

Our Ref:



an agency of the
Department of Arts and Culture

T: +27 21 462 4502 | F: +27 21 462 4509 | E: info@sahra.org.za
South African Heritage Resources Agency | 111 Harrington Street | Cape Town
P.O. Box 4637 | Cape Town | 8001
www.sahra.org.za

Enquiries: Gcobani Sipoyo
Tel: 021 465 2198
Email: gsipoyo@sahra.org.za
CaseID: 14595

Date: Monday November 25, 2019
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Final Decision

In terms of Section 8(2) [Sec 38(1)] of the National Heritage Resources Act (Act 25 of 1999)

Attention: Ms Anja Lareman
Malherbe Rust Architects
228 Main Street, Paarl, 7646

The proposed development consists of a new farm store (163m²), a new werf/garden wall around an area of existing agricultural land (198.2 m²) and a new pond (78m²).

Thank you for submitting your application to SAHRA for the *proposed development consists of a new farm store (163m²), a new werf/garden wall around an area of existing agricultural land (198.2 m²) and a new pond (78m²).*

The 1,5m high new werf/garden wall that encloses a piece of agricultural land is 478,2m long, of which 79,7m² is proposed within a 32m buffer zone from the bank of a water course. This is less than the threshold of 100m² contemplated in Activity 12 of Listing Notice 1 of Government Notice R983. Please see Johan Neethling Environmental Services cc letter attached for reference. The proposed structures are not located within a zone of Significance, identified in the Heritage Impact Assessment done by Andre Pentz (Urban Design Services) in 2009 and his revised statement in 2014. The new werf/garden wall with store will have a low impact on the cultural landscape of the farm as part of the Cape Winelands region.

The following documents were assessed as part of the application:
Heritage Statement_Babylonstoren Garden Wall & Store_NID.pdf
31602_XA & Fire Plan_Rev A_20191023.pdf
Babylonstoren New Werf Wall.kml

The development proposed is in keeping with the indicators identified in the 2009 Heritage Impact Assessment done by Pentz:

1. Maintain as much as possible of the 'working farm' character, with tourism playing a secondary role.
2. Agricultural land and existing vineyards/ orchards should be retained.
3. Observe setbacks from the scenic route and screen new development with trees.
4. New buildings should be kept as low as possible.
5. New development should not encroach on the historic werf and garden, and should be set back from the historical development.

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6. New development should respect established development patterns including the existing framework of fields, roads, axes and the resultant geometry.
7. Architecture form, materials and finishes should complement the historical aesthetic without attempting to copy, mimic or reproduce historic features.
8. Parking areas should be informal. Additional vehicular traffic should not impinge on the werf.

SAHRA approves the proposed development consisting of a new farm store (163m²), a new werf/garden wall around an area of existing agricultural land (198.2 m²) and a new pond (78m²). Provided all heritage related design indicators are followed as per the submitted documentation and a closeout report must be uploaded onto SAHRIS on completion of the project including photographs of completed work.

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

Ben Mwasinga
Manager: Built Environment Unit
South African Heritage Resources Agency

Babylonstoren Farm no. 1740, Paarl, New Werf/Garden Wall, Farm Store and Pond

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ADMIN:

Direct URL to case: <http://www.sahra.org.za/node/531278>
(HWC, Ref: 19111203)

Terms & Conditions:

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