



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: to be added before submission	DEADP Reference Number: Not yet available
NOTE 1: An HWC case number must be obtained and application fee paid in advance of submission of this form.	
NOTE 2: 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: DEA&DP
<input type="checkbox"/>	This development will not require a NEMA application.
NOTE 3: 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: King David Golf Course	
Street address or location (eg: off R44): 90 and 92 Palotti Road (See Figure 1)	
Erf or farm number/s: Erf 1181 Matroosfontein (C01600310000118100000); Erf 112674 Cape Town (C01600070011267400000) (see Figure 2).	Coordinates: 33.964753° S 18.582189°E (A logical centre point. Format based on WGS84.)
Town or District: Cape Town	Responsible Municipality: City of Cape Town
Extent of property: Erf 112674 - 68.4008 Ha 680452.5 sq m; Erf 1181 - 3.0003 Ha 30010.1 sq m (Total ~710462.6 sq m or 71.6287 Ha)	Current use: Golf Course (18 hole)
Predominant land use/s of surrounding properties: South and east - CT International Airport and Airport Industria, north and west - residential	

REGISTERED OWNER OF PROPERTY:

Name

Address		
Telephone	Cell	E-mail
<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 / / 20

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 checked="" type="checkbox"/> S38(1)(d) Rezoning of a site exceeding 10 000m ² in extent.	
<input checked="" type="checkbox"/> Other triggers, eg: in terms of other legislation, (ie: National Environment Management Act, etc.) Please set out details: NEMA	<p>If you have checked any of the three boxes above, describe how the proposed development will change the character of the site: Change from Golf Course to Commercial warehouse/office development (see Figure 3)</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: DEA&DP</p> <p>Present phase at which the process with that authority stands: Basic Assessment</p>	

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 concept development is shown in Figure 3 (subject to some layout change though the concept will remain the same). We do not have any other specific details with respect to time frames etc. The project is currently subject of an Environmental process (Basic Assessment). A number of specialist Baseline studies have already been conducted to identify "constraints and opportunities" on the site.

Due to dwindling membership, the King David Golf Club will merge with another Cape Town Golf club and the land will be leased/sold for the purposes of development.

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):

1. Background

ACO Associates cc was appointed by Chand Environmental in 2015 to undertake a Heritage Baseline Assessment for the proposed Rezoning, sub division and possible redevelopment of the King David Golf Club (KD) situated immediately to the west of Cape Town International Airport, Cape Town Metro (Figures 1,2,2a). The baseline study was undertaken in order to assess the possible "Constraints and Opportunities" of the site, prior to commencing with a formal application for a mixed use development including industrial, sites, offices and warehousing (see Figure 3).

2. Methods

2.1 Literature Survey

A survey of available literature was carried out to assess the general heritage context of the area. A background search of other Cultural Resource Management (CRM) projects in the vicinity was made via the South African Heritage Resources Information Systems (SAHRIS) database and ACO's own database.

2.2 Site Visit

- A site visit was conducted on 15 October 2015 by David Halkett and Lita Webley of ACO Associates;
- During the site visit we met with Ms Amanda Forknall, the manager of the King David Golf Club, who provided some information on the history of the club;
- We also met with the long term groundsman, Mr Noel Maart, who provided information on the grounds;
- Mr Maart accompanied us on a survey of the grounds and explained recent changes in landscaping. He showed us places where historical archaeological material might be visible in undisturbed areas along the perimeter of the property.

3. Potential Heritage resources

3.1 Palaeontology

Dr John Pether commented thus on the potential for palaeontological resources on the site (see Figure 12 for explanation of units): " The area is mainly underlain by unit Qg - loose, grey to slightly weathered, non-calcareous, older aeolian sands that constitute the youngest member of the Springfontyn Formation (Sandveld Group). The Qg sands were deposited in phases during the late Quaternary on top of a karstified palaeosurface formed on the underlying calcrete Qc which caps older, calcareous aeolianites which may be assigned to the Langebaan Formation, here of probable mid-Quaternary age, or older. The red label Ls and crossed picks marks places where the calcrete was quarried in the past.

Younger calcareous aeolian sands have encroached from the south during the latest Quaternary (later last glacial and Holocene times) and cover the eastern portion of the area, labelled Qsr for the Strandveld Formation which is synonymous with the Witzand Formation of the West Coast Sandveld Group. (Curious slip-up by the Geological Survey since the Strandveld Formation, as officially defined, is the equivalent of the Witzand Formation dune sands east of Cape Hangklip.)

The palaeosurface on top of the calcrete, which typically has a microtopography of hollows and bumps, may host fossils and artefacts. As I recall offhand, artefacts and bones have occasionally been found. More common are the deposits of ponds and vleis which have been perched on the calcrete aquitard. Fossil material may also occur in the underlying stacked calcretes/palaeosurfaces in the Langebaan Formation.

I would reckon of low to moderate palaeontological sensitivity – a Fossil Finds Alert/Procedure is indicated.

3.2 Pre-Colonial Archaeology

The archaeology of the Cape Flats has been investigated from as early as the beginning of the 20th century when Louis Peringuey, the Director of the South African Museum, received collections of stone artefacts made in various places. However, the collections (now at Iziko Museums) often lacked precise information about the original location. Over the last 20 years a number of CRM surveys have been carried out on the Cape Flats, but as a whole, very few stone artefacts, or archaeological sites have been recorded, and where they have been found, are usually considered to have low significance due to disturbed context. During his assessment of the Bluedowns-Firgrove 132kV powerline, Halkett (2002) reported on dispersed Early Stone Age (ESA) artefacts, including flakes, cores and a single cleaver all made on quartzite in old ploughed land alongside the N2 highway.

Middle Stone Age (MSA: 200 000 – 20 000) artefacts, of the Stillbay type were in the past collected in the region of Maitland (Goodwin 1926, 1928) and from a site described as being between Milnerton and Maitland (Goodwin & Van Riet Lowe 1929). Later Stone Age (LSA: <20 000 years) sites are far more commonly encountered than earlier material, particularly close to the coast where they are usually accompanied by volumes of discarded shellfish. LSA artefacts were also noted from the Maitland area (Goodwin & Van Riet Lowe 1929). The apparent lack of MSA sites (and LSA) may largely be due to burial of older sites beneath recent sand.

Although Orton has undertaken a number of surveys in the Kuils River, Blackheath and Eerste River areas (Orton 2005; 2006 & 2007) he has not reported seeing Late Stone Age or Colonial archaeological remains. More recently however, Halkett (2016) found a small scatter of Late Stone Age implements on the farm Vergenoegd 653 near Macassar, indicating that these types of sites can still be found under the right conditions.

3.3 Built Environment

The built environment of the site is limited to the club house and related structures (see Figure 11). None of these appear to have any significant heritage value and mostly post-date 1958. A single rectangular structure is shown on the 1958 topo map and is still present today to the north of the main club house complex. This does not appear to be present on the 1953 aerial photo. Views of the golf course and club house buildings are shown in Plates 1 and 2.

3.4 Material of recent age

We noted patches of mid-20th century refuse in the south eastern part of the site between the fairways, and along the southern boundary with Borchers Quarry WWTW. This is not material of the type that dates to Victorian times but may relate to later localised dumping in the area (Plates 7 and 8). This material has no heritage significance.

4. Historical Background

The Surveyor General's diagram SG318/1922 for Erf 112674 indicates that it was originally part of the farm known as "The Fens 467" situated on the Cape Flats (Figure 4). In the description of this property (dated 1922) it indicates that The Fens comprised of a portion of the earlier Lot EE (transferred to the Dempers family in 1885) and a portion of Lot MM (granted to JFW Durr in 1882). Although a note at top left on the survey diagram indicates the consolidation to Erf 176457 (ref: SG2783/2013) this is not yet recognised by the Deeds Office. A second SG diagram shows Erf 1181 (Figure 5). The positions of Lot EE and MM are shown on the 1890-1900 Map of the SW Cape (Figure 6). Both erf 1181 and 112674 are registered in the name of King David Golf Club.

Erf 1181 is indicated as being in "Matroosfontein", which seems to be the name of the general area slightly north of Lot MM and seen on Figure 6 below. We know the farm "Kalksteenfontein" adjoining Lot MM, was leased to the widow G Thuynsma in 1868. There are, therefore, sufficient references in the archives to confirm that farms were established in this area by the 1880's, despite the problems experienced with the shifting "Drift Sands" to the east and west.

The proposed development site is superimposed on the 1941 topo map in Figure 7. The majority of the site appears given over to farming/grazing although there appears to be a single structure on Erf 1181 at that time. Similarly, the 1944 aerial photo (Figure 8) indicates little sign of any major development although what appears to be quarrying or sand mining is happening immediately to the south (Borchers Quarry). The aerial photograph of 1953 (Figure 9) shows a dramatic increase in development of the area. We note that there is clear evidence that preparation of the golf course was underway, and that the airport construction was in an advanced stage. A number of new roads had been built. By the time the 1958 topo map was printed (Figure 10), the King David Golf Course had been established and DF Malan Airport finalised. Although the area around the club was still fairly rural, residential development in the broader area is evident and a new railway can be seen to the west.

The built environment of the site is limited to the club house and related structures (see Figure 11). None of these appear to have any significant heritage value and mostly post-date 1958. A single rectangular structure is shown on the 1958 topo map and is still present today to the north of the main club house complex. This does not appear to be present on the 1953 aerial photo.

The historic record attests to the difficulty of managing land on the Cape Flats. In the late 19th century the government declared certain areas to be "forest reserves". The motivation for these declarations was to exclude livestock that were overgrazing dune vegetation exacerbating sand mobility that threatened the newly formed farming areas (Cape Archives 1/468). Lastovica (1974) writes that Joseph Storr Lister, a local forester, was responsible for proposing that domestic waste be distributed over the dunes of the Cape Flats in order to stabilise the sands. The town's refuse was transported to the dunes by rail, where it was transferred to smaller trucks pulled by mules along light portable rails to the disposal area, at what is now the general Airport Industria area (Lastovica 1974).

We noted patches of mid-20th century refuse in the south eastern part of the site between the fairways, and along the southern boundary with Borchers Quarry WWTW. This is not material of the type that dates to Victorian times but may relate to later localised dumping in the area.

4.1 Establishment of the Golf Course

The history of the KD Golf Club on its webpage (<http://www.kdgc.co.za/>) indicates that there was a large Jewish community living in the Parow/Bellville area in the 1950's, who according to Ms Forknall, the current manager of the KD Golf Club, purchased the land from the "Elsies Rivier Farm" (apparently a dairy), in order to construct a golf club that could be enjoyed by the Jewish community who were otherwise prevented from joining other existing golf clubs due to religious discrimination.

According to club records, in 1956, Bob Grimsdel, the leading golf course architect of the day was commissioned to design an 18 hole championship course on the site. We note however that on an aerial photograph of 1953 (Figure 9), there are already clear signs of a golf course in development on the site, suggesting a moderately earlier date for the establishment.

Due to a dwindling Jewish population in the 1970s, the King David began to fall into a state of decline as finances were not always available to upgrade and maintain facilities. At present the course continues to function although the traditional membership has continued to dwindle despite course upgrading in the 1990's

An anonymous letter to the Cape Times dated 4 Jan 2016, portions of which are quoted here stated: "Golf clubs in general are battling to stay afloat, and King David negotiated with Royal Cape and Mowbray to effect a merger. This has been done in a communal spirit of sharing. In that, while King David will lose its golf course, Mowbray will gain an infusion of needed members and a cash injection as King David is in the fortunate position of owning the land on which the course was built. A small part of the sale of the land will go towards the Mowbray merger, while the bulk will go to Jewish and other charities..... The spirit in which the merger is taking place is reflected in that the new club will be known as the "King David Mowbray Golf Club. While Jewish golfers were discriminated against in the 1940s and '50s, there are no restrictions to race or religion at City golf courses at present. The course opened in 1954, not 1956..... King David lost members when many emigrated in the '70s and '80s due to the politically unstable environment. The location, next to the airport, also did not encourage corporate golf days and new membership....."

5. References

Goodwin, A.J.H. 1926. A handbook to the collection of stone implements. South African Museum Guide, No 2.

Goodwin A.J.H. 1928. Sir Langham Dale's collection of implements. South African Journal of Science XXV, 419-425.

Goodwin, A.J.H & van Riet Lowe, C. 1929. The stone age cultures of South Africa. Annals of the South African Museum XXVII.

Halkett, D. 2002. Phase 1 Archaeological assessment of the Bluedowns-Firgrove 132kV powerline. Unpublished report prepared for Eskom. Archaeology Contracts Office UCT.

Halkett, D. 2016. Archaeological impact assessment of proposed development on Portion 19 of farm Vergenoegd 653, Macassar, western Cape. Unpublished report prepared for Lize Malan on behalf of Vergenoegd Property Holdings. ACO Associates cc.

Hart, T. 2002. Phase 1 Archaeological Assessment of Land at Cape Town International Airport. Unpublished report prepared for Chand Environmental Consultants. Archaeology Contracts Office.

UCT.

Hendey, QB 1982. Langebaanweg - a record of past life. Cape Town: The South African Museum.

Orton, J. 2004. Heritage scoping study for the proposed rezoning and subdivision of Erf 5540, Eerste River. Unpublished report prepared for CCA Environmental (Pty) Ltd. Archaeology Contracts Office UCT.

Orton, J. & Hart. 2005. Heritage Impact Assessment of the proposed Saxdowns Road, Blackheath. Unpublished report prepared for Ninham Shand (Pty) Ltd. Archaeology Contracts Office UCT.

Orton, J. 2006. An initial Heritage Impact Assessment on Erf 1366, Eerste River. Unpublished report prepared for Mr T Wessels. Archaeology Contracts Office UCT.

Orton, J. 2007. Heritage Statement for a Proposed Road on Farms 530, 533 & 1388, Kuils River, Kuils River Magisterial District, Western Cape. Unpublished report prepared for Shining Oaks Investments 7 cc. Archaeology Contracts Office UCT.

Pether, J. 2007. Fossils in the Dunes: Palaeontology in the Witzand Formation. A General, unpublished, information document for Heritage Western Cape.

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"/>	Places, buildings, structures and equipment of cultural significance Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	Places to which oral traditions are attached or which are associated with living heritage Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	Historical settlements and townscapes Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	Landscapes and natural features of cultural significance Description of resource: Description of impact on heritage resource:
<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 checked="" type="checkbox"/>	Palaeontological resources (ie: fossils): Description of resource: Dr John Pether commented thus on the potential for palaeontological resources on the site (see Figure 12 for explanation of units): " The area is mainly underlain by unit Qg - loose, grey to slightly weathered, non-calcareous, older aeolian sands that constitute the youngest member of the Springfontyn Formation (Sandveld Group). The Qg sands were deposited in phases during the late Quaternary on top of a karstified palaeosurface formed on the underlying calcrete Qc which caps older, calcareous aeolianites which may be assigned to the Langebaan Formation, here of probable mid-Quaternary age, or older. The red label Ls and

	<p>crossed picks marks places where the calcrete was quarried in the past.</p> <p>Younger calcareous aeolian sands have encroached from the south during the latest Quaternary (later last glacial and Holocene times) and cover the eastern portion of the area, labelled Qsr for the Strandveld Formation which is synonymous with the Witzand Formation of the West Coast Sandveld Group. (Curious slip-up by the Geological Survey since the Strandveld Formation, as officially defined, is the equivalent of the Witzand Formation dune sands east of Cape Hangklip.)</p> <p>The palaeosurface on top of the calcrete, which typically has a microtopography of hollows and bumps, may host fossils and artefacts. As I recall offhand, artefacts and bones have occasionally been found. More common are the deposits of ponds and vleis which have been perched on the calcrete aquitard. Fossil material may also occur in the underlying stacked calcretes/palaeosurfaces in the Langebaan Formation.</p> <p>Description of impact on heritage resource: Low to moderate palaeontological sensitivity – a Fossil Finds Alert/Procedure is indicated for the EMP.</p>
<input type="checkbox"/>	<p>Graves and burial grounds (eg: ancestral graves, graves of victims of conflict, historical graves & cemeteries):</p> <p>Description of Resource:</p> <p>Description of Impact on Heritage Resource:</p>
<input type="checkbox"/>	<p>Other human remains:</p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>
<input type="checkbox"/>	<p>Sites of significance relating to the history of slavery in South Africa:</p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>
<input type="checkbox"/>	<p>Other heritage resources:</p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>

Describe elements in the environs of the site that could be deemed to be heritage resources: There do not appear to be any observable significant heritage resources on the site

Description of impacts on heritage resources in the environs of the site: No impacts are anticipated

Summary of anticipated impacts on heritage resources: No impacts on significant heritage sites 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 D. Halkett

Capacity Heritage Impact Assessor and archaeologist, ACO Associates cc

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: Ms M. Penwarden Name of Practice: Chand Environmental Consultants Area of specialisation: Environmental Impact Assessment			
E-mail Address: marielle@chand.co.za Telephone: 021 762 3050 Cell: n/a			
Postal Address: P O Box 238 Plumstead 7801			

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 checked="" type="checkbox"/>	Specialist studies, eg: archaeology, palaeontology, architecture, townscape, visual impact, etc. Provide details: Fossil finds procedure to be included in the EMP. Dr Pether can provide this.
<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.	