

Our Ref: HM/CAPE WINELANDS/STELLENBOSCH/
PORTION 7 AND 10 OF FARM BOSCHENDAL 1674
Case No.: 15052003AS0525M
Enquiries: Andrew September
E-mail: andrew.september@westerncape.gov.za
Tel 021 483 9543
Date: 17 February 2017



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INTERIM COMMENT

In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

HERITAGE IMPACT ASSESSMENT: PROPOSED MIXED-USE DEVELOPMENT ON PORTION 7 AND 10 OF FARM BOSCHENDAL 1674, STELLENBOSCH, SUBMITTED IN TERMS OF SECTION 38(8) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

CASE NUMBER: 15052003AS0525M

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received on 18 October 2016. This matter was discussed at the Impact Assessment Committee (IACom) meeting held on 08 February 2017.

The Committee noted that:

- Members of the Committee reported back on the site visit to the proposed Boschendal Village on the 26 January 2017.

INTERIM COMMENT

The Committee was generally supportive of the urban design framework and the compact nodal urban development in a rural context. Some concerns were, however, expressed and these would need to be addressed. They include the following:

- It was felt that more information is required to link the proposed development into the broader municipal vision for the area. This is specifically in respect of actual and potential edges to the urban/ rural development.
- Concerns were expressed with regard to certain of the proposed typologies relating to the development. These include the proposed development to the west of the R310, and in particular to the suburban strip of single residential units sprawling to the west.
- It was felt that certain of the housing typologies need to be developed further and this includes looking at the issue of height and suburban density.
- Clarification is required in respect of the proposed parking and edge treatment along the R310. Concern was raised that this has strong potential to end up looking like a suburban shopping mall parking lot.
- It was recommended that more vigorous illustrations of the visual impacts are provided, particularly at a more immediate scale and in relation to the portion of the site where 3 storey development is proposed, as well as the impact to and from the R45 and R310 scenic routes.
- It is re iterated that the social impact assessment must be included within the provision of the heritage impact assessment. In addition it was recommended that the appropriate engagement with representatives of effected parties I&APs is undertaken and that they a meaningful part of the process.
- The relationship between the proposed new development and the Boschendal werf needs to be explored more thoroughly, particularly in respect to old movement routes, existing gateways etc.

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HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.

Yours faithfully

Mr. Mxolisi Dlamuka

Chief Executive Officer, Heritage Western Cape

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Our Ref:



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Enquiries: Gcobani Sipoyo
Tel: 021 465 2198
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CaseID: 10249

Date: Tuesday April 04, 2017
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Interim Comment

In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999)

Attention: Boschendal Pty Ltd

Proposed Mixed Use Development on Boschendal Estate Portion 7 and Portion 10 of Farm 1674

Thank you for submitting your application to SAHRA. The Boschendal Mixed Use Development (BMUD) application was reviewed by the SAHRA Built Environment Unit for assessment from an interim comment. The proposed Boschendal Mixed Use Development (BMUD) is located at the junction of two established transport links, the R310 and R45. The development is also located adjacent to the railway line that used to link Franschoek and Paarl.

The following documents were submitted to SAHRA:

- Heritage Impact Assessment BOSCHENDAL VILLAGE NODE: Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, Prepared By: Nicolas Baumann, Sarah Winter, Dave Dewar, Piet Louw, September 2016
- Boschendal Village Mixed Use Development Social Impact Assessment, by Tony Barbour and Schalk van der Merwe, February 2017

Heritage Impact Assessment Recommendations:

SAHRA is of the view that the Heritage Design Indicators are to form part of the final report and be duly incorporated in the development. (HIA, p.50-51, September 2016)

The design development must proceed in accordance with the Urban Design Framework dated November 2015 (Annexure E) and the Heritage Indicators in Section 8 (pages 14-22) of the HIA report.

- The proposed residential erven in Precinct F2 must be reduced in extent to exclude the existing orchard from the proposed development, as shown in Alternative 5c.
- More refined articulation of building elevations and roofscapes in Precincts E1 and E2 must be undertaken at the precinct plan level.
- The implementation of the Landscape Framework Plan prepared by CNdV Landscape Architects. Refer to Figure 25.



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- An Integrated Environmental Management Plan must be formulated to address mandatory controls and guidelines related to lighting, signage and architectural and landscaping treatment included in Section 8.7, 8.8 and 8.9 above and formulated in Section 5 of the Urban Design Framework.

Social Impact Assessment

SAHRA is of the view that the following recommendation should be duly considered when assessment of the application is conducted.

The following recommendations should be implemented to ensure that the proposed development caters to the needs of the local community: *(Social Impact Assessment, by Tony Barbour and Schalk van der Merwe, February 2017, p.x-xi)*

- The owners of Boschendal should liaise with the SLM and local community leaders to identify potential development initiatives aimed at addressing the needs and challenges facing the Dwars River Valley;
- The structure of the trust aimed at supporting local development initiatives and the composition of the trustees should be discussed with representatives from the SLM, workers on Boschendal and the local community;
- The developer should ensure that the retail component of the development takes into account the needs of the local community. In this regard the findings of the SIA highlight the need for a shop, such as a Spar or Pick and Pay, in the study area;
- The food outlets associated with the proposed development should cater for the local community and not only tourists;

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- Public access to and use of all public spaces within the development should be provided and guaranteed;
- Activities and events that create opportunities for and encourage the use of the public spaces by the local community should be held on a regular basis. These include school outings, picnic's, music events etc.

In addition:

- The developer and planners need to take into account the existing operations that border onto the site, specifically the operations undertaken by RFG and Imibala, in the final design and layout. Potentially sensitive land uses, such as hotels and residential areas should not be located in close proximity to adjacent land uses

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that have the potential to create a nuisance;

- The developer must recognise and acknowledge the right of these operations to carry on operating and the right to expand their operations in the future;
- Prospective homeowners and business owners must be informed of the existing operations that border onto the site and that they will continue to operate in the area, and may expand at some future date.

The establishment of the proposed Boschendal Village Mixed Use Development is supported on the condition that the recommended enhancement and mitigation measures contained in the SIA report and other specialist reports are implemented. This recommendation applies to Alternative 5a, 5b and 5c.

(Social Impact Assessment, by Tony Barbour and Schalk van der Merwe, February 2017, p.x-xi)

Comment:

SAHRA Built Environment therefore, has no objection to the proposed Boschendal Mixed Use Development (BMUD) development provided that all specialist recommendations are duly complied with by the applicant. SAHRA also recommends that the recommendations contained within the SOCIAL IMPACT ASSESSMENT be incorporated in the Final HIA.

SAHRA has concerns in the impact of the revision of the urban edge and the proposed amendment thereof as this would adversely affect the character and significance of the cultural landscape. Along with the heritage design indicators contained in the heritage impact assessment BOSCHENDAL VILLAGE HERITAGE IMPACT ASSESSMENT SEPT 2016 p.30-33. SAHRA is of the view that these should be considered in the implementation of the project and incorporated in the overall design of the Development, although alternative 5 is favourable. The issue of the urban edge needs to be resolved before development takes place as highlighted in the letter of January 2017 contained in the Social Impact Assessment, **Annexure C p. 119-123**.

It is understood that this is an interim comment to the report, however once the development is submitted for approval SAHRA requests the following:

In regard to the above it is recommended that the following form part of the final report:

- - That the spatial references, i.e. GPS co-ordinates, referred to in the report are plotted in the context of site plan and site map. SAHRA is, however, unable to comment on the intended built interventions proposed without proper documentation in the form of technical drawings illustrating the extent of interventions in the report. This technical documentation should be part of the submission.
- - As part of the construction phase, SAHRA would recommend that a suitably qualified heritage consultant be part of the construction phase and a *Construction Management Plan* as part of the documentation to ensure that no *Historic Fabric of Significance* is compromised during construction.

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SAHRA endorses the adoption of **alternative 5 with mitigation subject the conditions set out in the Social Impact Assessment as well as those in the Heritage Impact Assessment** as the most viable option in terms of the overall design of the development is concerned provided all related specialist recommendations are duly followed as contained in all reports submitted as part of the application and all heritage related principles are followed. Should you have any queries please do not hesitate to contact Mr. Ben Mwasinga at bmwasinga@sahra.org.za, Heritage Officer at and Mr. Gcobani Sipoyo, Heritage Officer at gsipoyo@sahra.org.za.

Should you have any further queries, please contact the designated official using the case number quoted above in the case header.

Yours faithfully

Gcobani Sipoyo
Heritage Officer
South African Heritage Resources Agency

ADMIN:

Direct URL to case: <http://www.sahra.org.za/node/374232>
(, Ref:)

Terms & Conditions:

1. This approval does not exonerate the applicant from obtaining local authority approval or any other necessary approval for

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- proposed work.
2. If any heritage resources, including graves or human remains, are encountered they must be reported to SAHRA immediately.
 3. SAHRA reserves the right to request additional information as required.