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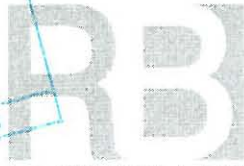
Agenda
February 2010

**AECI SOMERSET WEST REDEVELOPMENT
of the Remaining Western Precinct**

BAUMANN
ATTWELL
PISTORIUS
CLAASSEN
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SCREENING REPORT for a HIA APPLICATION
In Terms of Section 38 Subsection (1) and (2)
of the NHR Act No 25 of 1999 on behalf of

HEARTLAND PROPERTIES



Practice SACAP Registration Number 3215
Practice SAIA Registration Number 4323

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Date of Submission to the

Provincial Heritage Resources Authority

Western Cape

January 28, 2010

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HIA SCREENING REPORT:

In Terms of Section 38 of the NHR Act No 25 of 1999 for the
AECI SOMERSET WEST REDEVELOPMENT
OF THE REMAINING WESTERN PRECINCT

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IMPORTANT GENERAL NOTES

REPORT CONTENT: is consistent with international heritage conservation principals and protocol, including national, provincial and regional, legislation and policy strategies. The report is fundamentally informed by the UNESCO International Council of Monuments and Sites charters for places of cultural significance, the National Heritage Resources Act No. 25 of 1999 and the Draft Cape Town Spatial Development Framework: 2009.

ASSUMPTIONS (including those due to input constraints): Assumptions contained in this report are qualified as such in the text to convey confidence levels. Core Assumptions are as listed.

SOURCES cited in this document are referenced according to the Harvard method of referencing (author-date system).

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EXTENT OF APPLICATION: The specification and quality control of matters which relate to health, safety, engineering (civil, structural, mechanical, acoustic, chemical, traffic or any other), fall beyond the ambit of study addressed in this report. Recommendations contained herein do not imply exemption of any national, provincial or local authority legal or other regulatory requirement, including any protection or management or general provision required in terms of the National Heritage Resources Act 25, 1999 or that provided for in terms of the National Building Regulations.

COMPLIANCE Rights and responsibilities that arise from this Application are those of the Applicant, Heartland Properties (land owner of the property) and not that of RB Architects & Heritage Specialist Practitioners. RB Architects & Heritage Specialist Practitioners assumes no responsibility for compliance to conditions and rights that may be awarded by SA provincial or national heritage authorities in terms of this application.

AUTHOR'S CURRICULUM VITAE and BONA FIDES

EDUCATION

1973 MATRICULATED
1978 B Arch UOFS (Thesis cum laude)

PROFESSIONAL MEMBER

Arch(SA) MIArch MGifa MDSA

PUBLICATIONS

1984 SPATIAL CHARACTERISTICS OF THE INFORMAL HOUSE AND ENVIRONMENT
1988 HOUSING DELIVERY SYSTEMS, A COMPARATIVE ANALYSIS (presented at the International Housing Conference, Berlin)

AWARDS

1990 ARCHITECTURE SA PROJECT AWARD - REPTILE ENCLOSURE
1998 Gifa CONSERVATION AWARD

DESIGN PROJECTS PUBLISHED

BUILDING OCT 1997 JAGUAR MOTOR DEALERSHIP
PLANNING NOV 1997: CONSERVATION OF 17 ELM STREET
BUILDING FEB 1998. CHANGING FACE OF BP SERVICE STATIONS
SA INTERIOR DESIGN MARCH 1999: GITAM SA OFFICES
DIGEST OF SA ARCHITECTURE 2000: CAPE TOWN LOFT, HEADQUARTERS GITAM SA
DIGEST OF SA ARCHITECTURE 2001 HOUSE DUNKELD
DIGEST OF SA ARCHITECTURE 2002: NEW WIMPY DRIVE-THRU

CAREER

1981-1987 CSIR - ARCHITECTURAL RESEARCH SCIENTIST
Spontaneous Urban Settlements
Housing Delivery Systems
Alternative Technology
1987-1991 Tyser, Pellegrini, Moses & Assoc - ASSOCIATE ARCHITECT
1991 UFS SCHOOL OF ARCHITECTURE - MODERATOR: DESIGN
1992-1993 TWR DEPARTMENT ARCHITECTURE BUILDING & TOWN PLANNING -
LECTURER: PRESENTATION
1994, 1999-2002 TWR DEPARTMENT ARCHITECTURE BUILDING & TOWN PLANNING -
EXTERNAL EXAMINER: PRESENTATION
2002-03 UNIVERSITY OF THE WITWATERSRAND DEPARTMENT OF ARCHITECTURE -
MODERATOR: HISTORY OF ARCHITECTURE
1991-1995 BARLIN & CHASKELSON ARCHITECTS - PARTNER
1995-2009 BARLIN & CHASKELSON ARCHITECTS - PRINCIPAL PARTNER
2005-2007 UNIVERSITY OF JOHANNESBURG DEPARTMENT OF ARCHITECTURE -
EXTERNAL EXAMINER: ARCHITECTURAL DESIGN PRESENTATION
2007 UNIVERSITY OF DURBAN GUEST LECTURER - ARCHITECTURAL CAD
PRESENTATION TECHNIQUES

Heritage Impact Assessment in terms of Section 38 of the NHRA:
Houghton Golf Club Estate Erf 248 Houghton Estate, 2007.

Nomination for the Declaration of a Heritage Area and the Upper
Houghton Heritage Survey 2007.

Heritage Impact Assessment in terms of Section 38 of the NHRA:
Wits University Donald Gordon Medical Centre, 2008.

Heritage Impact Assessment in terms of Section 38 of the NHRA:
City of Johannesburg, Soweto Golf Course, 2009.

Heritage Impact Assessment Exemption in terms of Section 38 of
the NHRA: University of Johannesburg, Doornfontein Student Centre, 2009

Heritage Impact Assessment in terms of Section 38 of the NHRA:
AEL, Modderfontein Village, 2009.

CONSERVATION/RESTORATION PROJECTS

Dunkeld Farmhouse	Cowin, Powers and Ellis 1925
Rosebank House	Leck and Emlay 1904
Berloga	Robert Howden 1906
The Gate House	Herbert Baker 1907
White Hall Court Apartment	JA Moffat 1923
Randera Residence	SJ Kearney 1913
Newlands Cottage	Unknown 1858
Eckstein Compound Cottage	Baker and Masey 1903
Parktown Residence	Howden and Stewart 1919
Eccles Residence	SL Margo 1912
Dunkeld Mansions	Harold le Roith 1937
Olympic House	Jhb Municipality 1933
Chudleigh Gate House	JA Moffat 1909
Gleneagles Apartment	JC Cook and Cowen 1935
Summertime	W Paynter 1912
Residence Longhurst	Robert Howden 1904
The Gandhi House	H Kallenbach 1907

APPLICATIONS IN TERMS OF SECTION 34 OF THE NHRA AND HERITAGE CONSULTATIONS:

Harlow Westcliff	Cowin, Powers and Ellis 1935
Reeves Forest Town	Harold Porter 1917
Hutton Rosebank	John Adams 1913
Holocaust Museum	Charles Small 1924
11 High Street	Unknown 1896
Johannesburg Gate House	Unknown c. 1940

Consultations:

Barclays Bank	Gordon Leith 1938
Modderfontein Factory Houses	Unknown 1896-1898
Yukon	Unknown 1911
Prynsberg	Unknown c. 1880
Norwood Wesleyan Church	Donald M Sinclair 1929
Arcadia stables	Baker, Masey & Sloper 1909
Residence Lategan	Donald M Sinclair 1938
Sprinkel Sanatorium	Unknown c. 1904
House Dorothy Tredre	F Lawson 1933
House Fraser	R Howden 1912
House Dobson	R Howden 1914

1 THE NEED FOR A HERITAGE IMPACT ASSESSMENT (HIA)

1.1 Aim of the assessment (purpose of the HIA)

To outline the nature and extent of impacts, resulting from the development, on heritage resources and to recommend appropriate management actions which are required to inform the Western Cape Heritage authorities for the approval of the redevelopment of the Development Site (i.e. the AECI Somerset West Redevelopment of the Remaining Western Precinct).

1.2 Triggers

The following triggers indicate the requirement for the submission of a HIA to the PHRA (Western Cape) for the approval of this proposed redevelopment:

- Provisions contained in the NHR Act N0 25 of 1999, Section (1) Subsection (c) (i) & (ii).
- The location, nature and extent of the proposed development and concomitant change in character, of the Development Site.
- Findings contained in the DJ Halkett and TJG Hart report, Archaeology Contracts Office University of Cape Town titled AN ASSESSMENT OF HERITAGE RESOURCES ON THE AECI SITE: SOMERSET WEST, prepared for AECI (Pty) Ltd. in September 1996, which identifies heritage resources located on the Development Site.

2 THE APPLICANT

The Applicant is the land owner, Heartland Properties (PTY) LTD (the property management arm of AECI).

AECI is a South African chemicals group and is listed on the Johannesburg Stock Exchange. AECI was registered as African Explosives and Industries (AE&I) in 1924, with its headquarters in Johannesburg. It was formed as the result of a merger between the South African interests of Nobel Industries of the United Kingdom and the manufacturing arm of De Beers Consolidated Diamond Mines of Kimberley. AECI's core businesses serve both global and regional markets, characterised by application know-how and service delivery, operate in niche markets, and is supported by leading international technology alliances. (electronic document www.absoluteastronomy.com)

Heartland Properties was established early in 1999 when, as part of its Transformation Programme, AECI Limited increased its emphasis on realising value from land and property assets surplus to the group's operational requirements. Heartland has 2 300 ha remaining in its property portfolio, having already sold more than 1 000 ha over the last nine years.

About two-thirds of this land is in Modderfontein, on the East Rand Gauteng, and the other third in Somerset West, in the Western Cape. (electronic document www.aeci.co.za)

3 INTERESTED AND AFFECTED PARTIES (IAPs)

IAPs will be consulted as part of the HIA process for incorporation into the HIA.

IAPs will represent 3 key consultative sectors, the community (includes conservation action groups), the local authority and the land owner.

The identification of IAPs will be by means of invitation, published in both, the general and local media. Participating parties will be required to register as IAPs. Appropriate channels of liaison will be adopted to facilitate broad based inclusive participation.

Issues will be restricted to aspects exclusively involving heritage. IAP's will be expected to actively engage in the resolution of matters of conflict, should such arise.

4 THE DEVELOPMENT SITE

4.1 Location and Extent of the Study Area (DIAGRAM 1 and DIAGRAM 2)

The Development Site is situated between the N2 mobility spine and the northern shoreline of False Bay, surrounded by the Macassar, Somerset West and Strand urban areas and constitutes part of the Eastern Region, District 5 of the Cape Town Spatial Development Framework (CTSDf:2009). Cadastral boundaries comprise Farm Portions 787/11, 1334, 794/37, 794/35 and 794/43.

The Development Site (i.e. the Remaining Western Precinct) is the north western land-parcel of the total AECI landholding, covering some 600 ha of the 1 100 ha total. Remaining portions comprising the abutting 500 ha, which have been released or are in the process of being released for development, are excluded from the Development Site under investigation (henceforth referred to as the Adjacent Development Area).

4.2 Concise Development Chronology of the Study Area

The history of the study area is well researched and had been comprehensively documented.

According to Halkett and Hart (1996:4) human occupation in the region dates back to some 200 000 years ago and evidence of more recent activity by Khoi Khoi or San groups had been found. The Historic Period records the cultivation of the region by European settlers (inter alia Frans van der Stel and Martin Melck) for agricultural purposes (ibid.). Farmhouse structures (ibid.) were first erected during the 19th century.

The establishment of the De Beers Explosives Works at the beginning of the 20th century, spearheaded by Cecil John Rhodes, former Prime Minister of the Cape Colony and the then chairman of De Beers Consolidated Mines (Cartwright 1964:80), initiated development which continued for almost a century to follow. Corporate restructuring occurred frequently during this period of time and in 1944 the company was named African Explosives and Chemical Industries under chairmanship of Sir Ernest Oppenheimer (abbreviated to AE&CI in 1972 and in 1976 to AECI Limited).

Present development initiatives, introduced by AECI at the beginning of the current century, are essentially sustained through the introduction of an urban densification strategy conducive to the transformation of land use (from industrial to mixed use).

4.3 Tangible Heritage Resources located on the Development Site (DIAGRAM 2)

The Adjacent Development Area contains numerous heritage resources. Most notably features associated with the explosives factory inter alia:

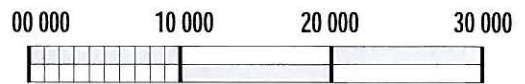
- a residential and administrative spatial cluster (subject to assessment by Melanie Attwell and Associates)
- an industrial spatial cluster (subject to assessment by Melanie Attwell and Associates)
- the Zwelihle labour compound cluster and grave clusters (subject to assessment by Nicolas Baumann and Sarah Winter)

Some evidence of palaeontological material had previously been uncovered in the vicinity of the Lourens River estuary (Halkett and Hart 1996:5). These finds are however located outside of the Development Site. Heritage resources contained within the cadastral boundaries which demarcate the Development Site (the site subject to this assessment), constitute the following archaeological, architectural and cultivated biophysical features:

- ESA and MSA scatter sites (as recorded by Halkett and Hart)
- 19 th c. midden (as recorded by Halkett and Hart)
- 20 th c. industrial and social structures (as recorded by Halkett and Hart)
- mature exotic trees (identified on site)
- Paardevlei and associated Melck Sloot inlet (the latter as recorded by Halkett and Hart)



Diagram 1: LOCATION MAP



Bar-scale in metres
Scale 1: 500 000

 Location of the Development Site

5 THE INTENDED DEVELOPMENT

5.1 Planning Context (DIAGRAM 3)

The need for development is fundamentally supported by the existence of a single, strategically located area of undeveloped land which possesses the potential to materially realize the planning vision consistent with that contained in the draft Cape Town Spatial Development Framework: 2009. The Development Site will be developed as an integrated component within the greater regional urban context.

5.2 The Nature of the Development

Integrated sustainable growth is pivotal to addressing the needs of the city and surrounding communities. It is the intension of the developer to achieve this through the development of a dynamic recreational, educational, commercial, corporate and residential infrastructure. The conservation and interpretation of cultural resources are instruments of particular importance in accomplishing this objective.

A balanced land use planning approach will be followed to ensure an appropriate mixed land use pattern. The Development Site will comprise several interactive Land Use Precincts. However, final urban design and town planing proposals are contingent on conclusions reached in the HIA and will evolve as part of this process. Planning and design decisions thus formulated are to incorporated in the recommendations contained in the HIA report.

5.3 The Development Time Frame

Temporally the development implementation process will be phased to facilitate the management of project financing. Developed land parcels will be released incrementally over the short to medium term (5 to 20 years).

6 THE HERITAGE IMPACT ASSESSMENT

The HIA report will aim to establish a range of development controls applicable to every one of a number of spatially demarcated development planning precincts.

The HIA report will include a Heritage Management Plan (HMP) focusing on the implementation and maintenance of such development controls.

The HIA report will recommend to Heritage Western Cape, the endorsement of the development controls and the HMP as contained in the report.

6.1 Research and Assessment Procedure

The suggested approach will be guided by input received by means of the periodic engagement of IAPs and should therefore be regarded as indicative only.

6.1.1 The identification of heritage resources will be informed by findings contained in the DJ Halkett and TJG Hart report, Archaeology Contracts Office University of Cape Town titled *An Assessment of Heritage Resources on the AECI Site: Somerset West*, prepared for AECI (Pty) Ltd. in September 1996.

6.1.2 Resources thus identified will be verified, reviewed and categorized according to provisions contained in the NHR Act of 1999.

6.1.3 An archaeological audit will be conducted which is to include the documentation and archiving of archaeological resources of significance.

6.1.4 An arborist will compile a tree assessment to identify the location, aesthetic, ecological and historic significance of cultivated green resources.

6.1.5 A comprehensive list of extant heritage resources, including their degree of significance, will be recorded and mapped.

6.1.6 A conceptual urban design will be drafted in consultation with the urban designer. This design will demarcate a tiered range of precincts according to respective heritage impact vulnerability and degree of intervention.

6.1.7 The formulation of appropriate precinct specific development controls.

6.1.7 The preparation of a HMP which will focus on the strategic implementation and maintenance of the recommended development controls.

6.2 Appointment of Specialist Practitioners

The extent of previous history research conducted , suggests no need for the appointment of a historian. It is however proposed that specialist practitioners required in terms of this assessment should include:

- an archaeologist,
- a landscape architect or arborist and
- an urban designer.

Consultations will be held with heritage specialist practitioners who have been appointed to conduct HIAs for the Adjacent Development Area to ensure connectivity and continuity of the heritage resources infrastructure.

6.3 Assessment Criteria

Heritage status is fundamentally determined by cultural value associated with tangible or intangible features This comprises institutional practices (customs), creative expression (art) and intellectual achievement (technology).

The following 9 indicators will be used in this HIA as barometers to assess heritage status and are consistent with provisions contained in the NHR Act of 1999:

- Social significance
- Historic significance
- Scientific (technological) significance
- Aesthetic significance
- Rarity (and age)
- Environmental (contextual) significance
- Material Integrity (condition)
- Sustainability (economic)
- Threshold of representivity

These indicators are not mutually exclusive, but are interrelated, the cumulative result of which establishes heritage status.

6.4 Core Assumptions

- A high confidence level is credited to the identification of heritage resources as recorded in the Halkett and Hart report.
- Heartland Properties commands the strategic and financial resources to implement and manage recommendations required in terms of the HIA.

6.5 Key Heritage Impact Issues:

- The visual impact of the proposed development at development site scale and at regional scale.
- The sustainable conservation of heritage resources in the context of redeveloped land use patterns.
- The capacity of new development to facilitate and augment the interpretation of heritage resources.
- The interpretive integration and continuity of the heritage resources infrastructure at regional scale.
- The protection of vulnerable heritage resources during project implementation phases.
- The documentation, enhancement and rehabilitation of heritage resources as part of the project implementation process.
- The identification, assessment procedure and protection of latent archaeological or paleontological resources should these be uncovered during project construction phases.
- The implementation and maintenance of heritage resource management recommendations.

7 LIST OF REFERENCES

AECI. Heartland. Available from <http://www.aeci.co.za>. (Accessed 02 December 2009).

Cartwright, A. P., 1964. The Dynamite Company. South Africa: Purnell & Sons (PTY) LTD.

Chief Directorate Surveys and Mapping, 2009. Aerial Photo Scans. Cape Town: Department Land Affairs RSA.

City of Cape town, 2009. Cape Town Spatial Development Framework: 2009: Eastern Region, District 5.

Halkett, D.J., Hart, T.J.G., 1996. An Assessment Of Heritage Resources On The AECI Site: Somerset West.
Archaeology Contracts Office University of Cape Town.

Heartland Properties (PTY) LTD , 2009. Geo-cadastral information. RBA and H archives ref. 3949.

RSA Government, 1999. National Heritage Resources Act 25 of 1999. Government Gazette 31 March 2000.

RSA Government, 1969. National Monuments Act, 1969 . Act No. 28 of 1969.

Heritage Impact Assessment

Notification to Heritage Western Cape of Intent to Develop Section (38) of the National Heritage Resources Act (25 of 1999)

This form is designed to assist the developer furnish Heritage Western Cape with the basic information needed to assess whether a Heritage Impact Assessment will be required in the case of a development falling within one of the categories outlined in Section 38 (1) of the Act. This form is to be completed when the development does not fulfil the criteria for EIA as set out in the EIA regulations.

1. Which criteria in Section 38 (1) does the proposed development fall within?

Detail

- 1.1 The construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length **YES**
- 1.2 The construction of a bridge or similar structure exceeding 50 m in length **NO**
- 1.3 Exceeds 5 000 m² in extent **YES**
- 1.4 Three or more existing erven or subdivisions thereof **YES**
- 1.5 Three or more erven or divisions thereof which have been consolidated within the past five years **NO**
- 1.6 The re-zoning of a site exceeding 10 000 m² in extent **YES**
- 1.7 Any public open space, squares, parks or recreation grounds **NO**

2. Property Owner

- 2.1 Name and Contact Address of Registered Owner Heartland Properties (Pty) Ltd
- 2.2 Tel 011 606-5000 I Casino Road
- 2.3 Fax 011 606-5001 Modderfontein
- 2.4 E-mail leticiap@heartland.co.za P O Box 500
- 2.5 Signature of owner and date Modderfontein 1645

3. Developer PRIMARY DEVELOPER: Heartland Properties (PTY) LTD

- 3.1 Name and Contact Address of the Developer Leticia Potts
- 3.2 Tel 011 606 5000
- 3.3 Fax 011 606 5001
- 3.4 E-mail leticiap@heartland.co.za

4. Person responsible for completing the form (heritage practitioner) Rocco Bosman

- 4.1 Name and contact address of party responsible for compiling and submitting this application
Rocco Bosman Architects and Heritage Specialist Practitioners
POBox 84698 Greenside 2034
- 4.2 Field of expertise and qualifications Refer to Accompanying Report (p. 3)
- 4.3 Tel 011 646 9614
- 4.4 Fax 086 760 6481
- 4.5 E-mail roccob@RBAandH.co.za



- 4.6 Signature and Date 20-01-2010

5. Property details

- 5.1 Name and location of the property The AECl Somerset West Site
- 5.2 Erf or farm numbers Refer to Accompanying Report (p. 5)
- 5.3 Magisterial district 110 Somerset West (Cape Town Metropolitan Fringe Area)
- 5.4 Local authority responsible City of Cape Town Metropolitan Municipality
- 5.5 Current use Disused
- 5.6 Current zoning Industrial
- 5.7 Land use of surrounding properties Mixed Use
- 5.8 Extent of the property 600 ha portion of the 1100 ha total

- 6. Information relating to the cultural significance, issues and concerns of the site and its context**
- 6.1 Describe the environmental context of the site e.g. urban, rural or natural **Natural, partly developed**
- 6.2 Are you aware of any cultural significance relating to the property or adjoining properties? **YES**
Explain. Refer to Accompanying Report (p. 5)
- 6.3 Does the property have any archaeological remains? **YES Describe. Refer to Accompanying Report (p. 5)**
- 6.4 Does the property have any palaeontological remains? **NO Describe.**
- 6.5 Does the property have any structures older than 60 years? **YES What is the approximate age? Various, erected following 1901 Describe any significant features. Scientific (technological) and aesthetic**
- 6.6 Are there any known graves or burials on the property? **NO Do you know the age thereof and the names of persons buried there? Expand.**
- 6.7 Are there any formally protected heritage sites on the property? **NO Expand.**
- 6.8 Does the property form part of proclaimed special area, conservation area, heritage area or protected area? **NO**
- 6.9 Does the property have any heritage resources? **YES Are the heritage resources formally listed in a provincial Heritage Register? NO Please indicate the grade and the heritage assessment criteria applicable to the heritage resources. Grade II and Grade III. Refer to Accompanying Report (p. 5 and 9)**
- 6.10 Are there are places on the property to which oral traditions are attached? **NO Explain.**
- 6.11 Does the property form part of an historical settlement or townscape? **YES Explain. AECI Explosives Factory and ancillary social structures**
- 6.12 Does the property form part of a landscape or have landscape features of cultural significance? **YES**
Explain. Built Landscapes and Cultivated Biophysical Landscapes
- 6.13 Does the property have geological sites of cultural importance? **NO Explain.**
- 6.14 Does the property have any place or object related to the history of slavery? **NO**
- 6.15 Briefly describe the history of the property, namely when it was first granted, previous owners and uses.
Refer to Accompanying Report (p. 5)
- 6.16 Is the property associated with any important persons, events, groups activities or public memory? **YES**
- 6.17 Does the property have any sea frontage or water source? **NO Describe. Separated from False Bay by coastal dunes south of the Development Site. Contains Paardevlei, source Lourens River via the Melek Sloop.**
- 6.18 Does the property have any rocky out crops on it? **NO**
- 6.19 Does the property have rock shelters on it? **NO**
- 6.20 Does the property form part of a coastal dune system? **Partially**
- 6.21 Are there any marine shell heaps or scatters on the property? **NO**
- 6.22 Are there any geological features on the site? **NO Describe**
- 6.23 Is the property or part thereof on land reclaimed from the sea? **NO Describe**
- 6.24 Is the site situated within or adjacent to a scenic route? **YES Describe Abutting the northern boundary**
- 6.25 Has the site been previously cultivated or developed? **YES**

7. Description of the Proposed Development

- 7.1 Describe the nature of the proposed development. **Urban: Mixed Use**
- 7.2 What do you believe are the possible impacts of the development on the heritage value of the site and its context?
Refer to Accompanying Report (p. 9)
- 7.3 Are any structures over 60 years old affected by the proposed development? **YES**
- 7.4 Does it involve rezoning or change of land use? **YES Describe Industrial to Mixed Use**
- 7.5 Does it involve construction work? **YES Describe Buildings and supporting infrastructure**
- 7.6 What is the total floor area of the proposed development? **The urban design process had not yet been concluded**
- 7.7 What is the extent of land coverage of the development? **The urban design process had not yet been concluded**
- 7.8 Does it involve earth moving or excavation? **Most likely Describe Detailed planning had not yet commenced**
- 7.9 How many storeys is the development including parking? **Detailed planning had not yet commenced**
- 7.10 What is the maximum height of the new development above natural ground level? **Detailed planning had not yet commenced**
- 7.11 What is the monetary value of the proposed development? **Detailed planning had not yet commenced**
- 7.12 Sketch your proposed time-frame for the project **Short to medium term (5 to 20 years)**

8. Legal Requirements

- 8.1 Is planning permission required for any departures or consent use in terms of the zoning scheme? **YES**
Has an application been submitted to the planning authority and has any comment or approval from the planning authority been obtained? NO
- 8.2 Is planning authority permission required for any subdivision or consolidation? **YES**
Has an application been submitted to the planning authority and has any comment or approval from the planning authority been obtained? NO

- 8.3 Is the proposed development subject to the EIA regulations of the Environment Conservation Act (Act 73 of 1989)? Has an application (or environmental checklist) been submitted to DECAS DEAT? What are the requirements of DECAS DEAT? **NO**
 At what stage in the IEM Integrated Environmental Management process is the application (scoping phase, EIA, Record of Decision-ROD etc.)
- 8.4 Has any assessment of the impact of the proposed development on any heritage resources been undertaken in terms of the EIA or planning process? **NOT IN TERMS OF AN EIA.** Are any such studies (EIA) currently been undertaken? Explain. **IEM has not yet started**
- 8.5 Are there title deed restrictions linked to the property? **YES**
- 8.6 Is the property situated within or adjacent to a conservation area, special area, scenic route or any other area which has special environmental or heritage protection? **YES** (adjacent sites contingent on heritage protection)
- 8.7 Does the property have any special conservation status? **NO**
- 8.8 Are there any other restrictions on the property? **No onerous conditions** (other than provisions in terms of the Cape Town Spatial Development Framework - CTSDF:2009)
- 8.9 Does the proposed development conform with local planning policies? (eg, Spatial Development Framework; Sectoral Plans;) **YES**
- 8.10 What interested and affected bodies have been consulted so far? **NONE** Please enclose any responses
- 8.11 Is approval from any other authority required? Other than the heritage authority, the planning and building control authorities, **no.**
- 8.12 Has permission for similar development been refused by any authority in the past on this site? **NO** Please Attach

- 9.1 **Location Plan** Refer to Accompanying Report (p. 6)
- 9.2 **Site Plan** Refer to Accompanying Report (p. 7)
- 9.3 **Relevant sketch proposals, development plans, architectural and engineering drawings and landscaping plans.**
 Development plans in progress
- 9.4 **Photographs of the site (including aerial photographs or orthophotos where possible and appropriate)**
 Refer to Accompanying Report (p. 11, 12 and 13)
- 9.5 **Responses from any interested and affected parties and other authorities** IAP's had not yet been engaged.
- 9.6 **Any archaeological reports or other reports that may have been carried out on the property or properties within the immediate area.** **YES** Refer to Accompanying Report (p. 4 and 5)
- 9.7 **Any other pertinent information to assist with decision-making** Findings contained in the DJ Halkett and TJG Hart report, Archaeology Contracts Office University of Cape Town titled **AN ASSESSMENT OF HERITAGE RESOURCES ON THE AECI SITE: SOMERSET WEST**, prepared for AECI (Pty) Ltd. in September 1996, which identifies heritage resources located on the Development Site.

Signature of the person responsible for completing the form.



20-01-2010

Signature..... Date

RECOMMENDATIONS BY HERITAGE SPECIALISTS

Sections 10 and 11 may be completed by a heritage practitioners. It is recommended that this section be completed in order to expedite the approval process.

11. Recommendations as to further investigations required Describe Issues and Concerns

11.1 Refer to Accompanying Report

11.2 To conserve resources of cultural value, it is hereby recommended that a final phase HIA be conducted, including the formulation of appropriate development controls for respective development precincts and associated implementation procedures. All of which are to form part of such a HIA submission.

12. Endorsement by Specialist Heritage Practitioners

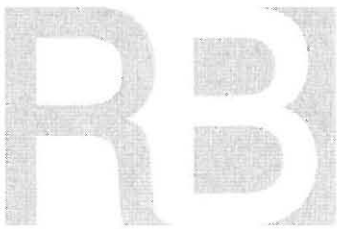
12.1 I have reviewed the proposed development and this completed form and make the recommendations described above in Section 11.2.

Rocco Bosman

Name of Heritage Practitioner

Signature of Heritage Practitioner 

Date 20-01-2010



Practice SACAP Registration Number 3215
Practice SAIA Registration Number 4323

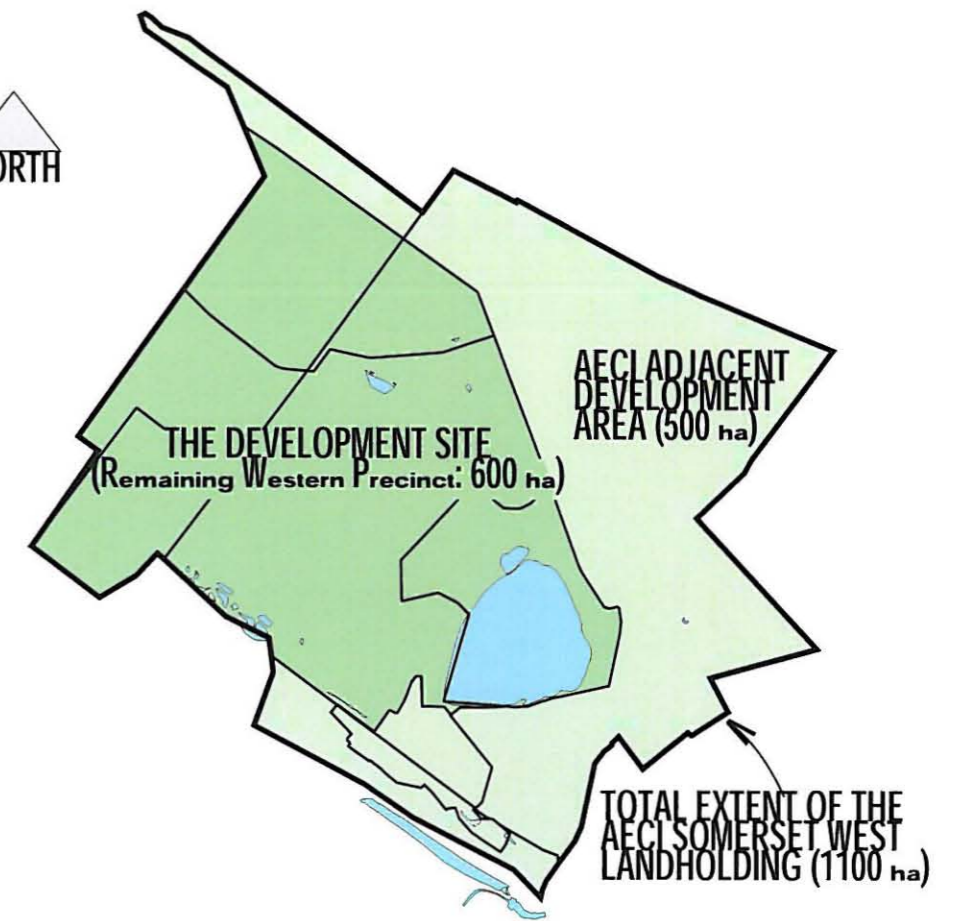
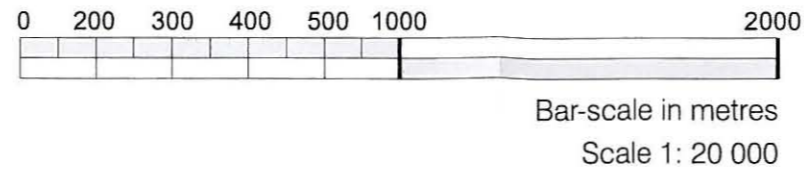
Rocco Bosman
Architects and Heritage
Specialist Practitioners



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Diagram 2: SITE PLAN LAYOUT



-  THE AECI SOMERSET WEST LANDHOLDING
-  BUILT STRUCTURES, LOCATED ON THE DEVELOPMENT SITE
-  ARCHAEOLOGICAL RESOURCES LOCATED ON THE DEVELOPMENT SITE
-  VEHICULAR RETICULATION NETWORK AND STREET NAMES
-  WATERBODIES
-  CONTOURS AT 1 METRE INTERVALS
-  CADASTRAL BOUNDARIES
-  CULTIVATED EXOTIC TREES
-  1 RESIDENTIAL AND ADMINISTRATIVE SPATIAL CLUSTER
-  2 INDUSTRIAL SPATIAL CLUSTER
-  3 ZWELIHLE LABOUR COMPOUND CLUSTER AND GRAVE CLUSTERS



Aerial Photograph Recorded 2003



Aerial Photograph Recorded 2005



Aerial Photograph Recorded 2007