



HERITAGE IMPACT ASSESSMENT

CONRADIE “BETTER LIVING MODEL” EXEMPLAR PROJECT HERITAGE IMPACT ASSESSMENT Heritage Western Cape Case No: 14102807AS1029E

Notice is hereby given of a Heritage Impact assessment in terms of:
- National Heritage Resources Act 25 of 1999.

The site : Unregistered Erf 169125 of Rem 112657, Forest Drive Extension, Thornton

Proponent: Western Cape Government (“WCG”): Department of Transport & Public Works (“DTPW”)

The development: The WCG introduces the **Better Living Model Exemplar Project** (“BLMEP”). This business ‘UNusual’ opportunity, is the development of an integrated, sustainable and affordable residentially-led, mixed-use neighbourhood on the 22ha site owned by the WCG. The site is the location of the former Conradie Hospital in Cape Town, situated between Thornton and Pinelands in the Western Cape.

The **Better Living Model** (“BLM”) is a joint **Game Changer** initiative between the WCG and the City of Cape Town who, together with the private sector, will work together to secure funding for bulk services and infrastructure, housing products, public amenities and commercial opportunities.

The residential component of the BLM will consist of affordable rental, rent-to-own and fully-owned apartments. It is the objective that a minimum of forty-nine percent of these should be subsidized. The remainder of the development will include retail, commercial and service industry. This will be a place where people can Live, Work, Play and learn, within a connected, safe and socially inclusive environment.

The Heritage Impact Assessment (HIA)

Four heritage-graded structures (the Gateway Precinct) on the site will remain; the Hall (also referred to as Chapel), the old Nurses Administration building, the Porter’s Lodge and the entrance gateways and boundary wall on Forest Drive Extension.

The HIA studies the potential impact of the Conradie BLMEP development on these structures and other heritage resources within the immediate environs.

Notice is hereby given that a draft HIA will be available for review and comment from **Monday 11 April 2016 to Tuesday 10 May 2016**. Copies of the draft HIA will be available at Pinelands and Cape Town libraries. Copies of the draft HIA will also be available on request at betterlivingmodel@westerncape.gov.za or can be downloaded from the WCG website .

If you or your organisation would like to register as an interested and affected party (I&AP) please email betterlivingmodel@westerncape.gov.za. In addition, any I&APs who would like to submit a comment on the HIA should do so in writing to betterlivingmodel@westerncape.gov.za **no later than 17h00 on 10 May 2016**.

Queries may be directed to the HIA practitioner:

Urban Design Services cc, Andre Pentz at urbands@iafrica.com