



February 2007.

**A Brief Statement Of Heritage Significance  
in regard to  
Remainder of Cape Farm 30 and Cape Farm 31, Atlantis**

**Prepared for Sillito Environmental Consulting cc.**

As supplementary documentation  
to a rezoning application  
being made to the Blaauwberg Municipality in terms of Ordinance No 15/1985  
**AND**  
**NOTIFICATION OF INTENT TO DEVELOP**  
Being made to Heritage Western Cape in terms of Section 38 of the NHRA



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## **BRIEF STATEMENT OF HERITAGE SIGNIFICANCE.**

### 1. Background.

I have been commissioned by Sillito Environmental Consultants to submit a Notification of Intent to Develop to Heritage Western Cape in terms of Section 38 of the NHRA in regards to the above-mentioned property. The purpose of this report is effectively notify Heritage Western Cape of the developers intent to develop and to provide a heritage statement that will show that a full HIA is not required as per Section 38(2) of the Act.

Full details of the proposed development are supplied in the application for change in land use rights made to the Blaauwberg Municipality in terms of the land Use Planning Ordinance 15 of 1985.

The application is attached.

### 2. Legislative Requirements.

In terms of the section 38(1) of National Heritage Resources Act, (NHRA), (Act 25 of 1999), any person who intends to undertake a development or any other activity which will change the character of a site

“(i) Exceeding 5000m<sup>2</sup> in extent:”...

must at the very earliest stages of initiating such development, notify the responsible heritage resources authority.

The responsible heritage Resources authority must within 14 days of receipt of such notification, either notify the person who intends to undertake the development to submit a heritage impact assessment if there is reason to believe any heritage resources will be affected, or notify the person concerned that this section does not apply.

### 3. Proposal.

The proposed action is for the rezoning and a combined industrial and commercial development.

#### 4. The Site.

The current landuse of the site is farming. The undeveloped site measures approximately 18.6 ha in extent and is located to the south of Bloembosch Road and east of Atlantis Industria. The surrounding landuse is light industrial and undeveloped. To the north of the site is a number of informal settlements and to the south and east lies a portion of undeveloped land. To the west of the site lies a substation and electronic lines.



Arial view of property in question.



Arial view of property in question.



5. Assessment Criteria.

The cultural/heritage significance of the site is considered in terms of criteria consistent with section 3(3) of the National Heritage Resources Act.

6. General Assessment.

The property does not fall within any proposed or declared heritage area either in terms of the NHRA or any Municipal regulations. In this regard, any contextual considerations in terms of heritage resources are considered limited. The property has been earmarked for development.

The structures identified on the site are not older than 60 years and therefore do not qualify for the general protection in terms of section 34 of the NHRA.

The site is felt to be of no value in terms of any scientific, social, spiritual or historic significance. Indeed it is now felt that any significance, (unlikely and limited).

7. Conclusion.

The heritage significance of the property in question is considered to be very low as per the NHRA.

I can find no historic, contextual, intrinsic or associational ground for recommending that any heritage assessment be carried out in terms of section 38 of the National Heritage Resources Act.

8. Recommendations.

It is therefore recommended that no Heritage Impact Assessment is warranted and that the development be allowed to proceed in terms of Section 38(2) of the NHRA.

This application can and should be dealt with in terms of the relevant local municipal regulations and LUPO only.

Chris Snelling.  
April 2007