

PHASE I HIA
Being Submitted to Heritage Western Cape for comment
In terms of Section 38(8) of the National Heritage Resources Act

In regard to the Rezoning and proposed Development:
Erf 28618, Paarl



Prepared for
Mr. F.S. Smit
By Chris Snelling

February 2009

ERF 28619, PAARL


SIVIELE INGENIEURSDIENSTE/CIVIL ENGINEERING SERVICES
MEMORANDUM

| | |
|-----------------------------|---|
| AAN / TO | HEAD: PLANNING & ECONOMICAL DEVELOPMENT |
| VAN/FROM | HEAD: CIVIL ENGINEERING SERVICES |
| NAVRAE/ENQUIRIES | G S DU PLESSIS |
| DATUM/DATE | 1 DECEMBER 2008 |
| ONS VERW. / OUR REF. | 15/4/1 (1227) P (4141) |

COMMENTS: REZONING : ERVEN 12227, 28614, 28420 AND UNREGISTERED ERF 28619, PAARL

1. STREETS

- 1.1 All new motor vehicle access points will be for the cost of the developer.
- 1.2 No access allowed from Cecilia Street.

2. STORMWATER

- 2.1 All new stormwater connections will be made at the developers cost
- 2.2 No development will be allowed within the 1:50 year line.
- 2.3 No development within 2 m of municipal services.

3. TRAFFIC

- 3.1 Any alterations to the existing road network will be for the cost of the developer, including traffic impact assessment, design, approval and construction of any extra traffic control and or traffic calming.

3.2 Show proper dimensioning of parking bays/area.

3.3 Require a letter from Paarl Mall Management, where permission is give to use Paarl Mall access road for access to development.

4. WATER

- 4.1 Water connection available at actual cost from the existing municipal watermain.
- 4.2 Existing water connection to be disconnected and sealed off on the municipal main at the developers cost.

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- 4.3 Capacity analysis must be obtained from CES for the proposed impact that the development will have on the existing municipal infrastructure.
- 4.4 Any upgrading of the existing municipal services will be for the applicants account.
- 4.5 Bulk services levies applicable on all municipal services.
- 4.7 The applicant will be responsible for all costs regarding any plan, study and installation cost of any water service.

5. SEWAGE

- 5.1 Any relocation of any municipal service will be for the applicants account.
- 5.2 A bulk sewer connection available at actual cost.
- 5.3 The applicant will be responsible for any upgrading cost of existing municipal sewers if required.
- 5.4 A capacity analyses must be obtained from CES for the possible impact that the development will have on the existing infrastructure.
- 5.5 The applicant will be responsible for any plans, installation and for upgrading cost of internal/municipal service.

6. REFUSE

- 6.1 The refuse will be collected from the kerbside on collection days.

7. ENVIRONMENT

Note for any remaining remnants of natural vegetation, including but not limited to,

- the bio-diversity corridor formed by any river (a minimum of 32 m on both sides of the river - measured from the 1:20 flood line), all wetland areas (including a 32 m buffer around them),
- a buffer/transition area/zone of at least 60 m adjacent to any large natural area whether declared as a nature reserve or not,
- any special habitat areas (such as silcrete patches) and the 15 m buffer zone around them.
- a system must be put in place to monitor the possible leaching of nutrients, as a result of farming activities, into surrounding water bodies, surface or underground.

8. GENERAL

- 8.1 Plans for any proposed construction or changes to services are to be submitted to the CES department for approval prior to construction.
- 8.2 The developer is responsible for the payment of a bulk services infrastructure (water, sewer, stormwater and roads) levy which can be discounted against the bulk service cost needed for the development.
- 8.3 The developer is also responsible the funding of all connections to the bulk services and all internal works.


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2008 Mei 23

ARGITEKTUUR

Die bestaande historiese huis word behou en bestaande onlangse aanbouings aan hoofstruktuur word gesloop. Daar word beoog om die essensie van die oorspronklike struktuur weer terug te restoureer en ook te omskep in konferensie en raadsaal

Nuwe kantoorgeboue word aan die agterkant van bestaande huis beplan in die gees van 'n 'werf' met omsluitende geboue. Die skaal van die nuwe geboue sal dieselfde as die bestaande huis wees en 'n moderne interpretasie van 'skuur' argitektuur.

Die nuwe gebou word met bestaande gebou geskakel d.m.v. 'n portaal en word nie gebind aan bestaande gebou nie.

Die plasing van voorgestelde nuwe gebou op die res van die terrein word so geplaas dat daar 'n definitiewe skeiding of buffer tussen oud en nuut sal wees om die gees van die ou plaaswerf te interpreteer en word ook ondersteun deur die Landskapering rondom.

Die beoogde nuwe geboue aan noorde grens van terrein word as kommersiële gebou beplan met moontlike kantoor kompleks op boonste verdiepings.

Hierdie gebou sal eietydse argitektuur wees en sal die funksie van die gebou beklemtoon.

Die parkeering tussen die twee gebou komplekse vorm 'n buffer tussen oud en nuut.

DEPARTMENT PLANNING & ECONOMIC DEVELOPMENT

MEMORANDUM

TO

| | |
|------------|--------------------------------|
| Department | Heritage: Attention: C de Kock |
|------------|--------------------------------|

FROM

| | | |
|-----------|--|-----------|
| Enquiries | Earl Cyster | Ext. 4770 |
| Our ref. | 108 - ERVEN 12227, 28614 & 28420 (UNREGISTERED ERF 28619), PAARL | |
| Date | 09 OCT 2008 | |

APPLICATION FOR REZONING: ERVEN 12227, 28614 & 28420 (UNREGISTERED ERF 28619), PAARL

Attached herewith please find the following with regard to the above-mentioned application:

- o Locality Plan
- o Site Plan
- o Full application documentation

Your comments with regard to the above-mentioned application will be appreciated in order to enable the submission of the matter to Council for decision-making purposes.

Handwritten note:
 A.K.V. Oudesteun Kasteelpark in Bergensdal. Die
 Komitee het spring in Kopte en die Erf-veranderinge
 en daarop kommentaar te lewer. Maken ook die
 Komitee sal later kommentaar lewer op Bergensdal/
 Bergensdal.
 C de Kock 7/11/08

Signature

DEPT.: PLANNING AND ECONOMIC DEVELOPMENT

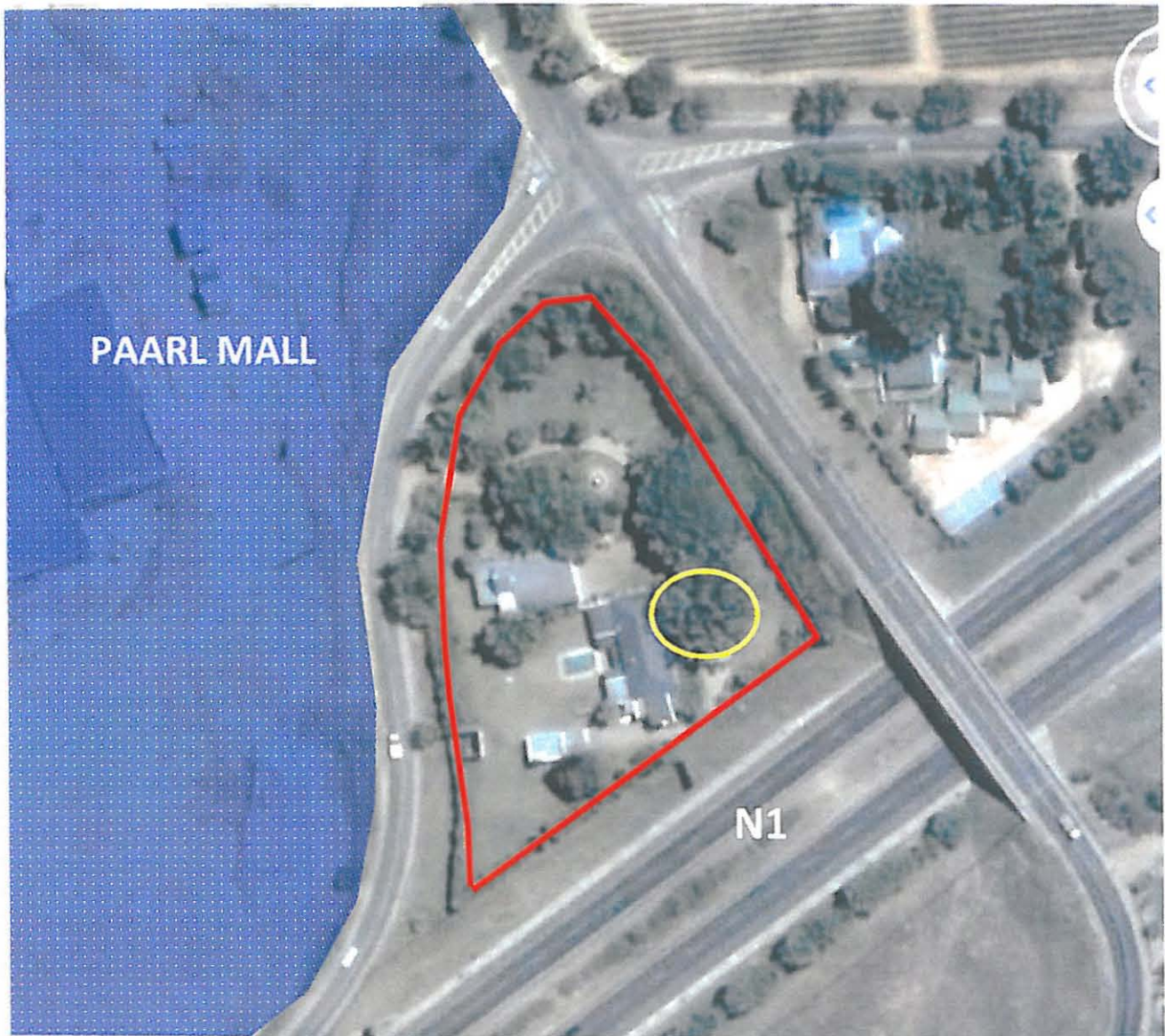


Figure 1: Site Location Map.

The property under discussion is located on an "island" surrounded by the N2, Cecelia Road Bridge and Vlei Street and is located just to the East of the relatively newly constructed Paarl Mall. The aerial photograph, a satellite image courtesy Google Earth shows the site as it stood approximately 6 years ago during the construction phase of the Mall. The tree indicated by the yellow circle has been felled subsequent to this photograph

ERF 28619, PAARL

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1. INTRODUCTION

1.1 Purpose of report

This report is aimed at satisfying the requirements of the National Heritage Resources Act, in respect of a proposal to consolidate, rezone and develop consolidated erf 28619 Paarl.

The report, a scoping report/statement of significance is being submitted as accompanying documentation to the equivalent of a Phase I HIA that is being submitted to Heritage Western Cape for comment in terms of Section 38(8) of the national Heritage Resources Act, and is intended to enable the Built Environment and Landscape Committee of Heritage Western Cape to make a decision in regard to any further studies that may be required in respect to the application. Although not relevant in terms of Section 38(8) a NID form has been compiled to assist further with the understanding of the application.

1.2 The Developer

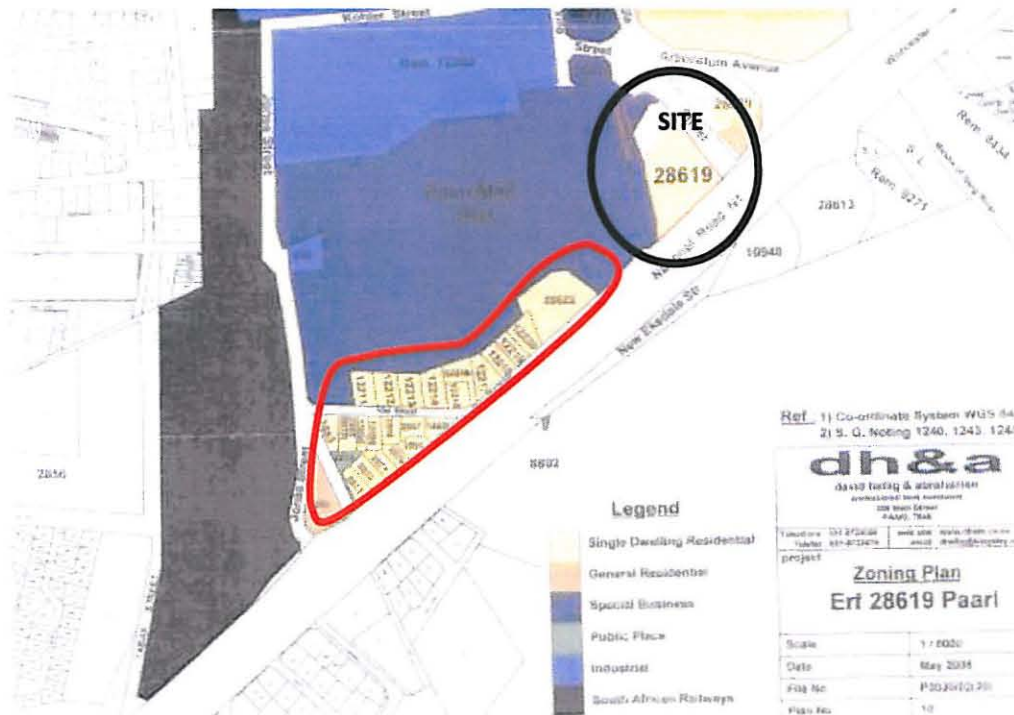
The property concerned is registered in the name of Mr. F.S. Smit who proposes to undertake the development that is the subject of this report. David Hellig and Abrahamse, Land Surveyors is responsible for the Town Planning related aspects of the application and Doug Jeffrey Environmental Consultant is responsible for conducting the Basic assessment Report required in terms of the provisions of NEMA.

1.3 Property description

Erf 28619 Paarl measures 1, 1817 hectares in extent and is a consolidation of the following land units:

- The Remainder of erf 12227, zoned single residential.
- Erf 28614, an unregistered portion of Erf 9270 zoned for street purposes
- Erf 28420, an unregistered portion of Erf 26219 Paarl zoned for Special business purposes.

The zoning map provided below is of reference. The properties indicated in the red circle have mostly had the



existing buildings demolished and are being incorporated into the Paarl Mall business zone.

ERF 28619, PAARL

1.4 Location

The property is located just to the East of the Paarl Mall development and is bordered by Nuwe Vlei Street, Cecelia Road and the N1, and is effectively an island site surrounded by roads. The location map on page 2 and zoning diagram on the previous page are of reference.

1.5 Legal requirement

The application involves a development that will change the character of a site greater than 5000² and involves the rezoning of a site greater than 10000² and as such triggers Section 38 of the NHR Act.

The proposed development is being submitted to the Department of Environmental Affairs and Development Planning in terms of the National Environmental Management Act. A Basic Assessment Report is in the process of being submitted to DEADP.

This report is therefore being submitted to Heritage Western Cape in terms of Section 38(8) of the NHR Act. In terms of the NHR Act HWC is considered to be a commenting authority in regard to considering the impact of the development on Heritage Resources.

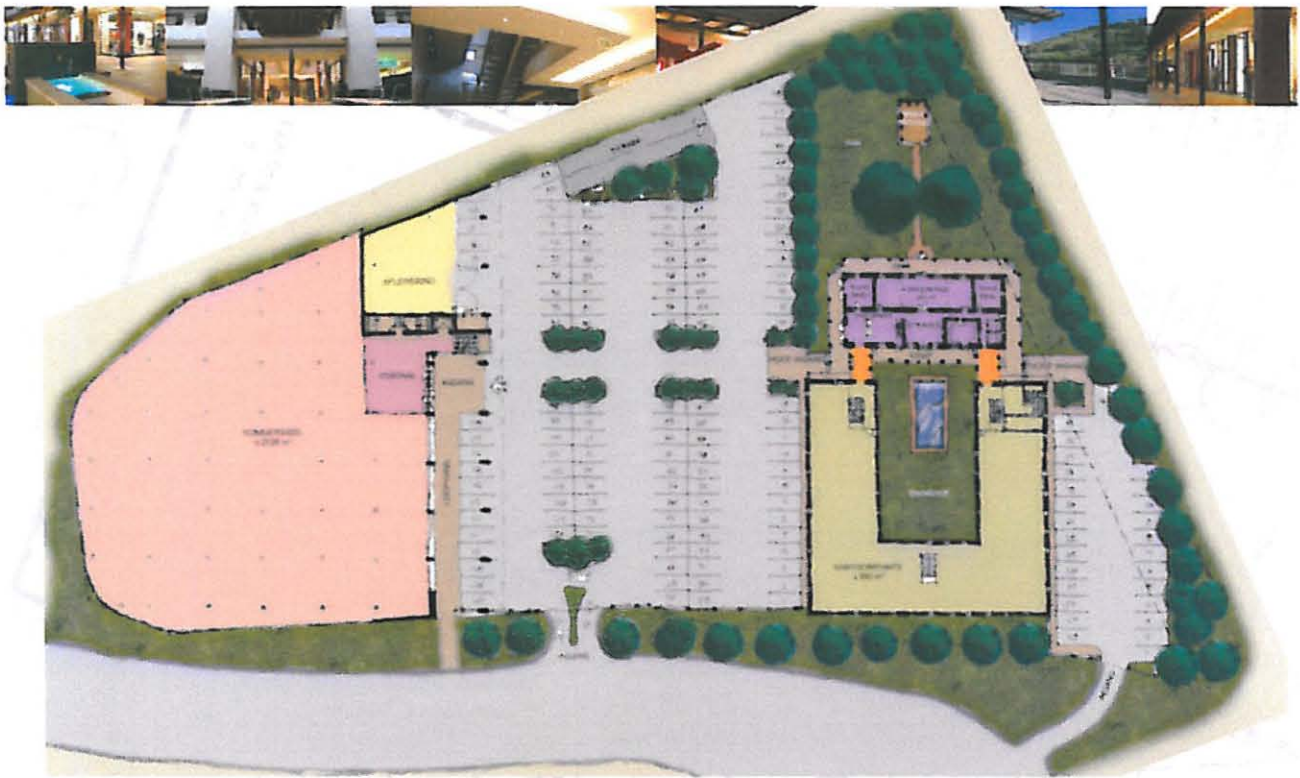
A Town Planning Application for the Rezoning of the property has been submitted to the Drakenstein Municipality for approval, and in principle support for the application has been given. The support given includes that of the AKSO committee who has reserved the right to comment on the proposed scale and architecture of the development at a later stage.

1.6 Author.

This report was compiled by Chris Snelling an independent Heritage Specialist and has been compiled at the cost of the developer.

Further information regarding the qualifications, experience and professional standing in heritage resource management of the practitioners is available on request from capemanchris@xsinet.co.za.

2. EXECUTIVE SUMMARY: (The Proposed Development).



GRONDVLOERPLAN

VOORGESTELDE ONTWIKKELING

Erf 28619 Paarl
2008



Consistent with the surrounding land use it is intended to rezone the portions of the properties zoned for road purposes and single residential to special business zone to allow for the development of a commercial building and a small office park.

The commercial building is to occupy the portion of the site immediately affected by the Paarl Mall at the Northern end of the site, whilst the proposed office portion will incorporate an existing conservation worthy structure on the southern portion of the site that is immediately adjacent to the National road.

The existing structure referred to, is thought to date back to the mid 1800's and has been identified as a Grade IIIB structure. It was the subject of a demolition application that was made to Heritage Western Cape in December 2006 in terms of Section 34 of the NHR Act, and was part of a due diligence study being conducted in order to assess any constraints relevant to the site. The decision of the BELcom of HWC was that the structure, and lawned garden area fronting the building was of sufficient merit to be placed on the register of buildings and the application to demolish was refused.

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The application as tabled in this HIA is still essentially in sketch form, although some 3D's have been mocked up in order to show the impact of the proposed development.

The purpose of this report is to provide Heritage Western Cape with a Phase I Heritage Impact Assessment that identifies any heritage resources affected by the proposed development and indicators against which the proposed development can be assessed.

It is noted at this early stage that the only heritage resource that could be said to be affected by the development is the Grade III B structure that is to be incorporated into the development.

This report first provides a very brief assessment of the historic development of the site and surrounds examines settlement and existing and historic land use patterns.

Thereafter an analysis of the built and natural landform of the site and surrounds is undertaken that examines various zones and land uses.

Chapter 5 of this report deals with the identification of Heritage Resources both in terms of the immediate site and wider area and assesses the significance of these resources.

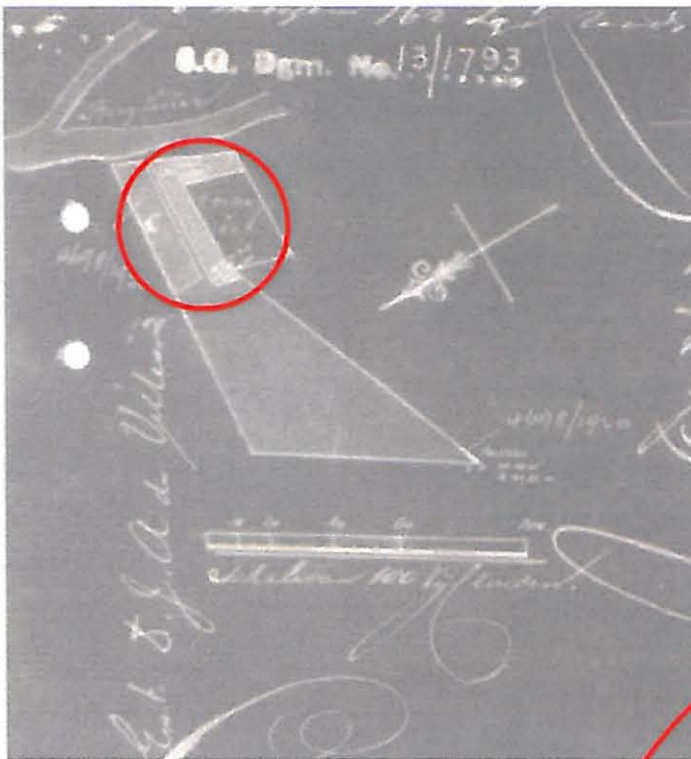
The Heritage Resource Indicators and design Informants pertinent to both the site and the wider region are examined in Chapter 6 of this report and tables the responses that are required by the proposed development in order to ensure the maintenance, protection and management of the Heritage Resources.

The Development proposals that are listed in Chapter 7 of this report are at this stage still in sketch plan stage. The report tests the proposal against the indicators and responses. Recommendations made in order to ensure the final design responds to the resource as identified

In conclusion however, it was felt that the proposed rezoning and development is acceptable, (indeed it is the only reasonable response that can be made in order to ensure the ongoing sustainability of the Grade III B building as a viable heritage resource), and provides for a rationalization in terms of land use of this property located as it is alongside the Paarl Mall and isolated by the road system surrounding it.

Providing the concerns as tabled in Part 8 of this report are taken into account and the various heritage indicators acknowledged in the final design proposals, the proposed development will not negatively impact on any Identified Heritage Resources both on the site itself or wider area.

3. BRIEF EXAMINATION OF THE HISTORICAL DEVELOPMENT OF THE SITE AND SURROUNDS.



Farm Zoete Inval: Surveyor diagram dated 1793 and current expression of cadastral boundaries with original boundaries identified.

The historic importance or significance of the site is considered to be irrevocably compromised by the surrounding development of the Paarl Mall, the N1 National Road and its almost total loss of context. The site on its own is considered an isolated remnant of a particular portion of the farm De Zoete Inval that was a land grant to Hercules Du Preez in 1697, (interestingly survey records date portions of the land back to 1693).

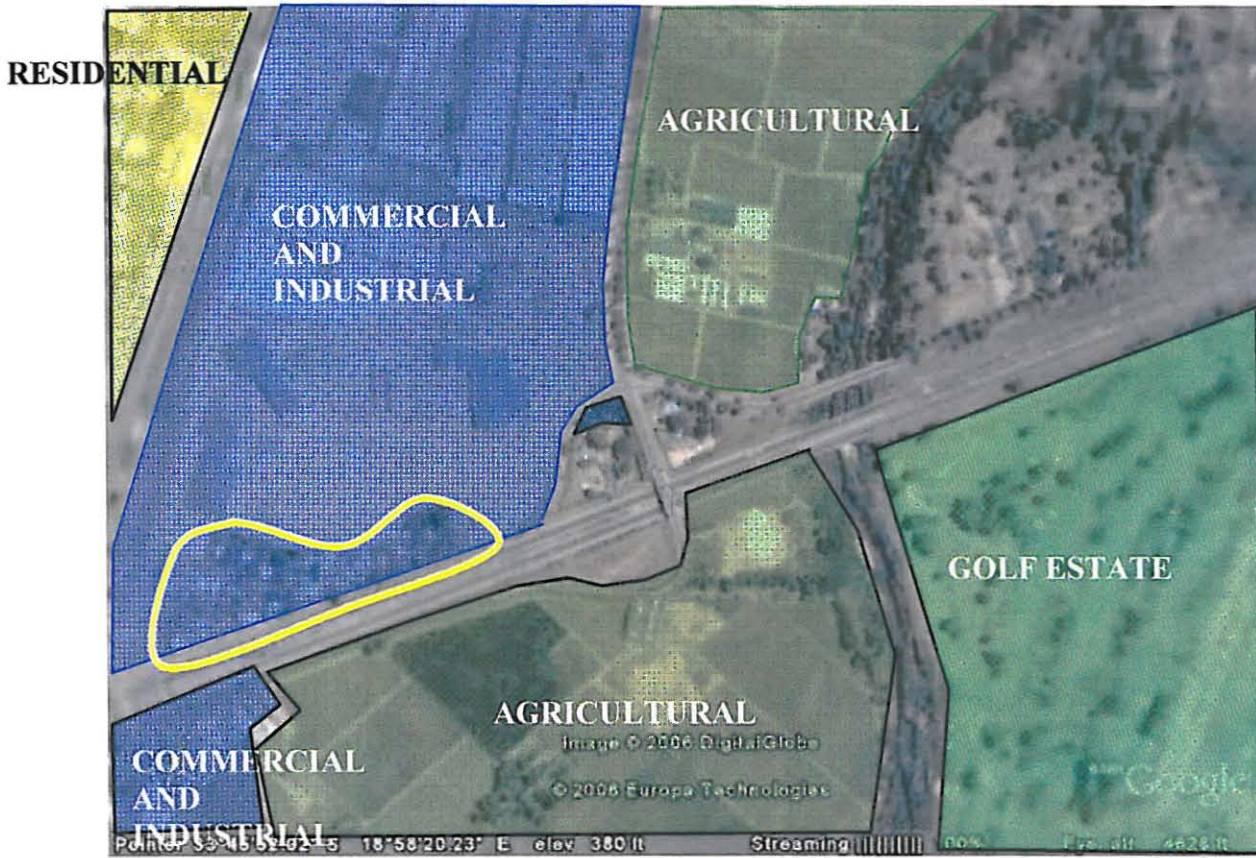
Of this particular portion of De Zoete Inval, nothing is left of the original grant in terms of its cadastral expression. Indeed the wider area was largely developed in the 1920's for housing for the Tiger Foods Brands Industrial complex. The properties comprising the site included erf 12227 being one of 17 residential portions subdivided off from erf 9270 in 1974.

Tracking the history of the site back further has yielded little of significance in regard to the Grade III B structure located on the property. The Heritage statement accompanying the 2006 due diligence report and application to demolish records that "fabric contained within the existing structure, as well as the wall width of some 1000mm in some areas, indicate that the building may well have been a barn structure or simple dwelling related to the original farm, possibly built in the mid to late 18th Century".

It would subsequently seem certain that the structure was always used as a residential building and has undergone a great deal of layering: the most significant of these being in the 1980's. At this time the entire façade of the building was remodelled with all existing windows and openings being removed and replaced with joinery from a Victorian Villa that was demolished in Sea Point, Cape Town.

The Grade IIIB structure apart, the property in its currently expressed cadastral and context as well as the subsequent loss of meaningful associational significance with the original land grant is considered to have no significant historic value and as such the historic development of the farm or historic land use patterns is not considered in any way to be a meaningful indicator in assessing the proposed development of the property.

3. CHARACTER OF THE TOWNSCAPE: ANALYSIS OF SITE AND SURROUNDS.



LAND USE: THE WIDER CONTEXT.

The diagram above gives indication of the land usage of the wider region that influences any proposed development on the site itself. This map should also be read in conjunction with the zoning diagram that is provided on page 4 of this document; this gives better indication of the zones of the property already deemed special business and road purposes.

The yellow line represents an area previously containing housing developed in the 1920's for the then Tiger Foods land that has recently undergone a process of being incorporated in to the overall aesthetic and usage of the Paarl Mall.

The residential portion of the site that contains the structure identified as significant is reduced to a small island surrounded by roads and commercial usage. This portion of the property is in the opinion of the author of this document no longer a viable residential zone. It makes perfect sense to investigate a viable alternate use of the property and an office or corporate headquarters that can utilize the remaining landmark quality of the building is an entirely appropriate means of rehabilitating the building to current usage patterns.



View toward the property from the N1 looking under the Cecelia Road Bridge.



View toward from the property looking toward the Cecelia Road Bridge.



View from the rear of the property looking toward the Pall Mall. The Mall as a dominating element is immediately apparent

5. IDENTIFICATION OF HERITAGE RESOURCES AND ASSESSMENT OF SIGNIFICANCE.



The photographs tabled above refer, (reading clockwise):

Aerial photograph indicating the tangible heritage resources includes:

- The altered and layered C1840 structure identified as Grade III B. It has a limited landmark significance and limited context of the lawn area to the fore of the building assist in providing some place making quality
- The rear of the above structure: Many 20th C add ons of no significance.
- A small cottage on the property. Material within indicate portions of the structure date to approximately to the turn of the 20th Century. However, irreversible alterations have rendered the structure as being of no heritage significance

The structures older than 60 years:



The Diagram above indicates the portions of the structures that are older than 60 years. Of the two, the residential homestead building is identified and accepted as being a Grade IIIB heritage resource and is being incorporated into the proposed development.

The other, a small cottage and part converted to a double garage is considered irreversibly altered and is not regarded as a heritage resource. It is intended to demolish this building. The assessor has no objections in this regard.

The setting within which the Grade III B structure is located.

Part of the BELcom reasoning behind the refusal of the application to demolish the structure that was made to HWC in 2006 is that the committee felt that the setting within which the structure was located was also a part of the heritage resource. Indeed, discussion with the consultant who was employed by the local municipality to assess the significance of the heritage resources within this particular section of the Drakenstein area endorsed that the significance of the structure was afforded a grading of IIIB partly because of the garden setting within which it was located. In other words, although isolated and dominated by the Paarl Mall there is still sufficient charm and significance given to the overall quality of the site to warrant it being regarded as a heritage resource.

Whilst this assessor concurs with the overall contention, it must be noted that other than 3 mature trees, (one of which was an oak that has subsequently been felled and the other is a palm), the garden and layout of the garden as it currently exists are very recent; the layout having been largely set out by the current owner subsequent to the purchase of the property in 1985. This includes the tree planting to the north of the house, the entire lawn and entrance circle to the property.

Whilst certainly imparting a degree of place making or landmark significance to the conservation worthy structure, (as compromised as it is by the N1 and Cecelia Road Bridge), the garden setting as such has very little significance in terms of its history. The diagram on the following page illustrates:



The diagram above gives indication of the garden setting within which the significant structure on the property is located which is indicated by the yellow dotted line. The area to the North of this line was zoned for Road purposes and special business and as such is not considered relevant.

Two "historic" trees survive and are indicated in dark green; the one to the South of the property is a palm that surely dates from the 1920's or 30's and is considered as historically relevant to the site, or Paarl as a whole as is a Tuscan villa. The tree indicated in light green has been felled.

The rest of the planting, trees, garden et al is recent, having been laid out or planted subsequent to 1985. Whilst imparting a degree of place making quality to the building and it could at a stretch be argued; layering, it is felt to be a mistake to impart any overly exaggerated historic importance to the setting as such.

Identified Heritage Resources in the near vicinity.

There are two, arguably three important heritage resources that fall outside the borders of the site that should be assessed within the ambits of this report. These are:

- The agricultural land, (vineyards) that lie to the north of the site,
- An old homestead dated 1826 that lies on an equally isolated island to the north east of the site and lastly,
- The Drakenstein Mountain backdrop as viewed looking east across the site.

The proposed development and rezoning of the site is not however considered to have a major impact on these resources for the following reasons:

Firstly and most importantly is that the portion of the site that lies closest to these resources is already zoned for special business and roads and given the site is so dominated by the presence of the Paarl Mall both visually and in terms of use and zoning; development of these portions of the site could not be said to have any more impact on these resources as already exists.

Indeed it could be loosely argued that in this regard the development of these portions would not change the character of the site, or the wider area. This would also pertain to any view through to the Mountain backdrop. The development is within an area that is irrevocably commercial. Secondly is the particular isolation of the site. Because of the construction of the roads, and specifically the Cecelia Road Bridge, the site lies in an artificial hollow. Nuwe Vlei Street and Cecelia Road act as an extremely effective visual and cadastral barrier both to and from the site.



As discussed above, it is argued that the presence and character of the Paarl Mall already dominates this edge of the town, and it is felt unlikely that any development of the site itself could affect the resources that fall outside the border of the site more than already exists. The only issue that could arise in assessing the development would be one of the proposed heights of the development at the northern edge of the site, though even here providing any new building is consistent with the height and scale of the Mall it is difficult to argue this as being anything that would be over and above the impact as exists with the Mall.

6.0. Heritage Resource Indicators and Design Informants:

Indicator: The structure older than 60 years and its setting that has been identified as a Grade III B Heritage Resource.

The structure that is older than 60 years, and the garden setting within which is located, (albeit this being a recently constructed landscape) is accepted as being a Grade IIIB resource and is considered the primary Heritage Resource Indicator. Indeed, (given the argument as made in the previous chapter), it is considered the only heritage resource that will be affected by the proposed development and rezoning.

Design Informants:

The scale and location of the building within its setting are both considered strong informants.

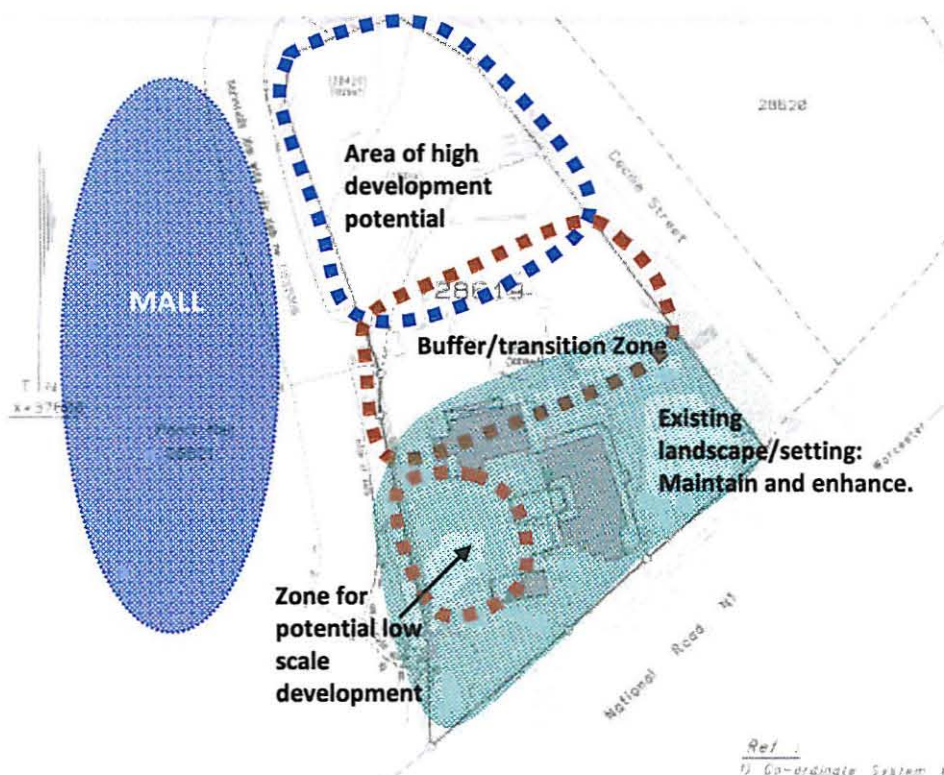
Response:

The primary response must be for any development to respect both the scale of the existing structure and the place making qualities of the site in which it is located. It is suggested that the development should respond in the following manner:

The majority of the development should take place to the north portion of the site and that a buffer is created between any new building and the existing structure.

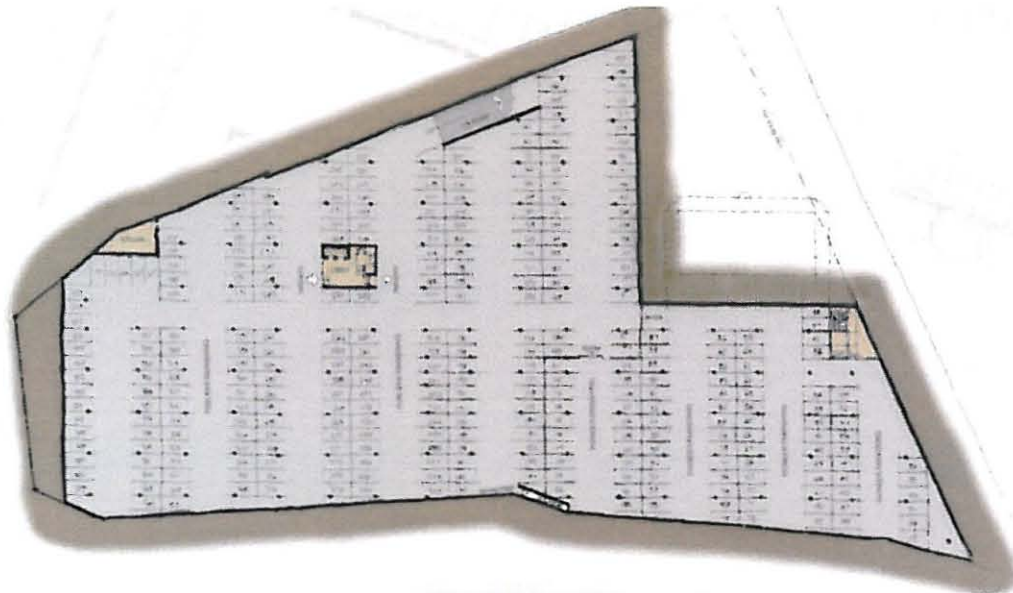
Small scale development opportunities exist between the rear or west of the existing building and the Paarl mall edge of the site, however any development here should not over power or dominate the existing building. The area to the east edge of the existing building and fronting onto the N1 should remain as a landscaped area in order to retain the little landmark quality that the building does enjoy.

Indeed new landscaping could be employed in order to strengthen the landmark and place making qualities of the site. Given the existing landscaping is not historic in any way it is not felt that appropriate new landscaping will detract from the significance of the site.

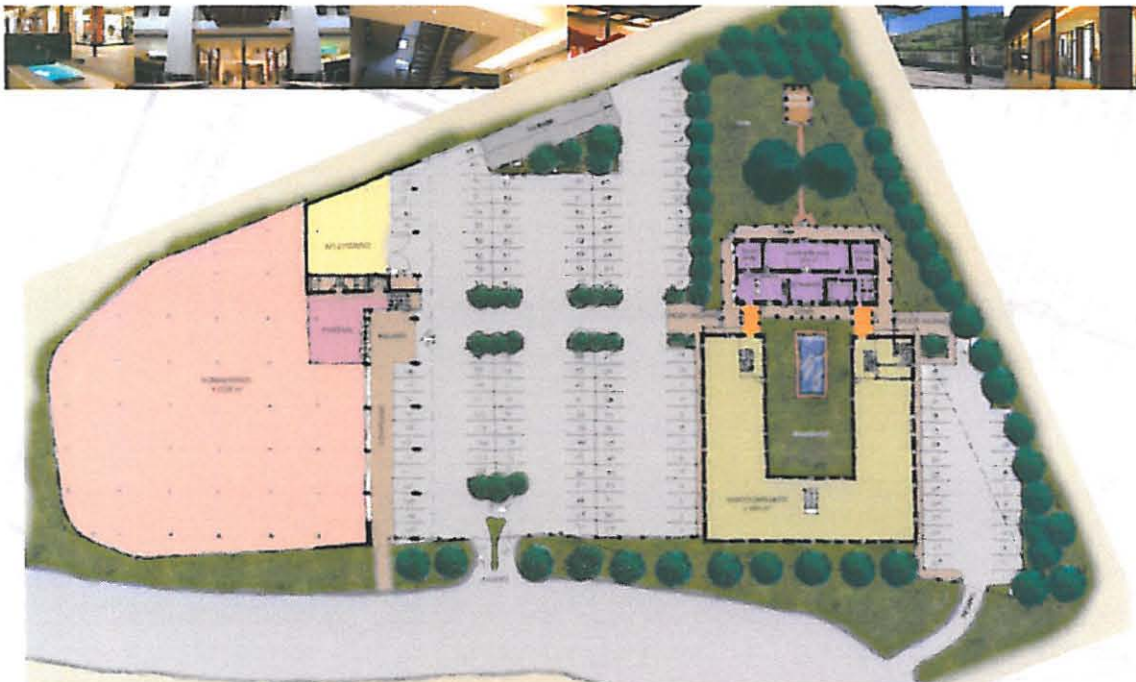


7. DESCRIPTION OF DEVELOPMENT PROPOSALS.

The proposed development is still in sketch phase at this stage, and through consultation has already responded to the indicator and response as has already been described in the proceeding chapter. The plans and 3D illustrative sketches tabled hereafter are of reference:



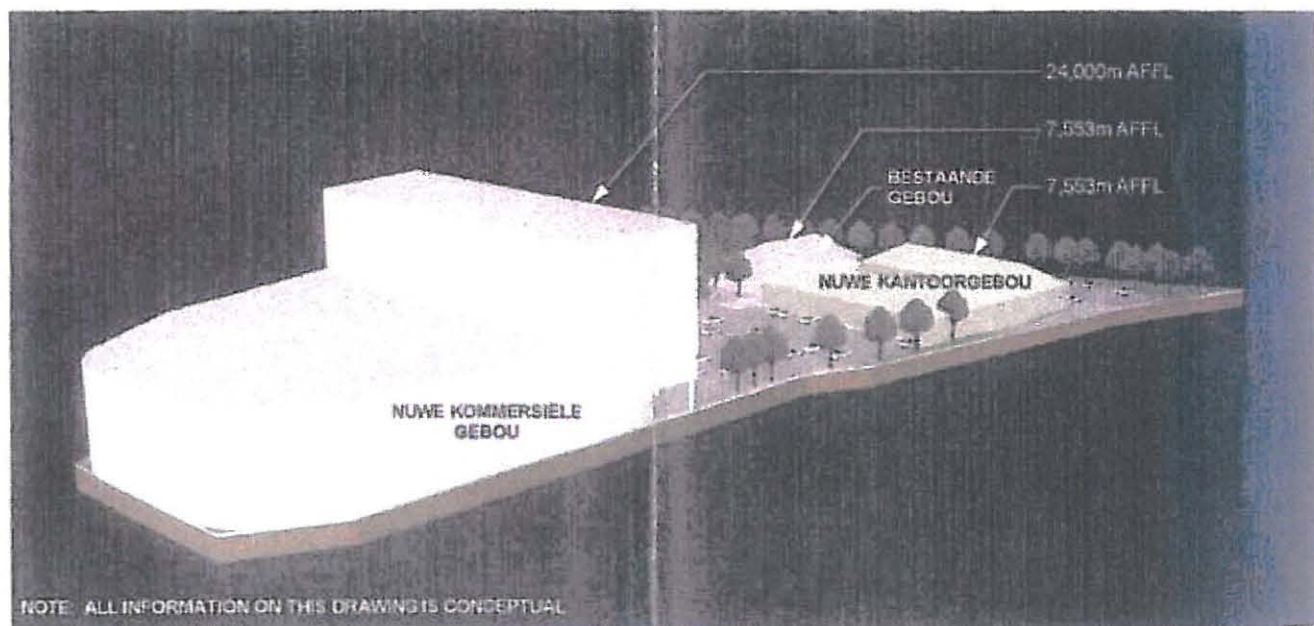
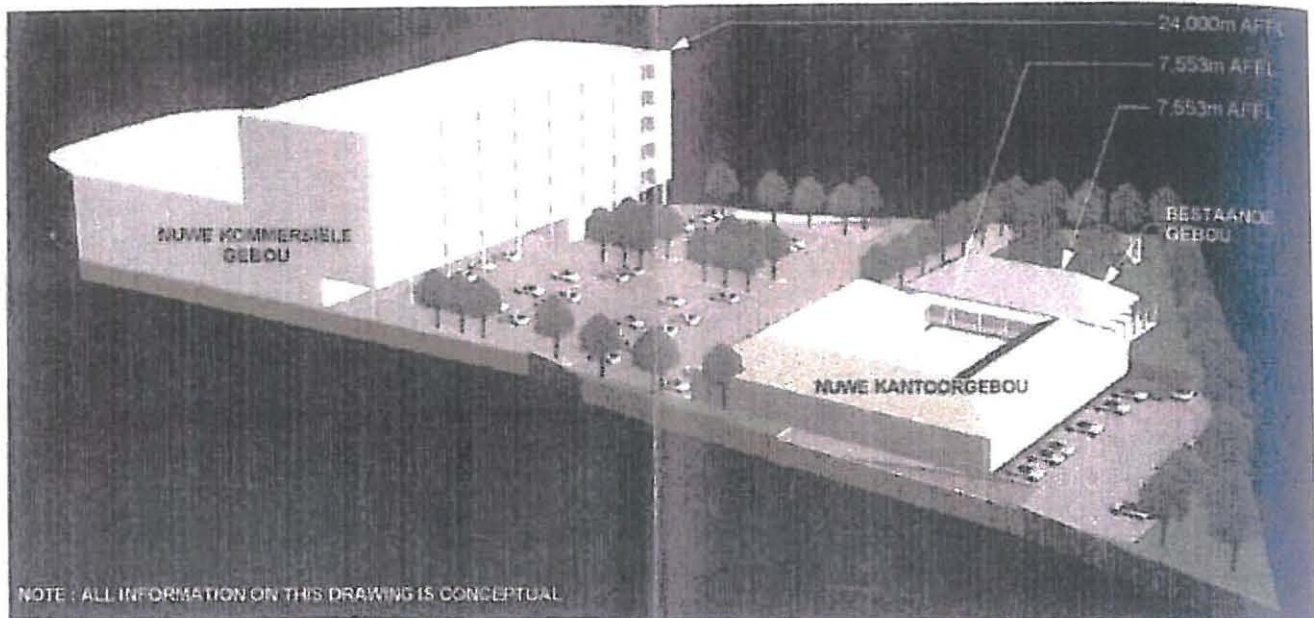
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GRONDVLOERPLAN

ERF 28619, PAARL

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View looking toward development: approaching the Cecelia Street traffic circle. Paarl mall is to the right.



View toward the development: from the Paarl mall parking lot.



View of the proposed development: Cecelia Road

8. ASSESSMENT OF THE IMPACT OF THE PROPOSALS ON THE IDENTIFIED HERITAGE RESOURCES.

The scheme as tabled in this report must, in the opinion of the assessor, be regarded as being in sketch phase, even given the more detailed 3D montages supplied. Only the proposed layout and 3D representations are available for comment.

However as this is essentially a Phase I HIA it is recommended that final drawings, which include a full site development and landscape plan be included in a Phase II assessment that will be submitted to HWC for final comment.

8.1. The proposed use of the site; Compatibility with the relevant Development Frameworks and Land Use.

The proposed development and rezoning can be said to conform in this regard and is supported by the assessor.

It is clear that the residential zoning that is afforded the site is no longer the appropriate zoning. The heavily trafficked N1 and surrounding road structure also renders the site incompatible with any other residential usage such as guest house, hotel etc.

It is strongly argued therefore that the only use that will ensure the sustained viability of the structure and related portions of the site as a heritage resource would be the rehabilitation of the building and use for business purposes: a corporate head office for example.

8.2. The Site Development Plan: Assessment of specific elements and tested against the Heritage Resource Indicators.

8.2.1: Item 1. The demolition of the garage/cottage building that is older than 60 years.

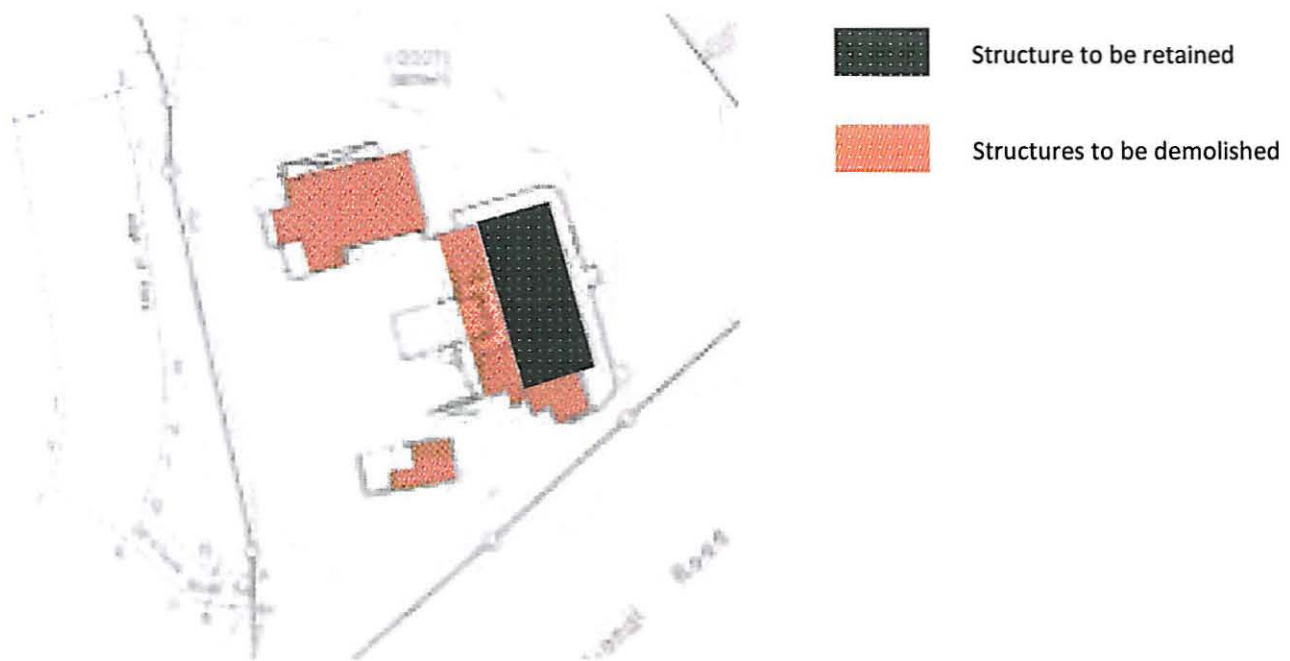
The proposed development requires the demolition of this structure. As discussed, although there are some elements contained within the building that appear to date to C1900, the building is considered to be irreversibly altered and is no longer considered to be a heritage resource. Demolition of this structure is supported.

8.2.2. Item 2: The Partial Demolition to the existing homestead; A grade II Heritage Resource.

The proposed development envisages the demolition of recent outbuildings and additions to the structure, leaving the core of the building intact.

This aspect of the development is supported.

It is felt that more detail is required in order to assess the rehabilitation of the building itself, however this can be assessed as part of a phase II assessment or can be a condition of approval that final drawings must be to the satisfaction of HWC.



Demolition Plan.

8.2.3. Item 3: The New office building located to the rear of the homestead.

The sketch plans and 3D representation of the scheme give an indication of a relatively low new office building in a U plan form that creates a courtyard with the existing homestead. In general the apparent scale, form and location of the building are supported, especially as is represented in the 3D conceptual block representation illustrated on page 18 of this report. The 3 D montage as tabled on page 19 appears to show the building as being higher and possibly 3 storeys?

It is felt that in order to respect the scale, height and significance of the existing homestead that this structure should be limited to 2 storeys with a possibility for a room in the roof scenario, unless the street fronting portion of the building is at 3 stories with the wings stepping down toward the existing homestead. Suitable

drawings need to be provided in order to assess these aspects further that include sections through the entire site and including the mall.

In principle however, (and unless more detailed drawings indicate otherwise) it is the scale of the new office building as is represented in the 3D conceptual block diagram on page 18 of this report that is supported and should be followed through to final plan submission.

8.2.4. Item 4: The proposed parking area/buffer zone and landscaping.

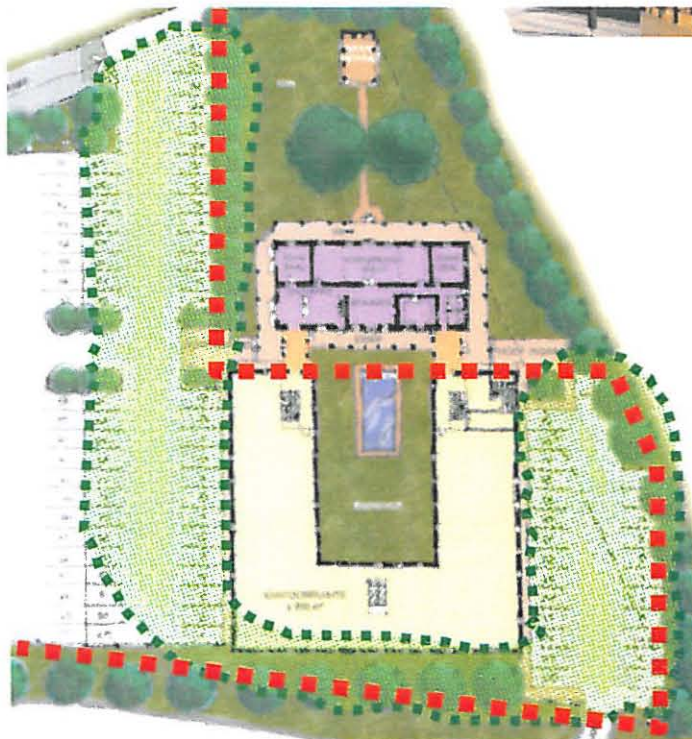
The scale of the parking area that includes a very large basement parking area that covers almost the entirety of the site is of potential concern in that it relates directly to or will have impact on the proposed landscaping and efforts to maintain or enhance the existing setting within which the Grade II structure is located.

Whilst the proposed landscaping to the fore of the building is supported, it is noted that the underground parking area reaches almost to the border of the existing homestead; as indicated by the red dotted line in the diagram below. This has major implications on the landscaping of the property at ground level and leads to a very hard surface edge reaching right up to the proposed new office building and approximately 5 meters or so away from the homestead.

This is felt to leave insufficient buffer or landscaping between the commercial portions of the site and homestead and would severely compromise the garden setting that was considered by the BELcom to be an important part of the heritage resource.

It is strongly recommended by the assessor that the green area as indicated in the diagram below become an extension of the landscaped area in order to respect the significance of the site and setting. It should not be seen or expressed as a hard surface parking lot.

Full landscaping plans that reflect and address these concerns should be provided and assessed as part of a Phase II assessment.



8.2.5. Item 5. The proposed Commercial Building located to the North of the site

It is felt likely that the opinion of the assessor may well differ from other bodies in regard to this aspect of the development in that it is not felt that this building will impact negatively on identified heritage resources, (providing of course the buffer/landscaping concerns as outlined above are addressed), and as such the height and scale of the building in this regard is supported.

It is the assessor's opinion that this building will have no more material adverse impact on the identified heritage resources, (and this includes the Grade IIIB structure; the landscaping concerns are however reiterated), as is already experienced with the Paarl Mall and all the other development along the west edge of Cecelia Road, and if anything the proposed structure becomes a part of or blends in wholly with the commercial landscape that is the reality of the context.

Argument could be made that the height and scale of the structure will impact on views toward the mountain backdrop, however as these views can now only really be experienced from the parking lot of the mall this is not considered an issue.

From any other vantage points, the structure will effectively blend in with the overall commercial character. As this aspect of the development is not felt to impact negatively on any heritage resources, in terms of criteria as specified in the NHR Act it is supported.

It is strongly recommended that any concerns in regard to this aspect of the proposal be dealt with by the local authority in terms of the provisions of the Land Use Planning Ordinance and not through the provisions of the NHR Act.

9. CONSULTATION PROCESS.

At this stage of the application, comment has only been received from the Aesthetics Committee of the Drakenstein Municipality; AKSO.

The AKSO is made up of members from all 3 of the interest groups that are registered with HWC and as such is regarded as an important sounding board and commenting body for any development within the Drakenstein Municipal borders.

The AKSO has supported the proposed rezoning in principle; however the committee has reserved the right to comment further on the height, scale and architecture of the proposed development.

It is important to note that it is the opinion of the BELcom of HWC that the AKSO is a municipal aesthetics body only and cannot constitute or represent any heritage parties in the area that have registered with HWC as parties with an interest in identified heritage resources in the region. It is therefore recommended that this report is circulated to the relevant IAP's for comment and that this comment should form part of the public participation process as is required in terms of the Environmental process and assessment.

It should also where possible be incorporated into a Phase II HIA that will assess the final built form and landscaping of the site as tested against the heritage resource indicators as outlined elsewhere.

10. THE SUSTAINABLE SOCIAL AND ECONOMIC BENEFITS TO BE DERIVED FROM THE DEVELOPMENT.

This aspect of this report has been touched on elsewhere: It is clear that the residential zoning that is afforded the site is no longer the appropriate zoning. The heavily trafficked N1 and surrounding road structure also renders the site incompatible with any other residential usage such as guest house, hotel etc.

It is strongly argued therefore that the only use that will ensure the sustained viability of the structure and related portions of the site as a heritage resource would be the rehabilitation of the building and use for business purposes: a corporate head office for example.

11. CONCLUSION AND RECOMMENDATIONS.

In general it is felt that providing the concerns as tabled in Part 8 of this report are taken into account and the various heritage indicators and responses are acknowledged in the final design proposals, the proposed development will not negatively impact on any Identified Heritage Resources either within the site itself or the wider landscape

It is recommended that:

- 11.1 This report and supporting documentation attached be endorsed by Heritage Western Cape as meeting the requirements of sections 38(3), (a), (b), (c), and (d) of the National Heritage Resources Act.
- 11.2 On the basis of the above; provide comment to the relevant authorizing body in terms of Section 38(8) of the NHR Act that there is no objection to the proposed rezoning of the portions of the erf 28619 from single residential to special business and road to special business respectively.
- 11.3 That consent is given to the proposed demolition of the structures as indicated on page 21 of this report.
- 11.4 That the development of the site is supported in principle subject to the following conditions:

A final Site Development Plan showing landscaping and proposed that is assessed within the ambit of a Phase II HIA is submitted to Heritage Western Cape for comment. This plan should give indication of the following:

- That the height of the proposed office building to the rear of the existing homestead is limited to a maximum of 2 stories unless adequate drawings are provided that indicate a higher building will not impact negatively on the existing homestead.
- The hard surface treatment to the parking area immediately abutting the new office building and homestead is not supported. If the proposed basement parking remains as is, suitable landscaping mitigatory methods must be employed to ensure that this area of the site must read as part of the garden setting of the immediate site

Chris Snelling.
Phase I HIA
February 2009.