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PARLIAMENT PRECINCT: TUYNHUYS PARKING AREA
PERMIT APPLICATION: REDESIGN OF PARKING LAYOUT
TUYNHUYS
BUILT ENVIRONMENT UNIT
DATE: 18 – 09 – 2022



The Tuynhuys Staff Parking Area



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Contents

1. Introduction	page 3
2. The Site Description	page 3 - 5
3. Statement of Significance	page 5 - 6
4. Background : The reason for the submission	page 7 - 8
5. Design Proposal : Redesign of Parking Spaces and Carport Structure	page 9
6. Recommendations	page 12
7. Conclusion	page 12



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1. Introduction : Reason For The Submission

The aim of this submission is to apply for and obtain a Permit for the implementation of the following:

- Reconfiguration of the existing parking layout with demarcated parking spaces
- Construction of a shade covering of the newly demarcated parking areas

The area in question is the existing parking area utilized by officials working in the Tuynhuys complex. The assistance and/ or guidance of SAHRA is required in this regard.

2. The Site Description

Tuynhuys Parking Address: Located in the Parliamentary Precinct on the western side behind the Goodhope Building and accessed off Gallery Lane, Cape Town.

Tuynhuys occupies an important position in the Parliamentary precinct. It is situated along the Company Gardens while the parking lot is situated between the Pharos Gorralla Temple, Goodhope building and the servicing area along Gallery Lane. The reason for this report is to ensure that: the trees that are not negatively affected by the covered parking proposal that would affect its natural heritage negatively. The parking area is what one could consider a “back of house” condition as the site is located in the service area. This service area accommodates the generator room, air-conditioning plant equipment as well as a storage facility for Tuynhuys, it is also used a delivery area for goods and equipment by the relevant service providers. Currently there are four well established trees in the parking area which provide shade to about half the parking area. These trees are well established may be subject to the heritage act due to their age, significance of place and heritage overlay of the Parliament Precinct. The parking area is enclosed by 2.1m high walls, of which the one of the walls is the wall of the Pharos Gorralla Temple. The paving material is red clay brick paving with parking lines painted onto the paving.



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Figure 1: Shows the site in context within the Parliamentary Precinct



Figure 2: Showing the site of the Tuynhuys parking area



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3. Statement of Significance

This significant part of this site is that it is within the Parliamentary Precinct which is subject to the heritage rules and regulations as it is regarded as a heritage precinct. A heritage precinct can be described *as an area that has been found to have heritage significance for aesthetic, architectural, historic, scientific, social and/or spiritual reasons.*

The site is therefore subject to the National Heritage Resources Act 1999.

3.1 National Heritage Resources Act 1999 (NHRA)

The NHRA provides a framework for the management of Heritage Resources at various levels of government, and does this within a broad set of frameworks. The following sections of the Act are triggered by the proposed work.

3.1.1 Section 27 (NHRA): Formal Protection Of National & Provincial Heritage Sites

The area is subject to Section 27 (the Formal Protection of National and Provincial Heritage Sites) of the National Heritage Resources Act (NHRA), Act 25 of 1999 which controls alterations and demolitions to any site.

The buildings are previously declared national monuments under the old national monuments act of 1960. As of April of 2014 the National Council of Provinces precinct, along with the rest of the Parliamentary precinct was declared a grade 1 heritage site by SAHRA under the National Heritage Resources Act of 1999.

In recapping:

Grade I: (national heritage sites): Heritage resources which form part of the national estate and which can be considered to have special qualities which make them significant within the context of the country.

As a national monument under the current act, Section 27 (18) of the NHRA is triggered and any proposal should be dealt with under the following legislation:

(18) No person may destroy, damage, deface, excavate, alter, remove from its original position, subdivide or change the planning status of any heritage site without a permit issued by the heritage resources authority responsible for the protection of such site.



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3.1.2 Section 38 (NHRA): General Protection

Section 38 NHRA requires the issuing of a permit for work that may alter the character or significance of a significant site. The proposed work will occur on the parliamentary site, which does not exceed 5000 sqm and the work may have a minor influence on the experience of Gallery Lane. However broadly speaking, Section 38 regulates large-scale development and is not suited for evaluating additions and alterations to former national monuments. Therefore, this report is compiled to address section 27 of the NHRA, as the site in question and its surrounding context are considered, assets of national interest, of which the Department of Public Works and Infrastructure (DPWI) is the custodian of.

4. Background : The Reason For The Submission

The Presidency has requested that this area be upgraded to a secure parking area for staff with canvas shading and a demarcated parking bays for officials in the Presidency. This area was fitted with remote access, intercom system as well as cameras linked to the SAPS monitoring networks in the Control Room of the Tuynhuys.

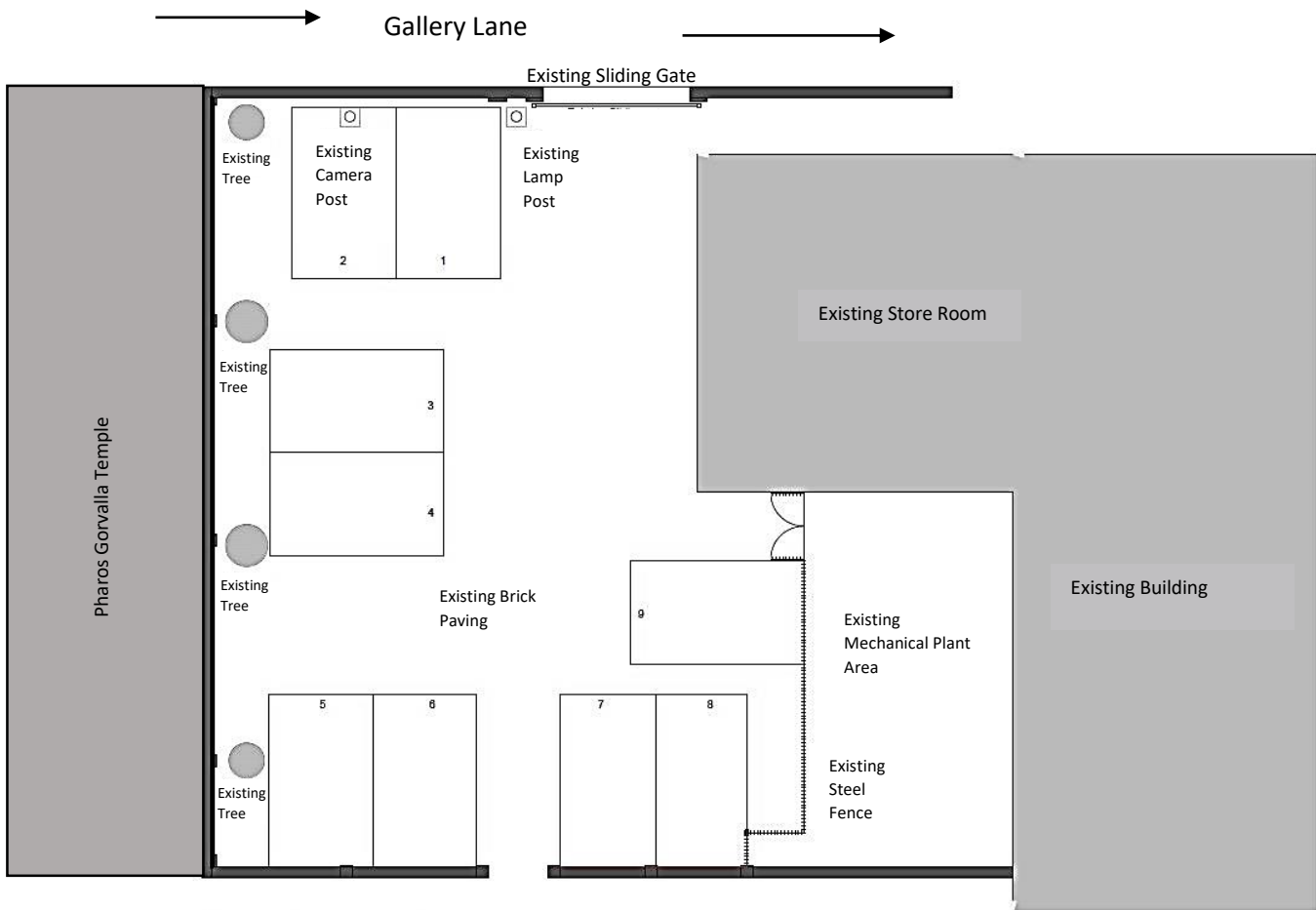
The Parking area forms part of the service area which is at the back of the Pharos Gorvalla Temple. Although the rearrangement of the parking spaces will not affect any of the natural heritage within the precinct there is a concern that the covered parking structure may affect the trees as well as the aesthetic of the façade along Gallery Lane. Advice or permission is needed in order to decide whether or not the canvas shade for the parking is advisable or even possible as the low hanging benches for the trees may need to be cut in order to accommodate the covering structure for the parking bays. The low hanging branches of the trees that will need to be trimmed in order to accommodate the shaded parking structure. Trimming of the trees in any case forms part of the continuous maintenance of the trees. The height of the proposed structure which, is about 3m high at its highest point, may interfere with the tree branches. There is an understanding that the natural heritage is an important part of the precinct that cannot be removed or moved in any manner, but will need to be altered in order to accommodate this requirement.

The carport structure is requested in order to protect the official's vehicles from leaves, branches or other plant matter which may fall and damage the vehicles. The carport structure does however also propose a maintenance concern as it is shaded cloth and will need to be cleaned regularly in order to maintain its appearance as it will form part of the Gallery Lane façade.

Fig. 5 shows the context of the existing site and the facades it affects. Currently there is no covering for the parking area and the demarcations do not optimize the usage of the space. The area consists of staff parking bay, a loading for the mechanical plant area and building which is used as storage. The current arrangement of parking bays do not adhere to, or meet any of the guidelines for parking bays and vehicle movement and is random in its organization.



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Parliamentary Precinct: Tuynhuys – Parking Area – Existing Layout
Scale 1:100
30 October 2019

Figure 3: Shows the existing parking layout and the functions within the site. The current layout creates clashes around parking bays 8 and 9 is a random arrangement of parking bays which does not optimize the usage of the site, it is also not an optimal arrangement for which to provide an aesthetically pleasing parking cover.



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Figure 4: The site of the Turynhuys Staff Parking – as seen the trees are behind the Pharos Gorvalla Temple and sit along the front of the parking spaces



Figure 5: Shows the Mechanical Plant



Figure 6: Shows the existing lamp post and camera as well as the back of the Pharos Gorvalla Temple

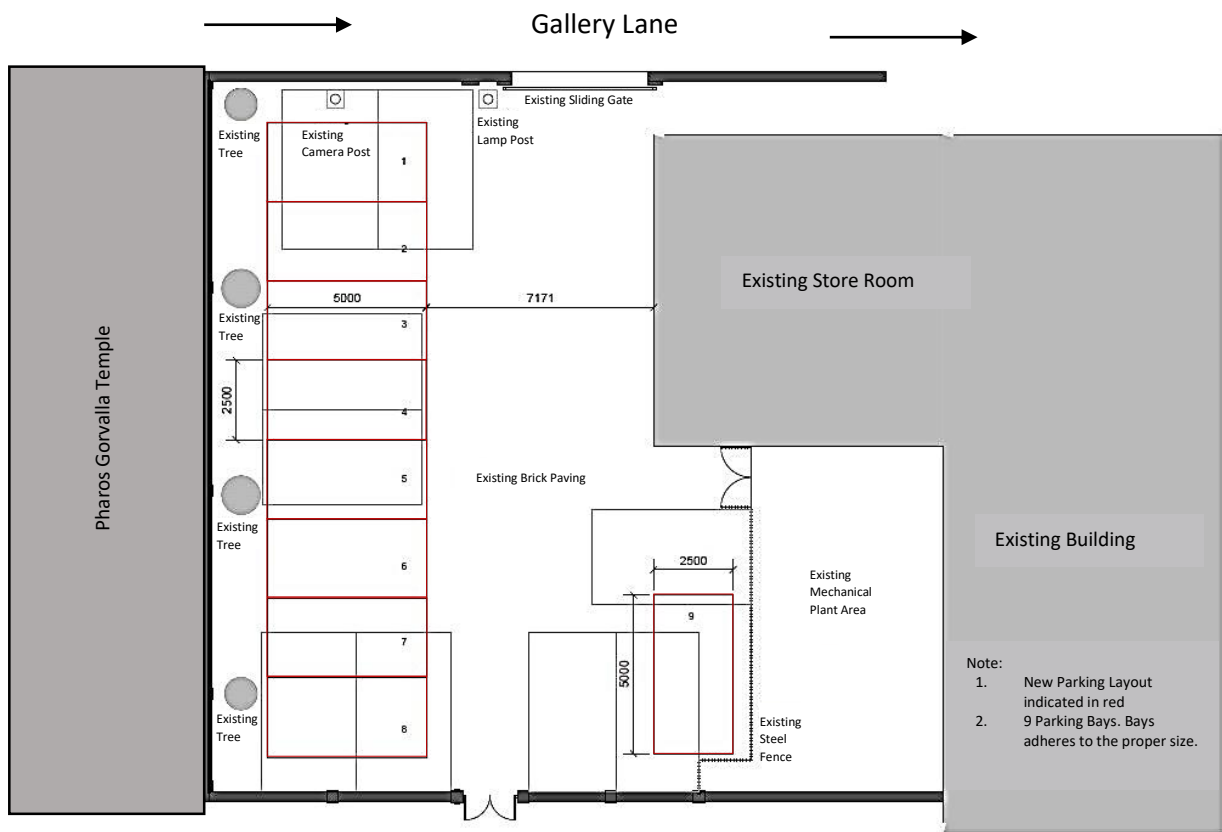


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5. The Proposed Redesign of Parking Spaces & Carport Structure

An investigation was done in order to determine the best parking space layout as well as the most suitable carport structure for the site.

The following parking layouts were presented to the client:

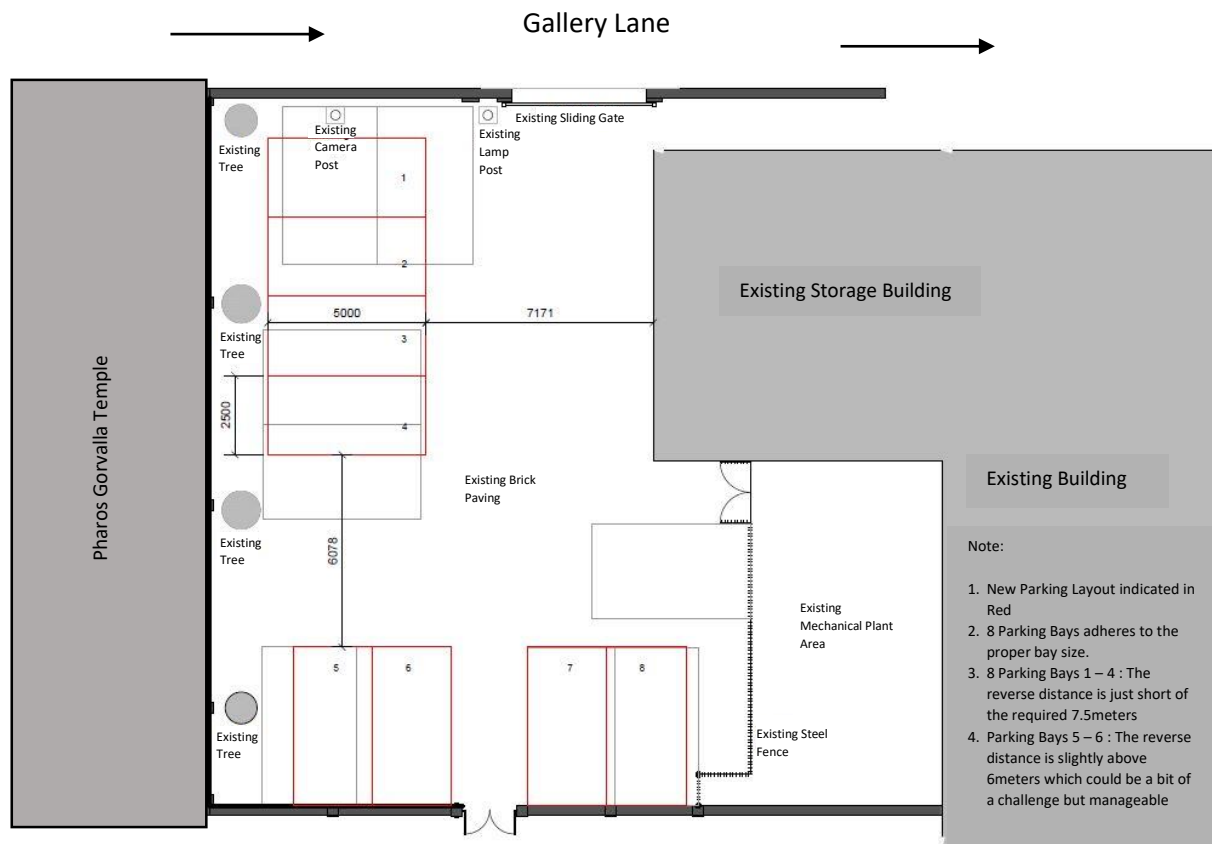


Parliamentary Precinct: Tuynhuys – Parking Area – Proposal 1
Scale 1:100
30 October 2019

Figure 7: Proposal 1 – A 90° Parking Layout plan which allows for each parking bay to be the correct size. This layout provides a total of 9 parking bays which includes the presidential parking bay and a delivery parking bay.



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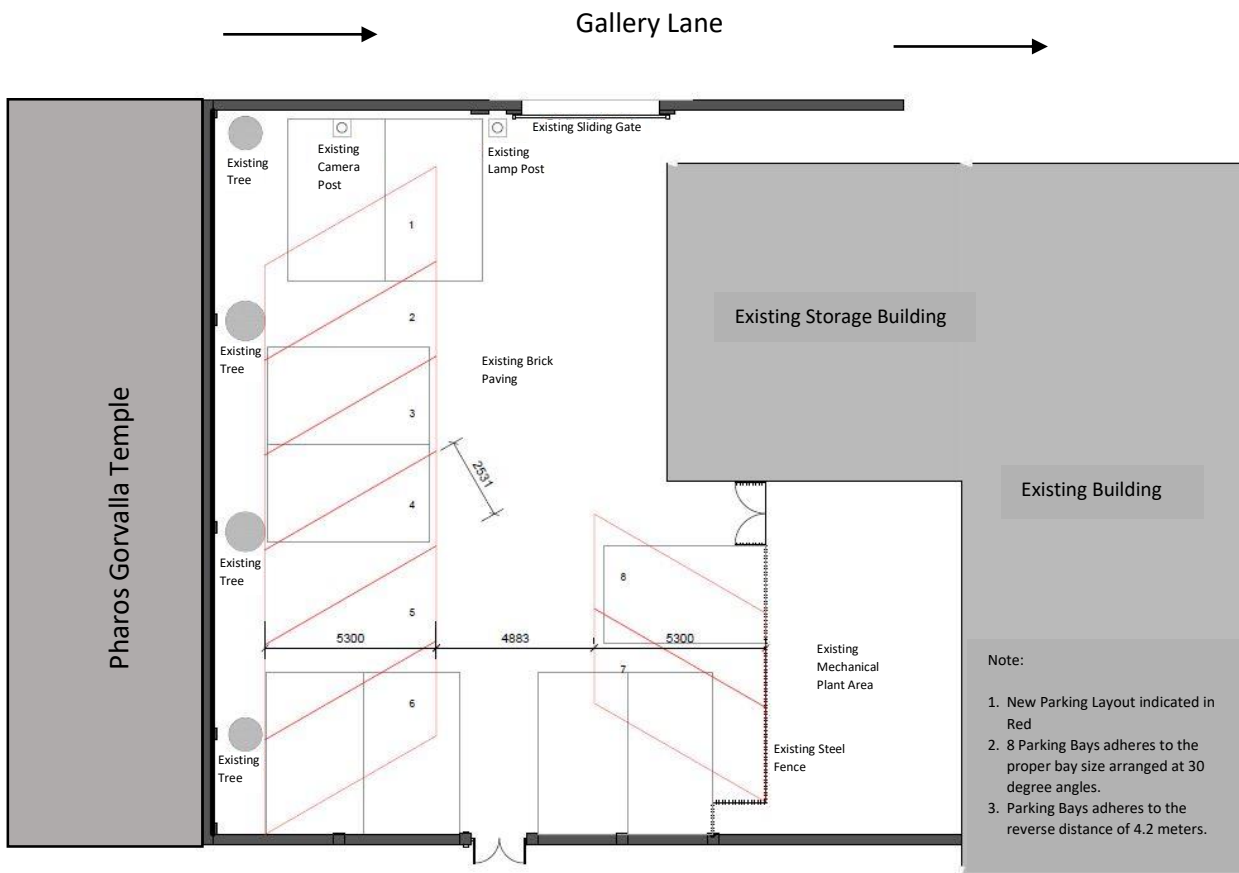


Parliamentary Precinct: Tuynhuys – Parking Area – Proposal 2
Scale 1:100
30 October 2019

Figure 8: Proposal 2: This layout is similar to existing, it still has 8 parking bays but parking 5-6 will not meet the required distance to reverse as it is only 6m, this might be challenging for users. To provide shaded parking for this layout may be challenging due to the scattered arrangement.



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Parliamentary Precinct: Tuynhuys – Parking Area – Proposal 3
Scale 1:100
30 October 2019

Figure 9: Proposal 3: This proposal meets the requirement of 8 parking bays, the arrangement is of 60° angled parking bays and bays 5,6,7, and 8 meet the required space of 4.2m to reverse

The client selected the first Proposal (Proposal 1) with the option of the shaded cloth cover for their parking area. The addition of the shaded cloth parking will provide the client's vehicle with protection from the leaves and other droppings from the large trees. A design drawing was drawn up of the



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selected proposal (see attached annex A) which explores the impact this proposal could have on the Gallery Lane street view.

6. Recommendations

6.1 Recommendation

It is recommended that the parking spaces be rearranged for better use of the space and to allow the department to accommodate the client's request as best as possible. This will be done by painting the newly arranged parking spaces on the brick work and trimming the trees where needed in order to construct the new canvas carport structure.

In order for one to take this into consideration one needs to ensure that the trees be maintained in such a way that the space remains operational. This will option will also need a long term maintenance plan in order to ensure that the carport structure is cleaned and intact as it does affect the Gallery Lane façade.

6.2 Alternative Recommendation

An alternative recommendation to this proposal would be to rearrange the parking spaces as proposed without the canvas carport structure. This method will involves the rearrangement of the parking spaces and painting the newly assigned spaces onto the brick paving.

This alternative would not have any significant impact on the natural heritage or the façade along Gallery Lane. This rearrangement would still allow for a better use of the space and make it possible to meet client's requirements.

7. Conclusion

In conclusion DPWI would like to provide the client with safe, optimally designed parking which will meet all their requirements while preserving the beautiful Parliamentary Precinct. We would ideally like to affect the site as little as possible especially as far as aesthetics are concerned as this is an important part of the experience of the national heritage site as well as respect the heritage by laws which protects this precinct.

Although the site is a service area and falls within the building services such as the Mechanical Plant area, and is "back of house" in nature, it still contributes to the facades of the precinct and experience of the precinct.

DPWI would like to commence with the request in the best possible way and kindly seek your advice and approval on our application.



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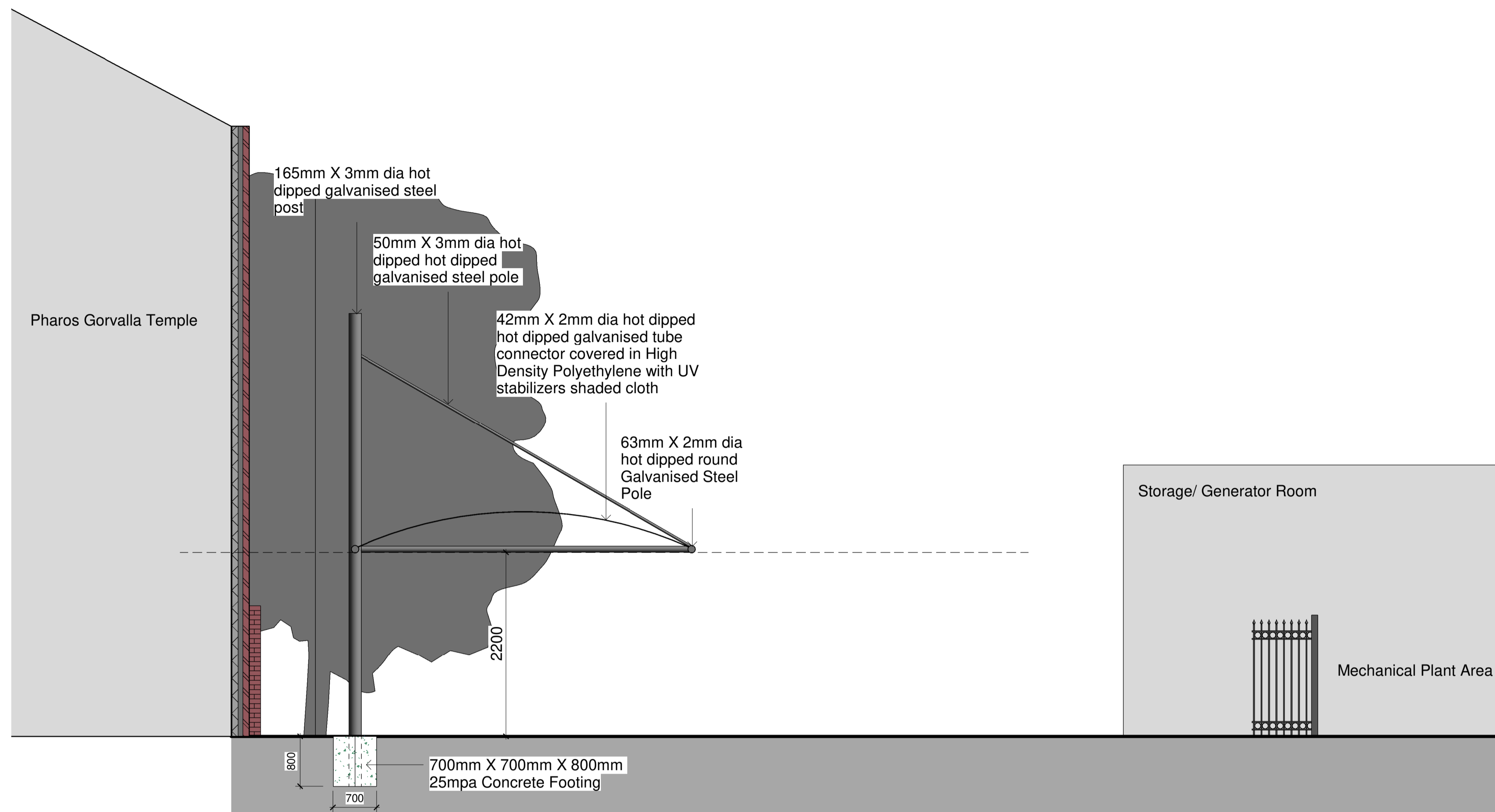
8. Sources

1. *Heritage Management Strategy For The Construction Phase (For Implementation During Construction) – 1 October 2014, Holm Jordaan Architects & Urban Designers & Clive Theunissen*
2. *Guidelines for Heritage Impact Assessments required in terms of Section 38 of the National Heritage Resources Act (Act 25 of 1999) – August 2014*

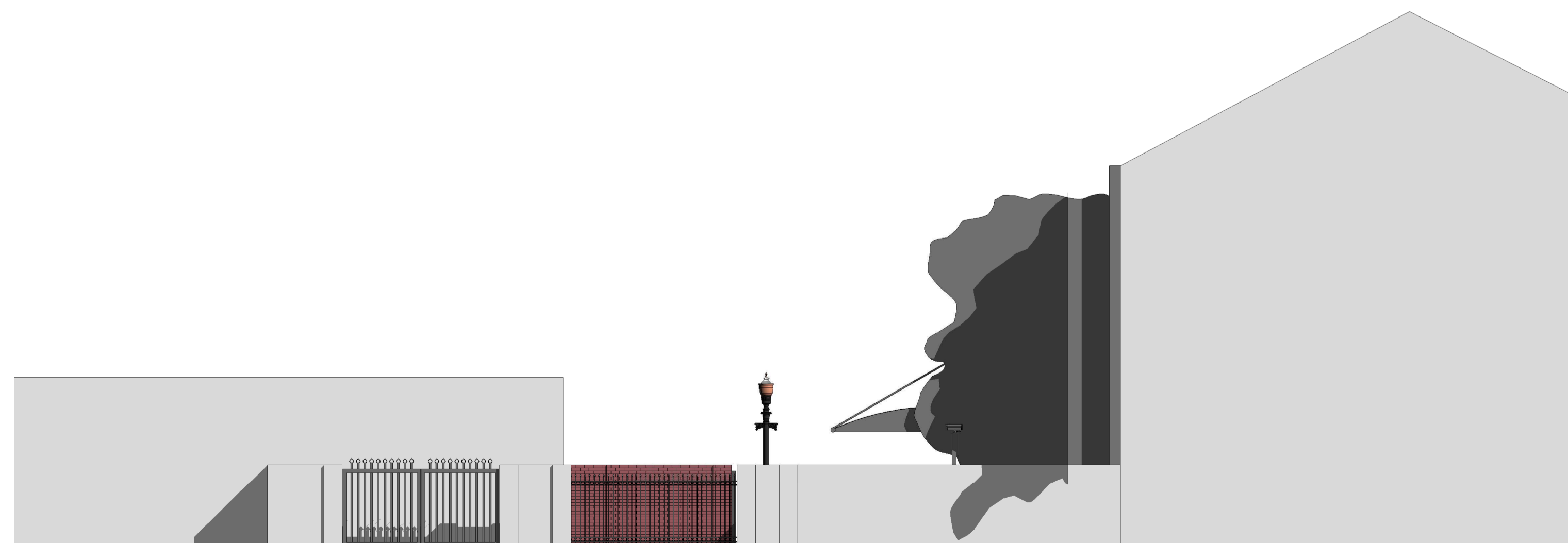


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Annexure A



2 Detailed Section
1 : 50



3 Gallery Lane Elevation

NO.	DATE	AMENDMENT	D.P.W.
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NAME OF CAD FILE:



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DIRECTOR - GENERAL
ADV.S. VURELA

DISCIPLINE:
Architecture

Project number 0000

Date 26/10/2022

Drawn by **N. Ramjee -Lynch**

Checked by **N. Ramjee -Lynch**

Tyunhyus Parking Proposal

Scale: As Show