

NID SUBMISSION
(SECTION 38(4))
EXTENSION TO EXISTING AQUARIUM
V&A WATERFRONT, CAPE TOWN



Prepared for
THE V&A WATERFRONT Ltd
by



May 2013



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: V&A WATERFRONT, TWO OCEANS AQUARIUM, DOCK ROAD	
Street address or location (eg: off R44): DOCK ROAD, V&AW	
Erf or farm number/s: ERF 149294	Coordinates: S E (A logical centre point. Format based on WGS84.)
Town or District: CAPE TOWN	Responsible Municipality: City of Cape Town
Extent of property: LEASED AREA (AQUARIUM) 5169M SQUARE METRES	Current use: VACANT (PARKING LOT)
Predominant land use/s of surrounding properties: AQUARIUM, HOTEL	

REGISTERED OWNER OF PROPERTY:

Name V&A WATERFRONT		
Address 2 ND FLOOR, VICTORIA WHARF, V&A WATERFRONT CAPE TOWN		
Telephone (021) 408 7820	Cell MIKE BROKENSHERE 082 786 5256	E-mail mbrokenshire@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 14 / 05 / 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 ² in extent;
<input type="checkbox"/> S38(1)(d) Rezoning of a site exceeding 10 000m ² in extent.	<input type="checkbox"/> (ii) involving three or more existing erven or subdivisions thereof;
<input type="checkbox"/> Other triggers, eg: in terms of other legislation, (ie: National Environment Management Act, etc.) Please set out details:	<input 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:

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: N/A

Present phase at which the process with that authority stands: N/A

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 proposal is for the two storey extension of the present Aquarium to the south west into the area presently occupied by the parking lot. The ground floor building expansion area is approximately 1300m square, the first floor approximately 1000m square and the new roof deck area 560m square. Uses include a new predator tank, exhibition space, workshops and meeting rooms. The proposals are clearly described in the accompanying plans, sections and elevations.

The site has always been vacant. The only heritage resource in the vicinity is the Millwrights Building which dates from 1907 and which is embedded in the first phase of the Aquarium.

The proposed extension will not touch the Millwright Building and will have no impact on it. The only other potential impact is on views towards the old Industrial Breakwater Prison, now the UCT Graduate School of Business, a PHS. Views towards the building have long been compromised by the building of the One and Only Hotel and by the V&A Marina development. There will thus be minimal impact on views towards the buildings.

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 site has formed part of the Docks development from the late nineteenth, early 20th century. The outer basin, excavated during the late nineteenth century, as part of a previous proposal for the extension of the Victoria's Basin, was used for a Tank Farm until the development of the Victoria and Alfred Waterfront and the use of the area for a Marina.

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"/>	<p>Places, buildings, structures and equipment of cultural significance</p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>
<input type="checkbox"/>	<p>Places to which oral traditions are attached or which are associated with living heritage</p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>
<input checked="" type="checkbox"/>	<p>Historical settlements and townscapes</p> <p>Description of resource: V&AW as part of an early twentieth century maritime industrial landscape</p> <p>Description of impact on heritage resource: Low</p>
<input type="checkbox"/>	<p>Landscapes and natural features of cultural significance</p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>
<input type="checkbox"/>	<p>Geological resources of scientific or cultural importance</p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>
<input type="checkbox"/>	<p>Archaeological resources (Including archaeological sites and material, rock art, battlefields & wrecks):</p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</p>
<input type="checkbox"/>	<p>Palaeontological resources (ie: fossils):</p> <p>Description of resource:</p> <p>Description of impact on heritage resource:</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"/>	Sites of significance relating to the history of slavery in South Africa: Description of resource: Description of impact on heritage resource:
<input type="checkbox"/>	Other heritage resources: Description of resource: Description of impact on heritage resource:

Describe elements in the environs of the site that could be deemed to be heritage resources: The only elements in the environs of the site that could be considered to have heritage significance relate to its role as an early twentieth century maritime industrial landscape. This has been vastly transformed by the development of the V&A Waterfront.

Description of impacts on heritage resources in the environs of the site: Low.

Summary of anticipated impacts on heritage resources: There are likely to be no impacts as no heritage resources are located on the site. there will be no heritage impact on the adjacent Mill wright building which is embedded in the existing Aquarium.

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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Recommendation made by: Name N E 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:

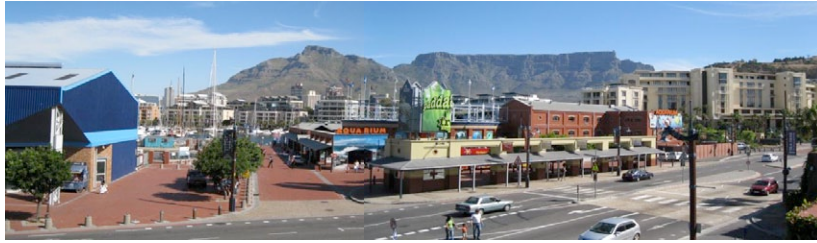
1.	Name of individual: Qualifications: Experience: Standing in heritage resource management: E-mail Address: Telephone: Cell:	Name of Practice: Area of specialisation:
2.	Name of individual: Qualifications: Experience: Standing in heritage resource management: E-mail Address: Telephone: Cell:	Name of Practice: Area of specialisation:
3.	Name of individual: Qualifications: Experience: Standing in heritage resource management: E-mail Address: Telephone: Cell:	Name of Practice: Area of specialisation:
4.	Name of individual: Qualifications: Experience: Standing in heritage resource management: E-mail Address: Telephone: Cell:	Name of Practice: Area of specialisation:
5.	Name of individual: Qualifications: Experience: Standing in heritage resource management: E-mail Address: Telephone: Cell:	Name of Practice: Area of specialisation:
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.	

ATTACHMENT 1

PHASE 1 3d's & Images



TWO OCEANS AQUARIUM
PROPOSED WEST WING EXTENSIONS

SITE PHOTOS



TWO OCEANS AQUARIUM
PROPOSED WEST WING EXTENSIONS

EXISTING VIEW





TWO OCEANS AQUARIUM
PROPOSED WEST WING EXTENSIONS

PROPOSED VIEW 1



TWO OCEANS AQUARIUM
PROPOSED WEST WING EXTENSIONS

PROPOSED VIEW 2





TWO OCEANS AQUARIUM
PROPOSED WEST WING EXTENSIONS

PROPOSED VIEW 3

 **mlh**
architects & planners



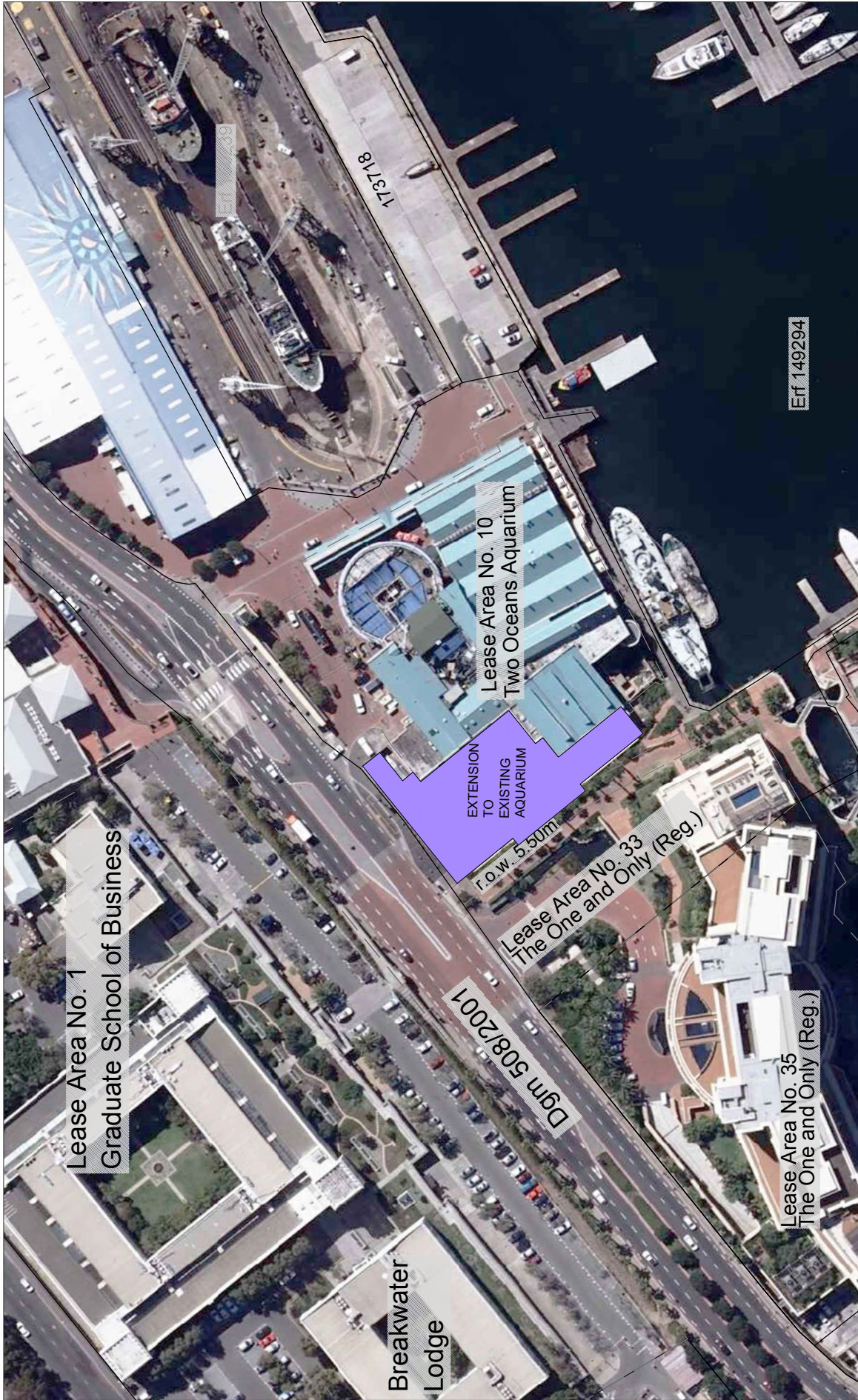
TWO OCEANS AQUARIUM
PROPOSED WEST WING EXTENSIONS

PROPOSED VIEW 4

 **mlh**
architects & planners

ATTACHMENT 2

Sketch Plans

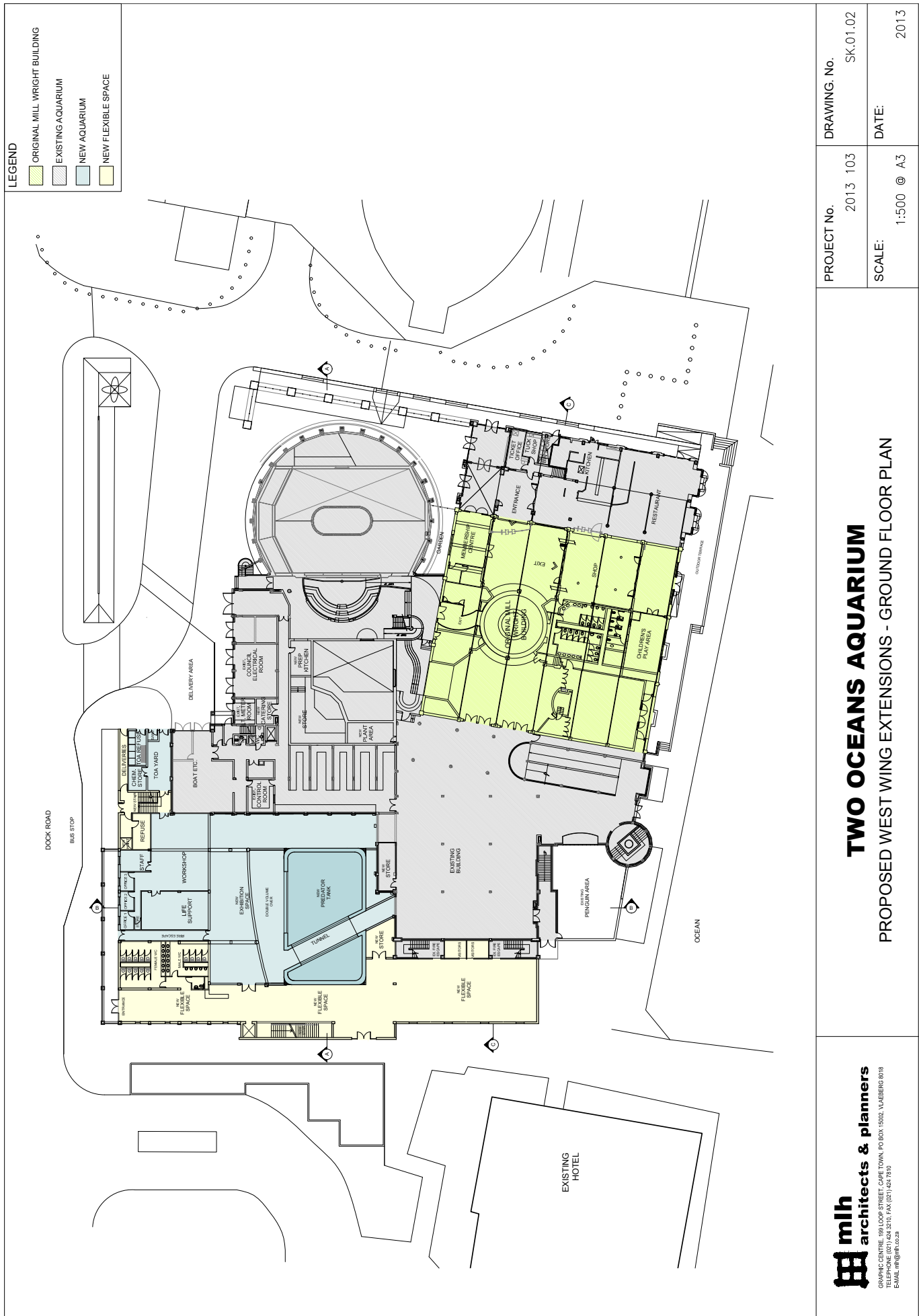


PROJECT No.	2013 103	DRAWING No.	SK-01.00
SCALE:	1:1000 @ A3	DATE:	2013

TWO OCEANS AQUARIUM

PROPOSED WEST WING EXTENSIONS - AERIAL PICTURE

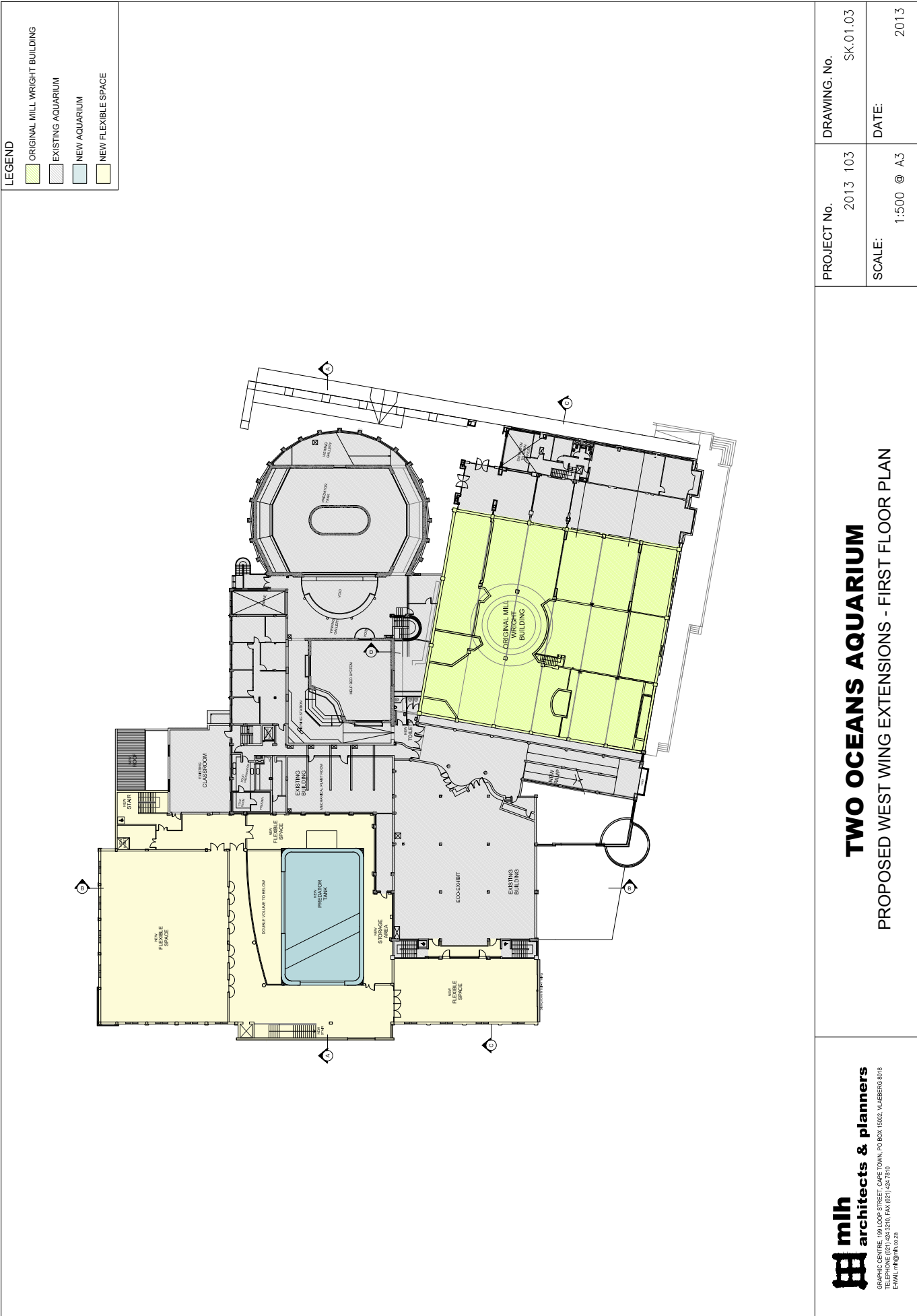
mlh architects & planners
 OPENING CENTRE 1001 OCEAN STREET, CAPE TOWN, PO BOX 15022, VILBERG 8018
 TELEPHONE (021) 426 5210, FAX (021) 426 7871
 E-MAIL mlh@mlh.co.za



PROJECT No.	2013 103	DRAWING No.	SK.01.02
SCALE:	1:500 @ A3	DATE:	2013

mlh architects & planners

GRAPHIC CENTRE, 181 LOOP STREET, CAPE TOWN, PO BOX 15000, VUEBERG 8018
 TEL: 021 461 1310 FAX: 021 461 1310
 EMAIL: mlh@mlh.co.za

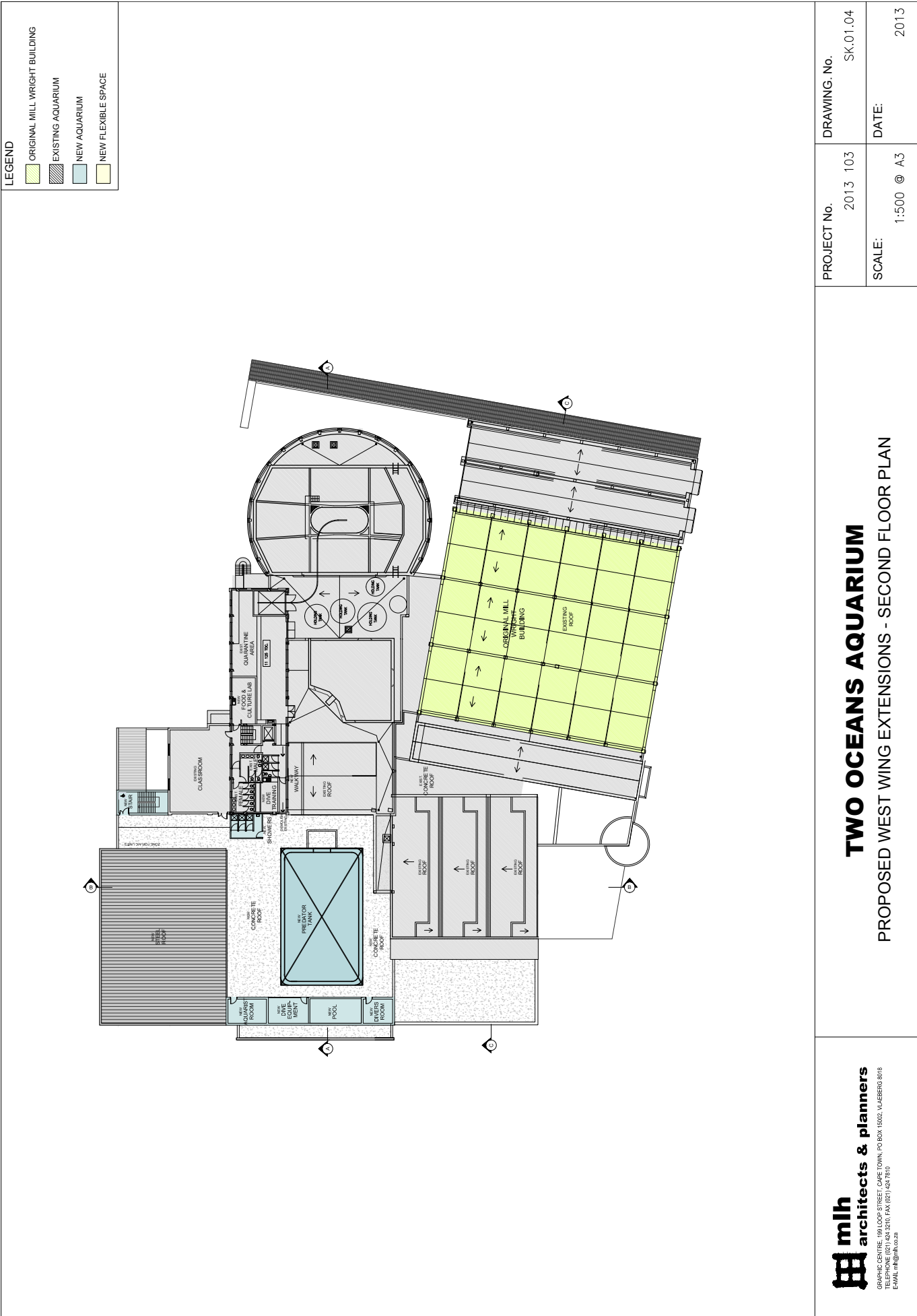


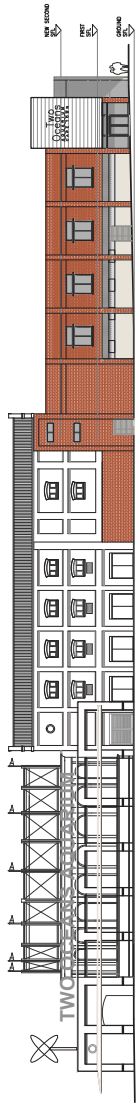
PROJECT No.	2013 103	DRAWING No.	SK.01.03
SCALE:	1:500 @ A3	DATE:	2013

TWO OCEANS AQUARIUM

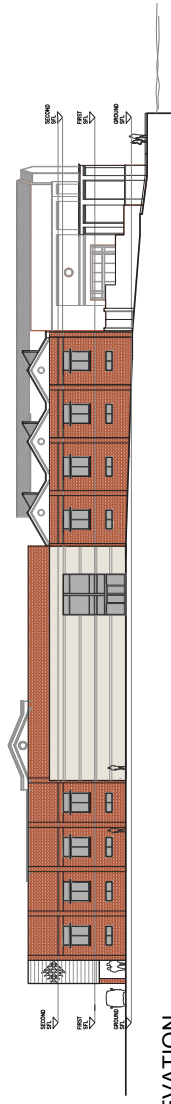
PROPOSED WEST WING EXTENSIONS - FIRST FLOOR PLAN

mlh architects & planners
 GRAPHIC CENTRE, 199 LOOP STREET, CAPE TOWN, PO BOX 15002, VILBERG 8018
 TEL: +27 (0) 21 461 7810 FAX: +27 (0) 21 461 7811
 EMAIL: mlh@mlh.co.za

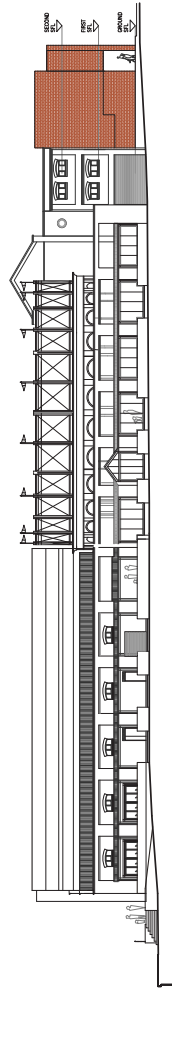




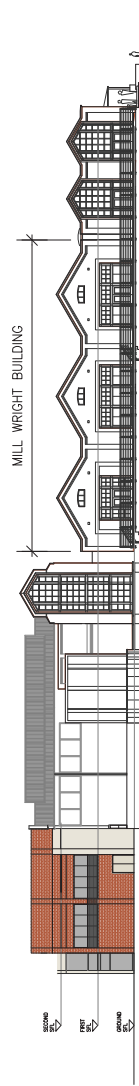
NORTH ELEVATION
(FROM DOCK ROAD)



WEST ELEVATION
(FROM HOTEL SQUARE)



EAST ELEVATION
(FROM DRY DOCK)

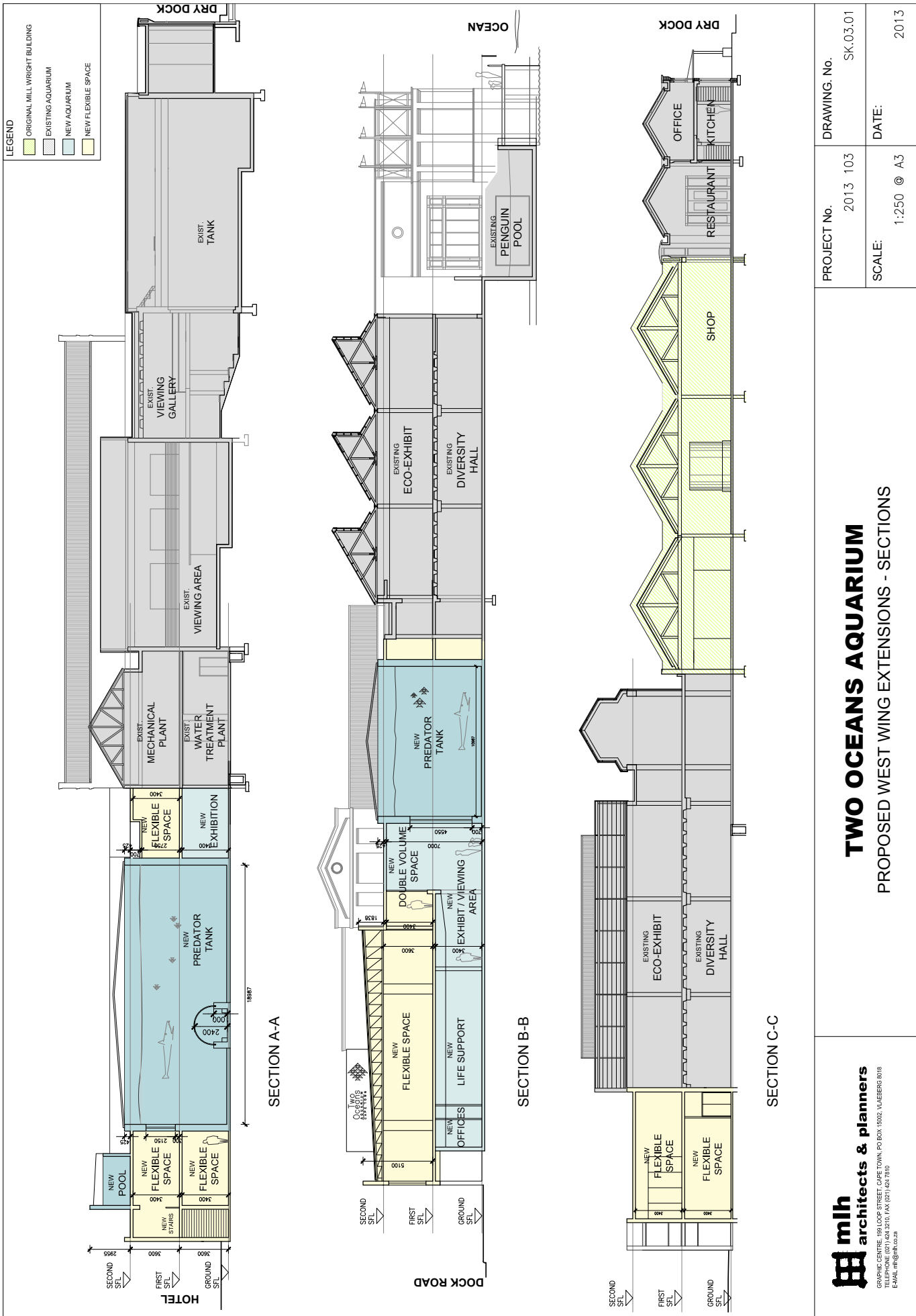


SOUTH ELEVATION
(FROM HARBOUR)

mlh architects & planners
 GRAPHIC CENTRE: 191 LOOP STREET, CAPE TOWN, PO BOX 16002, VILBERG 8018
 TEL: +27 (0) 21 461 6228 FAX: +27 (0) 21 461 7810
 EMAIL: mlh@mlh.co.za

TWO OCEANS AQUARIUM
 PROPOSED WEST WING EXTENSIONS - ELEVATIONS

PROJECT No.	2013 103	DRAWING No.	SK.02.01
SCALE:	1:500 @ A3	DATE:	2013



TWO OCEANS AQUARIUM
 PROPOSED WEST WING EXTENSIONS - SECTIONS

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ATTACHMENT 3

Project Description

TWO OCEANS AQUARIUM – WEST WING EXTENSION

PROJECT NO. 2013 103

SUMMARY OF PROPOSED BUILDING WORK

The Two Oceans Aquarium is located in the V & A Waterfront, in the New Basin precinct. The Aquarium is flanked by the One and Only Hotel to the West, Dock Road to the north, Albert Dock to the south and the Dry Dock to the east.

The proposed additions to the existing building occur in the north-west corner, i.e. abutting onto the landscaped servitude between the Aquarium and the One and Only Hotel to the west and onto Dock Road to the north. The area is currently used as a tarmac parking area.

The proposed extent of demolition is minimal, and includes the removal of an existing open steel fire escape stair, and precast walled yard, both abutting Dock Road.

Apart from some minor internal changes (some new doorways, etc.) into the existing Aquarium, there is no change to the existing building and there is no change whatsoever to the existing Millwrights Building, which was integrated into the original Aquarium design.

The new proposals are some 2500m² in extent plus 50m² yard area, and together represent a 34% increase in total built area. New accommodation at ground and first floors includes a predator tank, exhibit space, functions area, kitchen, toilets, workshop, stores, and yard areas for life support, storage, and service purposes.

The predator tank volume extends up to the existing roof level, where service access to the tank occurs. A new divers' training pool, divers facilities, stores etc, are also located at roof level. The existing fire escape stair to Dock Road will be replaced with a new enclosed fire escape stair extending up all 3 storeys.

A new lightweight steel canopy is proposed along the Dock Road edge to provide pedestrian shelter to the adjacent bus stop.

The proposed new additions will match the existing building palette of materials and colours.

The extent of proposed signage is nominally indicated at present but will be subject to more detailed proposals at a later stage.