



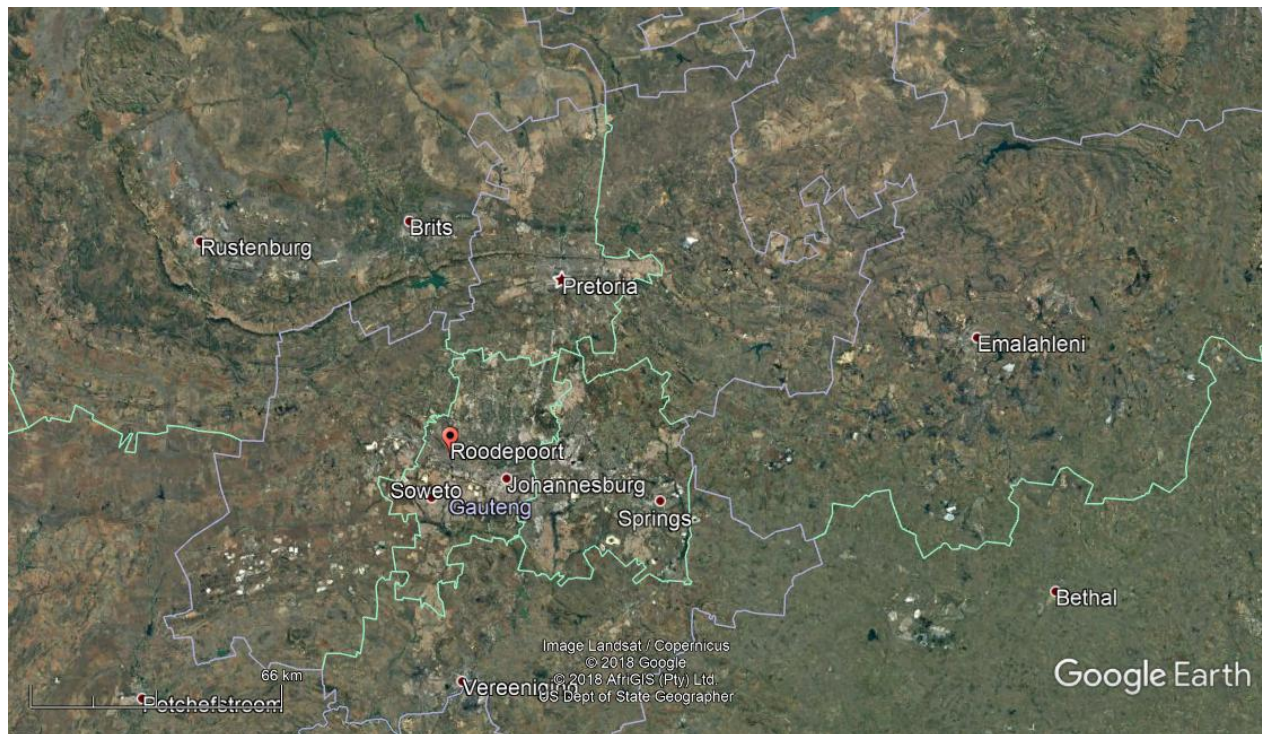
29 July 2019

**To whom it may concern**

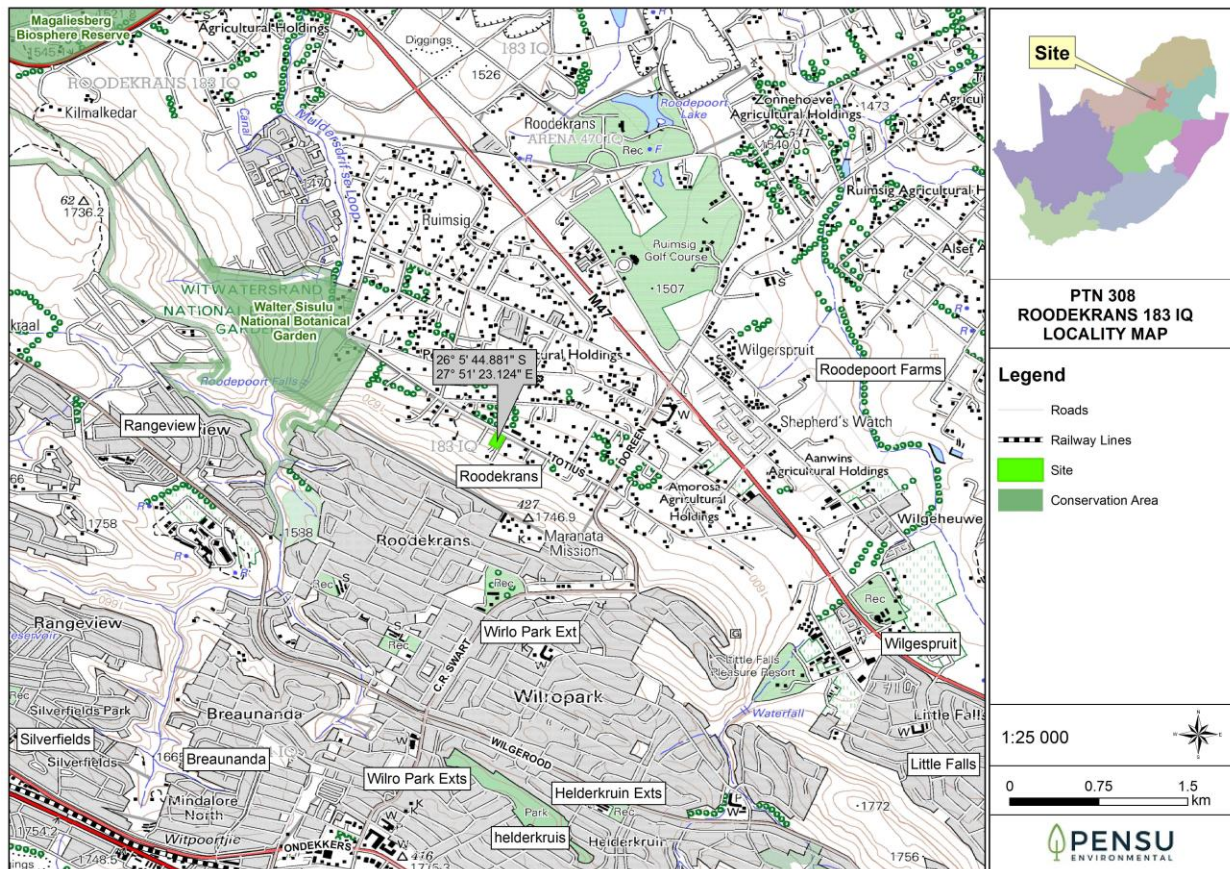
**LETTER FOR HIA EXEMPTION REQUEST: CONDONEMENT OF BUILDING OF A MAIN HOUSE AND ENTERTAINMENT AREA ON PORTION 308 OF THE FARM ROODEKRANS 183 IQ, ROODEPOORT, CITY OF JOHANNESBURG**

The above-mentioned project refers. The site, which is approximately 8500m<sup>2</sup>, was cleared of indigenous vegetation between 9 December 2012 and 14 July 2013. The buildings and associated infrastructure amounts to approximately 1800m<sup>2</sup>. There are two main structures in the development, being the main house and the entertainment area.

Roodepoort lies on the western side of Johannesburg. This is in the Gauteng Province. The farm Roodekranz is included in Roodepoort (Figure 1-2).



**Figure 1: Locality of Roodepoort in the Gauteng Province.**



**Figure 2: Location of the site within Roodepoort.**

The main house has a basement; ground floor (garage, ground floor, covered patio, staff quarters, entertainment area); and first floor (first floor with balconies). The entertainment area has a ground floor (covered entrance, indoor pool area, entertainment ground floor, staff rooms, staff covered patio, covered patio indoor pool); and first floor (entertainment and balcony).

An HIA must be done under the following circumstances:

- a. The construction of a linear development (road, wall, power line, canal etc.) exceeding 300m in length
- b. The construction of a bridge or similar structure exceeding 50m in length
- c. Any development or other activity that will change the character of a site and exceed 5 000m<sup>2</sup> or involve three or more existing erven or subdivisions thereof
- d. Re-zoning of a site exceeding 10 000 m<sup>2</sup>
- e. Any other category provided for in the regulations of SAHRA or a provincial heritage authority

It is my opinion that the project may be exempted from doing a Heritage Impact Assessment (HIA). The following is applicable:



- Firstly, it is a condonement, forming part of environmental condonement, for which such a heritage approval is needed.
- The site, as a result is entirely developed consisting of the buildings, infrastructure and landscaped gardens (Figure 3-8).
- Any possible heritage features that may have existed would have been removed during the clearing of the site done in 2012 and 2013.



**Figure 3: Detailed view of the site during construction.**



**Figure 4: Google Earth view of the site indicating it being entirely developed and landscaped.**



**Figure 5: View of planted lawn and the main house on the property.**





**Figure 6: Another view of the site.**



**Figure 7: General view of the site.**



**Figure 8: View of the entrance to the site.**

Due to the mentioned factors, the chances therefore of finding any heritage related features are indeed extremely slim, if any. This letter serves as an exemption request to the relevant heritage authority.

The developer should however note that due to the nature of archaeological material, such sites, objects or features, as well as graves and burials may be uncovered during construction activities on site. In such a case work should cease immediately and an archaeologist should be contacted as a matter of urgency to assess such occurrences.

**Recommendation:**

**That the development be exempted from doing an HIA.**

I trust that you will find this in order.

Yours faithfully

Prof AC van Vollenhoven: Director