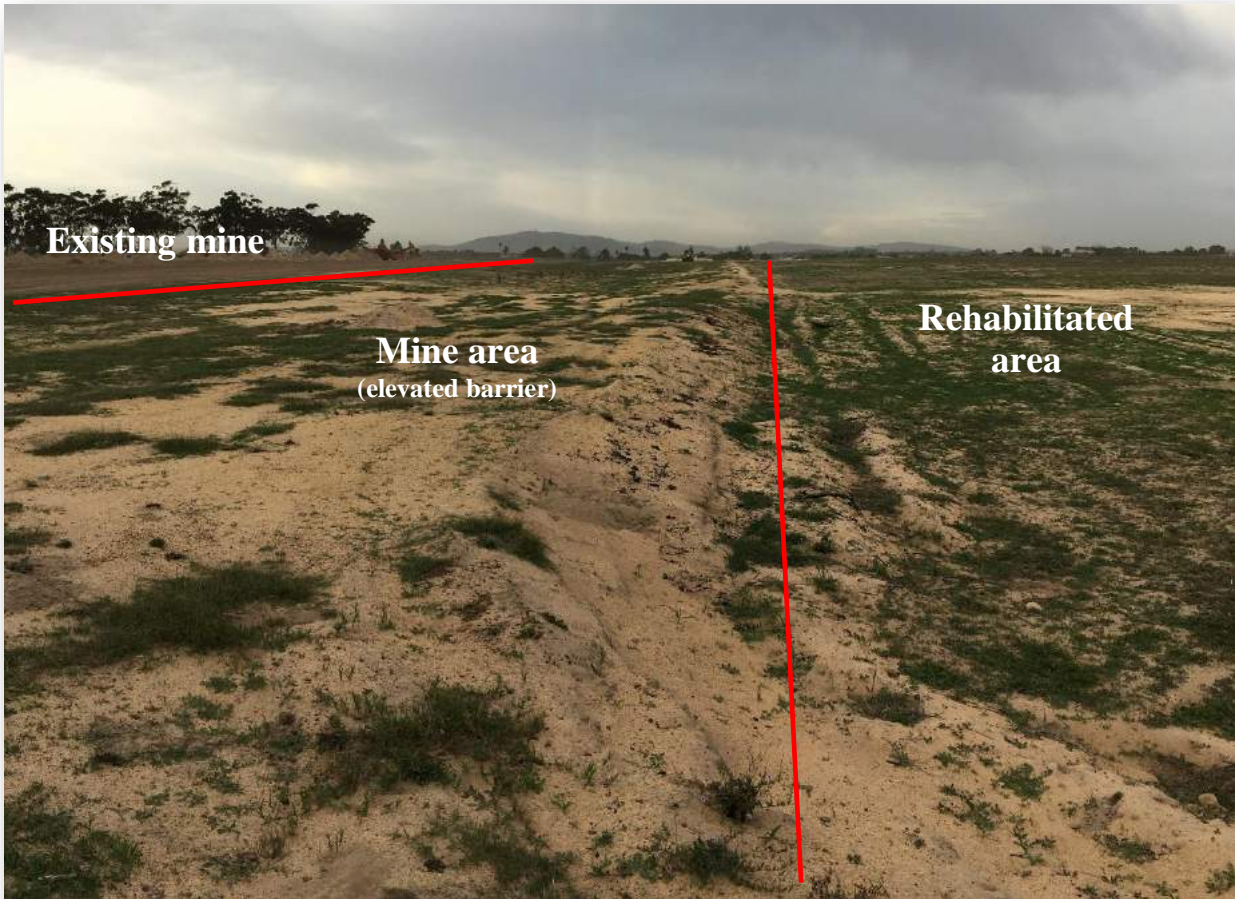
Remainder Matjeskuil 733, Division Paarl

Date: 17/05/2018

PO Box 557, Moorreesburg, 7310, Cell 0722026587, Fax 086 697 2069, planscape@telkomsa.net

Annexure C:

Photographs



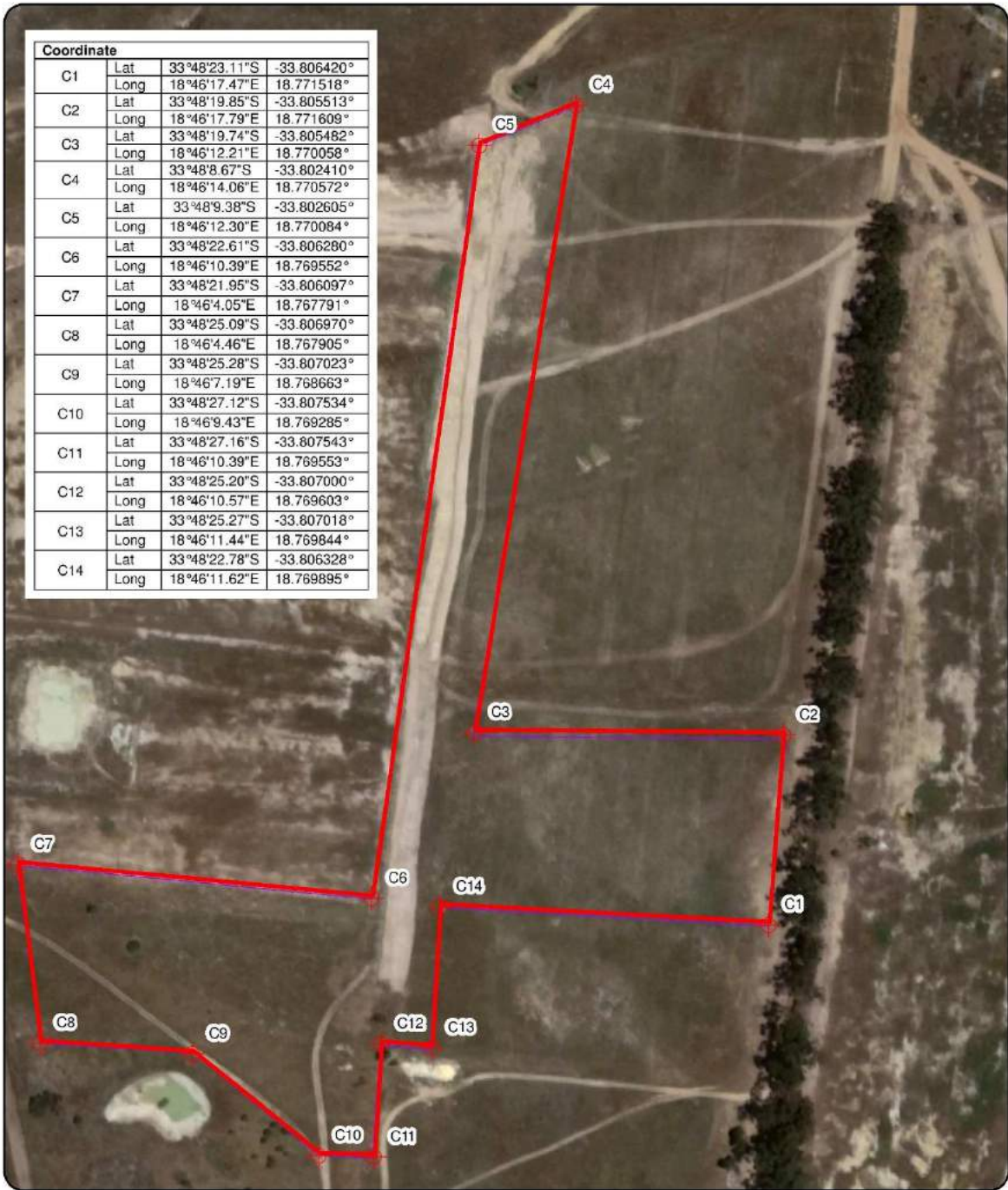
View of mine area in southern direction towards farmstead behind the horizon.



View of mine area in western direction.

Annexure D:

Mine area.



MINE AREA

Remainder Matjeskuil 733, Paarl RD



Date: 17/05/2018

PO Box 557, Moorreesburg, 7310, Cell 0722026587, Fax 086 697 2069, planscape@telkomsa.net

Annexure E:

Mine plan



MINE PLAN

Remainder Matjeskuil 733, Paarl RD



Date: 17/05/2018

PO Box 557, Moorreesburg, 7310, Cell 0722026587, Fax 086 697 2069, planscape@telkomsa.net

Annexure F:

Historical building



Farmstead (Hawksmoore guesthouse)

Annexure G:

Power of Attorney

POWER OF ATTORNEY

I / we MARK BORRIE, the undersigned, the registered owner(s) of:

Remainder of the Farm Matjeskuil no 733,
Division Paarl, Western Cape

hereby nominate:

Planscape CC
13 Church Street
Moorreesburg
7310
Reg: 2007/087087/23

to be my / our legal agent to submit:

1. a consent use application in terms of the City of Cape Town Municipal Planning By-law, 2015
2. an application for a mining permit in terms of section 27(2) of the Mineral and Petroleum Resources Development Act, 2002 (Act 28 of 2002)
3. a Notification of Intent to Develop in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999)

to the authorities and in general to these applications, to obtain all information and carry out all actions for the realisation of such applications.

SIGNED at De Goede Hoop, Groot Drakenstein 7860 on this 4th day of MAY 2018

2018 in the presence of

Philippus van der Merwe

Signature

Mark Borrie

MARK BORRIE

WITNESSES:

Signature

Signature