



**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: Bram Fischer Airport, Bloemfontein	
Street address or location (eg: off R44): Situated approximately 8km to the east of Bloemfontein CBD	
Erf or farm number/s: Subdivision 3 of the Farm Sunnyside No. 2620.	Coordinates: 29° 5'21.22'S 26°18'47.07"E (A logical centre point. Format based on WGS84.)
Town or District: Bloemfontein	Responsible Municipality: Mangaung Metropolitan Municipality
Extent of property: The focus of this application is on The Boulevard Precinct, which measures approximately 45 ha in extent.	Current use: The Bloemfontein Airport Development Framework (2010) conceptually divides the site into five precincts: Terminal, Boulevard, General Aviation, Airport Industria and Grasslands. In 2009, the entire Subdivision 3 of the Farm Sunnyside No. 2620 was rezoned to a Special Use Zone with specific rights to accommodate the existing development including the road lodge hotel which was constructed in 2010.
Predominant land use/s of surrounding properties: The surrounding context is characterized by smallholdings including Vaalbank Zuid smallholdings to the north of the airport and Roodeval smallholdings to the east.	

**REGISTERED OWNER OF PROPERTY:**

Name Airports Company South Africa		
Address Private Bag X20562 Bloemfontein 9300		
Telephone 051 407 2240	Cell	E-mail quahnita@vidamemoria.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 18 / February / 2013

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"/> S38(1)(b) Construction of a bridge or similar structure exceeding 50m in length.	<input checked="" type="checkbox"/> (i) exceeding 5 000m <sup>2</sup> in extent;
<input type="checkbox"/> S38(1)(d) Rezoning of a site exceeding 10 000m <sup>2</sup> in extent.	<input type="checkbox"/> (ii) involving three or more existing erven or subdivisions thereof;
Other triggers, eg: in terms of other legislation, (ie: National Environment Management Act, etc.) Please set out details: General Notice (GN) 544 (23) and GN 546 (12) in terms of NEMA	<input checked="" type="checkbox"/> (iii) involving three or more erven or divisions thereof which have been consolidated within the past five years. If you have checked any of the three boxes above, describe how the proposed development will change the character of the site: The site will be transformed from vacant / underutilized land to mixed use development.

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 Environmental Affairs and Development Planning

Present phase at which the process with that authority stands: Heritage application submitted as the first phase. Scoping phase of EIA has commenced

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 site has been identified by the Mangaung Metropolitan Municipality as a corridor node and is perceived as a catalyst to the successful development of the corridor. The Bloemfontein Airport Development Framework (2010) conceptually divides the site into five precincts: Terminal, Boulevard, General Aviation, Airport Industria and Grasslands. The focus of this application is on The Boulevard Precinct, which measures approximately 45ha in extent.

In 2009, the entire Subdivision 3 of the Farm Sunnyside No. 2620 was rezoned to a Special Use Zone with specific rights to accommodate the existing development including the road lodge hotel which was constructed in 2010. In 2012, the Special Use Zone was amended to include additional developments (hospital, warehousing, self-storage and business premises) within the Boulevard Precinct. The proposed land uses will have a total bulk of approximately 176 500m<sup>2</sup> and will comprise:

- a) Offices
- b) Commercial
- c) Motor car dealer and showroom
- d) 2 x service stations and convenience shop
- e) Retail / shops
- f) Auctioneer business
- g) 100 bed hotel with 80 seat conferencing facility
- h) 300 seat conferencing facility and showground
- i) Medical facilities
- j) Industry, including industrial shops
- k) Warehousing and distribution centres / warehouse wholesale
- l) Car rental
- m) Logistics centre

## 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):

Please indicate which heritage resources exist on the site and in its environs, describe them and indicate the nature of any impact upon them:

<b>Places, buildings, structures and equipment of cultural significance</b>	
<input type="checkbox"/>	Description of resource: None
	Description of impact on heritage resource: None expected

<input type="checkbox"/>	<b>Places to which oral traditions are attached or which are associated with living heritage</b> Description of resource: None Description of impact on heritage resource: None expected
<input type="checkbox"/>	<b>Historical settlements and townscapes</b> Description of resource: None Description of impact on heritage resource: None expected
<input type="checkbox"/>	<b>Landscapes and natural features of cultural significance</b> Description of resource: None Description of impact on heritage resource: None expected
<input type="checkbox"/>	<b>Geological resources of scientific or cultural importance</b> Description of resource: None Description of impact on heritage resource: None expected
<input type="checkbox"/>	<b>Archaeological resources</b> (Including archaeological sites and material, rock art, battlefields & wrecks): Description of resource: The proposed site area is a previously disturbed area and no archaeological material is expected Description of impact on heritage resource: None expected
<input type="checkbox"/>	<b>Palaeontological resources</b> (ie: fossils): Description of resource: None Description of impact on heritage resource: None expected
<input type="checkbox"/>	<b>Graves and burial grounds</b> (eg: ancestral graves, graves of victims of conflict, historical graves & cemeteries): Description of Resource: None Description of Impact on Heritage Resource: None expected
<input type="checkbox"/>	<b>Other human remains:</b> Description of resource: None Description of impact on heritage resource: None expected
<input type="checkbox"/>	<b>Sites of significance relating to the history of slavery in South Africa:</b> Description of resource: None Description of impact on heritage resource: None expected
<input type="checkbox"/>	<b>Other heritage resources:</b> Description of resource: None Description of impact on heritage resource: None expected

Describe elements in the environs of the site that could be deemed to be heritage resources: None identified.

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

Summary of anticipated impacts on heritage resources:

Proposed development site possesses no cultural significance and / or value and no heritage resources were identified within the context of the site. Proposed intervention would result in social and economic benefits without a negative impact on heritage resources.

It is thus recommended that no further studies be conducted in terms of Section 38 of the NHRAct.

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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.

### C. RECOMMENDATION

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

Recommendation made by:

Name Quahnita Samie

Capacity Heritage consultant (vidamemoria heritage consultants)

**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:

	Name of individual:	Name of Practice:	Area of specialisation:
1.	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.	