

EXECUTIVE SUMMARY

1. SITE NAME

The Retreat, (formerly Earl's Dyke).

2. LOCATION

8 Chilworth Road, Erven 349, 351 and 352, Camps Bay. GPS: 33°56'46.28"S;
18°22'48.18"E.



*Location of the site in Camps Bay south of The Glen public park and on the northern edge of the Camps Bay suburb also known as The Glen. North is at the top of this image.
(Portion of the SG 1:50 000 Survey Series: Ref: 3318CD Cape Town).*

3. DESCRIPTION OF PROPOSED DEVELOPMENT

The Camps Bay Retreat needs to change its status from that of a luxury guesthouse to small luxury hotel. The current guesthouse operation is not sustainable owing to the high maintenance costs of the property. This is due to its topographical characteristics, a large maintenance-intensive and culturally significant manor house, and other garden structures including a unique natural swimming pool.

The intention upon which this report is based, is first preparing a spatial analysis of the property in order to better understand its opportunities and constraints/strengths and vulnerabilities; then obtain buy-in from HWC for the findings, i.e. as stated in this report, and consequently use these findings as basis for preparing the development proposals and proceeding further with the HIA.

In general terms, the proposal is to extend the existing complex to provide between 30 and 40 rooms of additional guest accommodation on the site. It is the intention of the owner to minimize such impacts by first systematically exploring the opportunities and constraints of the site through the identification of heritage indicators for which HWC buy-in is being sought, i.e. before proceeding with the actual development proposals. This means that there are as yet no clearly formulated proposals for the site.

Preliminary scoping report for HWC comment:
The Retreat, Erven 349, 351 & 352, Earl's Dyke, Camps Bay.

4. HERITAGE RESOURCES IDENTIFIED

A large part of the site qualifies as being a heritage resource in its own right. This includes its architecturally significant manor house strategically located on a headland between two natural ravines, all within the property. Other heritage resources include an architecturally significant swimming pool fed naturally from the Diepsloot stream within one of the ravines. The site is strategically significant as a landscape that constitutes an extension to the adjacent historic Camps Bay Glen.

5. ANTICIPATED IMPACTS ON HERITAGE RESOURCES

In general terms, anticipated impacts will probably be mainly visual. More specifics regarding potential impacts will depend on the nature of the development proposals that have yet to be formulated.

6. CONCLUSIONS & RECOMMENDATIONS

Based on the spatial analysis of the property, the following is concluded:

- i) The areas of greatest sensitivity to new development are on the northern and western sides of the property. These areas therefore have lowest prospects for future development.
- ii) There is however a prospect for limited development of an impermanent nature within the 'glen' area adjacent to Victoria Road near the northern boundary. A lightweight timber framed structure elevated just above ground level but contained below the existing tree canopy comes to mind.
- iii) The current location of the garden nursery is supported, although the current nursery structures would benefit from modification with particular regard to views from higher ground on the site, and entry views through the Victoria Road gate.
- iv) The ravine area at the head of the stream entering the property is a closed environment with high visual appeal. However, it is currently inaccessible without walking up the stream itself. A walkway along the contour line above the stream terminating in a lightweight timber deck over-sailing this area is therefore supported in principle, bearing in mind that the site has no particular environmental significance.
- v) The southern half of the property reveals the greatest potential for future development, given the degraded nature of the 'dry' stream course and proximity of existing suburban development. Another area supported for potential new development is the tennis court given its set back location in relation to the manor house and Chilworth Road entrance.
- vi) The reconfiguration of the parking area off Chilworth Road is supported in principle on the basis of this providing the opportunity for re-landscaping this area in a manner more befitting the significance of the Chilworth Road entrance area to

the manor house. This could possibly include some underground parking. For this reason, the relocation of the Chilworth Road gates on axis with the front entrance to this house would also be supported.

It is therefore recommended that:

- i) Additional development of the property be supported in principle; provided that:
- ii) Such development be located and contained within the areas identified in Diagrams 02 and 03 of this scoping report; and that
- iii) The development indicators contained in this report be used as a basis for preparing the relevant architectural and landscaping design proposals yet to be submitted to HWC for approval in terms of Section 38 of the National Heritage Resources Act.