

27th October 2022



CIFA A REGION OF SAIA

Mr. Richard Summers
Richard Summers Inc. Attorneys
Unit 126 - Victoria Junction
57 Prestwich Street
De Waterkant
Cape Town 8001

Transmitted by email to: richard@summersinc.co.za

Dear Mr. Summers

**CIFA HERITAGE COMMITTEE
COMMENT ON BOSCHENDAL FOUNDERS' ESTATE 9:
FINAL SUBMISSION**

ARCHITECTS: STUDIOMAS

Background:

In 2009, the Institute agreed to review proposals made for houses to be constructed in the Boschendal Founders' Estate. This is a portion of Boschendal that was set aside at that time which had been divided into small holdings.

In terms of the agreement, the proposals will be evaluated against the Boschendal Estate Guidelines that were approved by the South African Heritage Resources Agency (SAHRA) in 2010. There was a two-stage process recommended for design development approval by the Master Review Committee.

The Stage 1 process has been concluded. The Committee commented on the Stage 1 submission in a letter dated 21 July 2022. Subsequently, Cifa received the Stage 2 final submission for Founders Estate 9 from the MRC for comment.

The following documents were received which forms the basis of the Committee's comment:

- StudioMAS cover letter regarding the final submission for Founders' Estate 9 dated 30 September 2022 (Annexure "A");
- StudioMAS revised drawings for Founders' Estate 9 (Revision C) dated 20 September 2022 (Annexure "B"), namely:



CAPE INSTITUTE FOR ARCHITECTURE
71 Hout Street, Cape Town
PO Box 3952, Cape Town 8000
Tel: +27-21-424 7128
info@cifa.org.za
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- Greater Locality drawing (drawing no. A 100 - 100: Revision C) prepared by Sean Mahoney of StudioMAS dated 30 September 2022;
 - Locality and Access drawing (drawing no. A 100 -101: Revision C) prepared by Sean Mahoney of StudioMAS dated 30 September 2022;
 - Proposed Development Plan drawing (drawing no. A 100 - 102: Revision C) prepared by Sean Mahoney of StudioMAS dated 30 September 2022;
 - Site Plan Existing Contours drawing (drawing no. A 100 - 103: Revision C) prepared by Sean Mahoney of StudioMAS dated 30 September 2022;
 - Proposed Site Plan drawing (drawing no. A 100 - 104: Revision C) prepared by Sean Mahoney of StudioMAS dated 30 September 2022;
 - Proposed Roof Plan drawing (drawing no. A 100 - 105: Revision C) prepared by Sean Mahoney of StudioMAS dated 30 September 2022;
 - Proposed Plan drawing (drawing no. A 100 - 106: Revision C) prepared by Sean Mahoney of StudioMAS dated 30 September 2022;
 - Proposed Longitudinal Sections drawing (drawing no. A 100 - 110: Revision C) prepared by Sean Mahoney of StudioMAS dated 30 September 2022;
 - Proposed Cross Sections drawing (drawing no. A 100 - 111: Revision C) prepared by Sean Mahoney of StudioMAS dated 30 September 2022;
 - Proposed Elevations drawing (drawing no. A 100 - 112: Revision C) prepared by Sean Mahoney of StudioMAS dated 30 September 2022; and
 - Perspectives drawing (drawing no. A 100 - 113: Revision C) prepared by Sean Mahoney of StudioMAS dated 30 September 2022.
- StudioMAS visual impact study for Founders' Estate 9 dated 29 September 2022 (Annexure "C"); and
 - The landscape report for Founders' Estate 9 prepared by Franchesca Watson Garden Designer dated September 2022 (Annexure "D").



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- Portion 9 of Farm 1685 (FE 9): Heritage Baseline Report prepared by Sarah Winter dated August 2022.
- The Boschendal Founders' Estates Master Review Committee: Final Comment of the MRC in re Founder's Estate No 9 dated 17 October 2022.

Comments

The Committee was largely in support of the Stage 1 submission, and nothing significantly has changed in the current submission that would require the Committee to withdraw its support. The Committee has recommended in its Stage 1 comment that a visual impact study should be done to assess more accurately the actual expected impact of the proposals.

A Visual Impact Study was done and submitted as part of the Stage 2 submission. The Committee's final comments are summarised as follows:

- The Committee believes that the revised design proposal is compliant with the Estate Guidelines.
- The Committee supports the amendment to the Developable Area.
- It is clear from the Visual impact Study that the proposals will have minimal visual impact on the scenic route network.
- The landscape concept and layout contained in the landscape report by Franchesca Watson are also supported.

Conclusion

Based on the above, the ClfA Heritage Committee supports all the proposals for Founders' Estate No 9.

Yours sincerely

Reinier Visser

*Convener of the Heritage Review Committee
for and on behalf of the Cape Institute for Architecture*



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