



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.

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. BASIC DETAILS

PROPERTY DETAILS:

Name of property: East Pier Precinct and Quay 7, V&A Waterfront	
Street address or location (eg: off R44): East Pier Road, V&AW	
Erf or farm number/s: 149294 and 176352	Coordinates: S E (A logical centre point. Format based on WGS84.)
Town or District: Cape Town	Responsible Municipality: Cape Town:
Extent of property: Approx 7.5 ha	Current use: Vacant land and sheds, Fishing ind. offices and helipad
Predominant land use/s of surrounding properties: V&A: Mixed use, Commercial, Hotel	

REGISTERED OWNER OF PROPERTY:

Name V&A Waterfront		
Address Head Office, 19 Dock Road, V&A Waterfront, Cape Town, 8002		
Telephone (021) 408-7657	Cell 082 498 0546	E-mail mnoble@waterfront.co.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 08 / 02 / 2017

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 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:	
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: NEMA is not triggered by the application. HWC, City of Cape Town. Present phase at which the process with that authority stands: No application has been submitted.	
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.): The proposal is for a mixed use development on the site of the present Quay 7 warehouse on East Pier Road, immediately to the north of the Table Bay Hotel, and an events venue, a waste facility, a heliport and associated parking on the portion of reclaimed land immediately to the east of the breakwater. The warehouse dates from 1924 and is currently vacant. It was previously occupied by the fishing storage facilities and associated office facilities (Atlantic Fishing Co.). The fishing industry has relocated due to changing fishing patterns and functional requirements. These relate to, inter alia, the need for deeper berths for larger vessels and the need for improved infrastructure. The building is a double storey, concrete framed structure with plastered brick infill, with a series of gables on the east and west elevations. These gable ends form a distinctive waterfront typology, typical and representative of warehouse activity in the early decades of the twentieth century, They provide a framing element to the Victorian Basin. The exterior steel work is in poor condition with corrosive impacts on the concrete framework. The intention is to dismantle the structure and to insert an approximately six storey building (approx. 10,000m ² bulk) with two floors of underground parking within the existing footprint. The external concrete framework will be re-established in its original location to retain the memory and distinctive form of the original building. Potential impacts relate to the mass and scale of the new insertion, the extent to which the new	

building will impact on the industrial warehouse typology which is a distinctive framing element in the Victoria Basin, the visual impacts of a relatively large structure in a visually strategic location in the Waterfront, the potential impact on the breakwater wall dating from the late nineteenth century, the impact on the working harbour component particularly related to the fishing industry and the loss of physical fabric.

B. 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 Victorian Basin component of the V&AW dates from 1895. It functioned as the main harbour for the City of Cape Town prior to the construction of Duncan Dock in the 1950's. From that time the Victoria Basin has been closely associated with the fishing industry which has to an extent been incorporated from the early 1990's. The nature of the fishing industry has changed due to altered technologies and economies and the warehouse building under consideration is no longer used by the industry.

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: Industrial warehouse, circa. 1924.</p> <p>Description of impact on heritage resource: Possible impact of new building on warehouse character; massing and scale. Possible impact on breakwater wall (1895).</p>
<input type="checkbox"/>	<p>Places to which oral traditions are attached or which are associated with living heritage</p> <p>Description of resource: N.A.</p> <p>Description of impact on heritage resource: N.A.</p>
<input checked="" type="checkbox"/>	<p>Historical settlements and townscapes</p> <p>Description of resource: Maritime industrial warehouse townscape and associated elements, (wall, cranes, berthing facilities, SAS Agulhas)</p> <p>Description of impact on heritage resource: Possible erosion of warehouse character, working component of harbour. Landmark quality of the site at point of entry into the Victoria Basin.</p>
<input type="checkbox"/>	<p>Landscapes and natural features of cultural significance</p> <p>Description of resource: N.A.</p> <p>Description of impact on heritage resource: N.A.</p>
<input type="checkbox"/>	<p>Geological resources of scientific or cultural importance</p> <p>Description of resource: N.A.</p> <p>Description of impact on heritage resource: N.A.</p>
<input type="checkbox"/>	<p>Archaeological resources (Including archaeological sites and material, rock art, battlefields & wrecks):</p> <p>Description of resource: N.A.</p> <p>Description of impact on heritage resource: N.A.</p>

<input type="checkbox"/>	Palaeontological resources (ie: fossils): Description of resource: N.A. Description of impact on heritage resource: N.A.
<input type="checkbox"/>	Graves and burial grounds (eg: ancestral graves, graves of victims of conflict, historical graves & cemeteries): Description of Resource: N/A Description of Impact on Heritage Resource: N/A
<input type="checkbox"/>	Other human remains: Description of resource: N.A. Description of impact on heritage resource: N.A.
<input type="checkbox"/>	Sites of significance relating to the history of slavery in South Africa: Description of resource: N.A. Description of impact on heritage resource: N.A.
<input type="checkbox"/>	Other heritage resources: Description of resource: N.A. Description of impact on heritage resource: N.A.

Describe elements in the environs of the site that could be deemed to be heritage resources: The industrial warehouse character, typical of the early 20th century is a distinctive place-making quality of the Victoria Basin. The breakwater wall (c1895).

Description of impacts on heritage resources in the environs of the site: Heritage resources relate largely to the warehouse typology which is representative of early 20th century industrial buildings which frame the Victoria Basin, the working harbour aspect related to the previous fishing industry use of the structure, and associated elements such as the cranes on East Quay, the adjacent Breakwater wall (1895) and the strategic visual location at the point of entry into the Victoria basin from the north.

Impacts relate to the potential loss of the warehouse character, the scale and massing of the new insertion, visual impacts from strategic locations within the broader context and within the Victoria Basin, potential impacts on the adjacent Breakwater wall and the loss of working harbour elements.

Summary of anticipated impacts on heritage resources: The primary potential impacts relate to the scale and massing of the new development on the existing warehouse character, the potential loss of the legibility of the series of gable ends which are a distinctive framing element in the Victoria Basin, and the potential erosion of the working harbour element of the Victoria Basin.

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.

C. RECOMMENDATION

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

Recommendation made by:

Name Nicolas Baumann, D.Phil.

Capacity Heritage Practitioner

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.

D. 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: Nicolas Baumann Name of Practice: Nicolas Baumann Urban Conservation & Planning Area of specialisation: Qualifications: BA MCRP MSc D.Phil Experience: 25 Years experience in heritage management. Standing in heritage resource management: APHP E-mail Address: urbancon@iafrica.com Telephone: 021 423-6743 Cell: 083 308 3900
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 checked="" type="checkbox"/>	Heritage resource-related guidelines and policies.
<input type="checkbox"/>	Local authority planning and other laws and policies.
<input checked="" 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: Townscape and visual analysis, Victoria Basin and local area scale, including morphological analysis and the identification of elements which contribute to place character.
<input type="checkbox"/>	Other. Provide details: Structural engineering report from an appropriately qualified engineer on the structural integrity of the existing structure.
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.	