

**HERITAGE IMPACT ASSESSMENT.
SUBMITTED TO HERITAGE WESTERN CAPE IN TERMS OF THE PROVISIONS OF SECTION 38(4)
OF THE NATIONAL HERITAGE RESOURCES ACT.
"CAPE SAW MILLS".
PORTION 57 OF FARM 183, STELLENBOSCH.
(Being Incorporated With The Woodmill Lifestyle Market On Portion 57 Of Farm 158)**



**Prepared for Lurand Investments (Pty) Ltd.
Chris Snelling.
September 2015.**



ABOVE: SITE MAP.

Portion 57 of Farm 183 Stellenbosch, (**The Site**), is located on the Northern edge of Adam Tas Road just to the West of the intersection with Devon Valley Road and approximately 2 km from the Dorp Street Intersection. The decommissioned Bison Wood site lies immediately to the North of the site and is currently undergoing redevelopment and will be integrated with development of the subject property.

1. BACKGROUND.

The entity known as Cape Sawmills which has been operating from the subject property since the 1950's under various names; currently Cape Pine, is in the process of decommissioning its Stellenbosch operation entirely and is vacating the site. This will include the removal of all relevant industrial equipment housed in various buildings that belongs to Cape Pine. Cape Pine will stop operations in September this year, whereby the decommissioning process will commence – the site will be fully vacated by mid December 2015.

The new owners of the property are proposing a new mixed use development for the site, which will be incorporated with the previously known PG Bison site which lies immediately north of the property.

2. PROPERTY LOCATION.

The site is located in Devon Valley, Stellenbosch, on the Northern edge of Adam Tas Road just to the West of the intersection with Devon Valley Road and approximately 2 km from the Dorp Street Intersection. The decommissioned PG Bison Wood site, (now developed as the “Woodmill Lifestyle market”), lies immediately to the North of the site.

3. DEVELOPER.

The developer of the subject property is an entity known as **Lurand Investments (Pty) Ltd.** The Town Planners responsible for the submission of the relevant application to the Stellenbosch Municipality are TV3 Architects and Town Planners with Architectural firms Johan Slee architects, Boogertman and Partners and TV3 being responsible for the design of various components of the redevelopment.

4. NATURE OF SUBMISSION.

It is proposed to rezone the property from General Industrial Zoning to General Business Zoning with certain particular departure applications to allow for Mixed Use Development. It is envisaged that the resultant development will provide for a retail, business as well as residential component etc which will be fully integrated with the “Woodmill Lifestyle market Development” property, (previously the PG Bison site), which lies to the immediate North of the site.



LOCALITY MAP.

5. APPLICABLE HERITAGE STATUTORY PROCESS.

The proposed redevelopment of the site triggered both Sections 38(1)(c)(i) and Section 38(1)(d) of the National Heritage Resources Act; i.e. A development that will change the character of a site greater than 5000m² and the rezoning of a site greater than 10000m².

In accordance with the provisions of Section 38(1) of the NHR Act, a Notification of Intent to Develop was submitted to Heritage Western Cape in terms of Section 38(2) of the NHR Act on May 8th 2015. HWC formally responded to the NID submission in a letter dated 10th June 2015, (tabled on the following page), requesting a Heritage Impact Assessment be conducted which complies with the provisions of Section 38(3) of the NHR Act.

The Response from HWC included the requirements that:

1. Since there is reason to believe that Heritage Resources will be impacted upon, HWC requires in terms of S. 38(3) of the NHRA (Act 25 of 1999) assessing the impacts on all heritage resources.
2. An integrated set of recommendations is required.

Although the development will be integrated with the Woodmill site, (previously PG Bison), being portion 58 of Farm 183, which lies directly to the north of the subject property, this report will not concern itself with addressing any portion of the development on that site as this was already previously subject of a 2010 application to HWC in terms of Section 38(1) of the NHR Act, (in terms of the application being made to the Municipality noted as being a temporary departure to allow for development of the site). HWC noted that there are no heritage resources that would be impacted on and that no further studies would be required in terms of the provisions of the NHR Act. Development on this site has been underway for some time.

It is put forward that the provisions of the NHR Act in respect of this site are no longer applicable. The Record of Decision received from HWC is tabled on the following page.





Enquiries: Guy Thomas
Tel: 021 483 9685
Email: guy.thomas@westerncape.gov.za
Date: 10 June 2015
Case No: 15050602GT0508E
Auto ID#: 3378 - 4080

RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP
In terms of section 38(2) of the National Heritage Resources Act (Act 25 of 1999)
and the Western Cape Provincial Gazette 6061, Notice 296 of 2003

Attention: Mr Chris Snelling
8 Ringwood Drive,
Finelands,
Cape Town
7450

CASE NUMBER: 15050602GT0508E
NID: PROPOSED MIXED USE DEVELOPMENT ON CAPE SAW MILLS SITE ON PORTION 57 OF FARM 183
STELLENBOSCH

The matter above has reference.

Your NID received on 08 May 2015 was tabled and the following was discussed:

- 1. Heritage resources identified include: old saw mill infrastructure, a very small risk of Archaeological resources and potential social significance.

Requirement:

- 1. Since there is reason to believe that heritage resources will be impacted upon, HWC requires an HIA in terms of S. 38(3) of the NHRA (Act 25 of 1999) assessing the impacts on all heritage resources.
- 2. An integrated set of recommendations is required.

Terms and Conditions:

Heritage Western Cape reserves the right to request additional information as required. This letter does not constitute conclusion of processes under the National Heritage Resources Act (Act 25 of 1999). These processes may only proceed further once the contents of this letter have been adhered to. Please note that no final documentation may be submitted to the Environmental Authority until the process under the NHRA has been concluded.

Should you have any further queries, please contact the official above and quote the case number above.

Yours faithfully

Dr Errol Myburg
Interim Chief Executive Officer
Heritage Western Cape

Our Ref: HM/STELLENBOSCH/ PTN 58 OF FARM 183
Enquiries: Zwelibanzi G Shiceka
E-mail: Zshiceka@pwc.gov.za
Tel: (021) 483 9533
Date: 26 August 2010



Heritage Western Cape hereby notifies:

RECORD OF DECISION

of its Comments and Recommendations in terms of
Section 38(4) of the National Heritage Resources Act, 1999 (Act 25 of 1999)

Heritage Western Cape hereby notifies:

At: Mr Ron Martin
Heritage Consultancy
7 Suikerbossie Street
FOREST VILLAGE
7100

For: Proposed temporary departure

At: Ptn 58 of Farm 183, Off Papegaal Road, STELLENBOSCH

COMMENTS:

I can hereby confirm that your application submitted in terms of Section 38 of the National Heritage Resources Act (Act 25 of 1999) is hereby endorsed, as follows:

- That no further assessments are required as the nature of the proposed temporary departure on Ptn 58 of Farm 183, Off Papegaal Road, STELLENBOSCH and contextual analysis reveals that the proposed temporary departure does not warrant such action.
- The proposed temporary departure may proceed.
- If any archaeological material is discovered during earth moving activities all works must be stopped and Heritage Western Cape must be notified immediately.

NOTE:

- This decision is subject to an **appeal period of 14 working days**.
- The applicant is required to inform any party who has expressed a bona fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date of being informed. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- Work may not be initiated during this 14 day appeal period.
- If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

Please feel free to contact this office for any other information.

Yours faithfully

Zwelibanzi G Shiceka (Mr.)
For Accounting Officer: Heritage Western Cape
Copy to Stellenbosch Municipality, PO Box 17, STELLENBOSCH, 7509

6. REPORT SUMMARY:

The entity known as Cape Sawmills which has been operating from the subject property since the 1950's under various names; currently Cape Pine, is in the process of decommissioning its Stellenbosch operation entirely and is vacating the site. This will include the removal of all relevant industrial equipment housed in various buildings that belongs to Cape Pine.

Cape Pine will stop operations in September this year, whereby the decommissioning process will commence – the site will be fully vacated by mid December 2015.

The new owners of the property are proposing a new mixed use retail development for the site, which will be incorporated with the previously known PG Bison site which lies immediately north of the property.

TV3 have been tasked with preparing the proposed redevelopment plans which at this stage consists of a mixed use office, retail and residential complex.

The proposed development, which will also incorporate the “Woodmill site” to the north of the property, triggers both the provisions of Section 38(c)(i) and Section 38(d) of the National Heritage Resources Act.

Notification of Intent to Develop was submitted to HWC in May 2015 with response received in June 2015 confirming that an HIA should be conducted in terms of the provisions of Section 38(3) of the NHR Act

Chris Snelling, a heritage Practitioner recognized by HWC as having the relevant qualifications, experience and professional standing in heritage resource management, was been commissioned by Lurand Investments (Pty) Ltd to prepare the requisite Heritage Impact Assessment.

6.1. DECLARATION:

The views expressed in this report are the objective, independent view and assessments of Chris Snelling. Chris Snelling has no business, personal, financial or other interest in the proposed development apart from remuneration for the work submitted.

6.2. OUTLINE OF THE HIA.

At the notification of Intent to develop stage it was initially indicated that the HIA would be a two phase approach with a Phase I report identifying and assessing the heritage resources on site and thereafter providing heritage resource indicators to which the development team should respond. The responses would thereafter be tested in a Phase II Impact Assessment.

However, during the course of the assessment it became apparent that the heritage resources present on the site, and indeed the site itself were either too limited in terms of quantity or indeed of insufficient intrinsic significance to warrant this approach.

In this regard the author of this report provided the development team with indicators at an early stage and the proposed development has been workshopped through to the stage as is presented in this report. Part of this process included monthly presentation meetings to the Stellenbosch Municipality's Spatial Planning Aesthetics Committee for a period of 3 months.

As such this report is being tabled as a full HIA that complies with the requirements of Section 38(3) of the NHR Act.

The format of this HIA will be as follows:

It will firstly table the brief historic and social analysis of the site as prepared by Mr Ron Martin and comment on this, noting that cultural significance in this regard is relatively low.

Thereafter the wider context will be examined and assessed and will note the context in which the site is located is predominately a post WWII industrial context of limited heritage significance in terms of the overall Stellenbosch heritage context.

The report will identify any structures older than 60 years that are located on the site and then the significance of these and other components, (which may or may not be older than 60 years), will be assessed. Noted at this stage is that there are no record of any.../7

6/...plans pertaining to the property in the Municipality and there has also been no success in obtaining any from Cape Saw Mills. Identification of the age of structures has been obtained from aerial photographs and on site deduction and analysis.

The significance of the site and individual components will be also be tested against the areas of hazardous waste present on the site.

Having assessed the significance of the wider context and components within the site, the report will list the few heritage resource indicators and design informants which were presented to, and thereafter workshopped with the design team in order to arrive at the development proposal which is tabled in this report.

As already noted: part of this process included monthly presentation meetings to the Stellenbosch Municipality's Planning Advisory Committee.

The report will thereafter assess the proposed development framework and proposals against the heritage resource indicators and will note that insofar as these are concerned that the proposed development is compliance.

As per the requirements of Section 38(3)(e) of the NHR Act, a draft of this document will be forwarded to the Heritage Body's that have registered an interest in the Stellenbosch area. Copy of the draft report will also be sent to the Stellenbosch Municipality's Planning Advisory Committee for comment. The comment received will be attached to the report when available.

The report will conclude by noting that the proposed development has complied with all indicators and informants and will recommend that HWC endorse this report as having met the requirements of Section 38(3) of the NHR Act and in terms of Section 38(4)(a) give consent for the development to proceed.

7. HISTORY OF THE SITE:

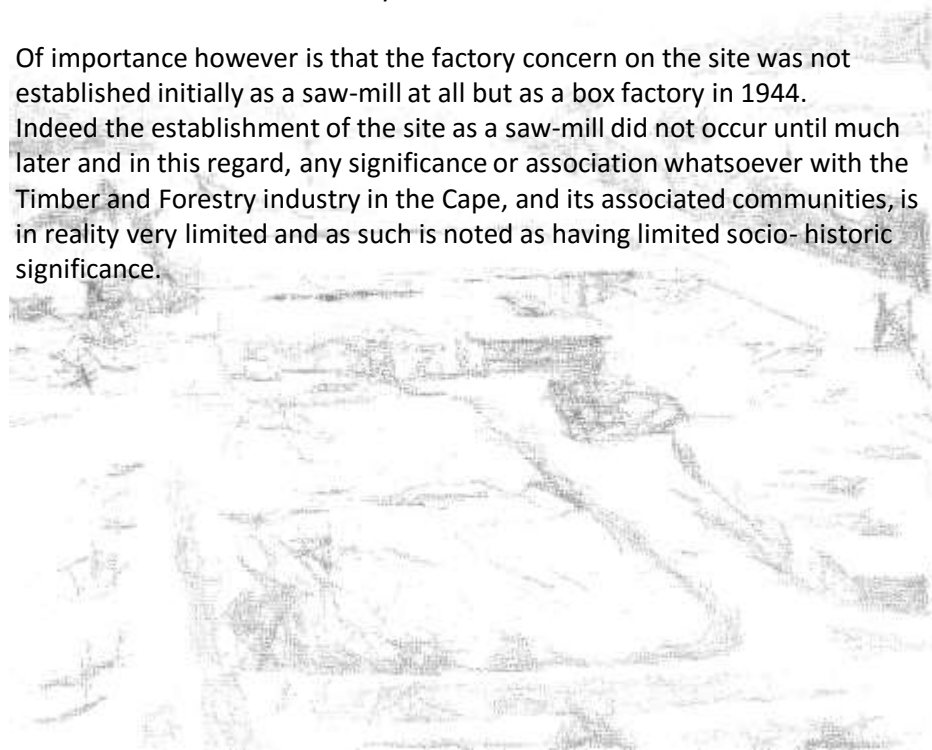
Given the industrial landscape in which the site is located attention is not given to the history of Stellenbosch itself nor the pre WWII history of Adam Tas as a significant route into Stellenbosch.

The Industrial landscape has become a significant and landmark element along this portion of the R310, yet is one that has only developed relatively recently that could be argued to have been initiated with the establishment of the Stellenbosch Farmers Winery in 1925 and subsequent development of the site on which the Distell Factory and grounds is located opposite the sawmill; albeit the laboratory relating to the SWF site which led to the growth of the Factory was not established until 1944.

Ron Martins Socio-Historic Background Study that follows is of relevance, albeit the section on the history of the saw-mill on the site is brief.

Of importance however is that the factory concern on the site was not established initially as a saw-mill at all but as a box factory in 1944.

Indeed the establishment of the site as a saw-mill did not occur until much later and in this regard, any significance or association whatsoever with the Timber and Forestry industry in the Cape, and its associated communities, is in reality very limited and as such is noted as having limited socio- historic significance.



BACKGROUND AND BRIEF

Ron Martin Heritage Consultancy was appointed to investigate possible socio-historical significance of the site known as the Cape Sawmills, situated on portion 57 of Farm 183, Papagaai Road, Stellenbosch. This report is as a result of said investigation and will form part of the Heritage Impact Assessment process in terms of section 38(8) of the National Heritage Resources Act 25 of 1999 (the Act).

THE TIMBER INDUSTRY: BACKGROUND HISTORY

In 1664, English writer John Evelyn wrote as follows: “Men seldom plant trees till they begin to be wise, that is, until they grow old and find, by experience, the prudence and necessity of it.” What is true of men is often true of nations, and the history of forestry shows that the period of afforestation is nearly always preceded by a period of destruction. So it was in South Africa also.

The advent of colonialism brought about an almost immediate campaign of destruction of our indigenous forest resources, both for use in construction as well as for export to Europe and other colonies. This practice continued wantonly, with the colonists having very little knowledge or regard for the turnaround period needed for the replenishment of our stinkwoods, ironwood and yellowwood forests. Thus, indigenous forests became “unsustainable” by the second half of the 19th century and the colonial authorities at the Cape began to realize the need to supplement these with plantations of fast-growing exotics.

In 1875 the Department of Forestry was established in Cape Town, with J Storr Lister (from the Indian Colonial Forest Service) at the helm, and three years later the first plantation (with 75 acres of Eucalypts (Bluegums) was established at Worcester, intended to provide firewood for the railways. In 1883 and 1884 coniferous plantations were established in Knysna and the Boland regions of the Western Cape, with *pinus radiata* (Monterey Pine) as one of the main species. The Californian pine had little value in its native land, but showed excellent adaptability to conditions in the Cape, as well as in Chile and New Zealand. Other species introduced around the same time were *pinus pinaster* (stone pine), *pinus patula* (weeping pine), *eucalyptus grandis* and *acasia mearnsii* (black wattle). Stone pines are probably the most popular in South Africa today, providing 80% of construction timber. The Monterey pine is most suitable for wood pulp and paper products as well as crate timber and plywood.

During the early 1900s, state-owned pine plantations had been established in Weza and Cedara (Kwazulu Natal), Belfast, Graskop and Pan (Mpumalanga) and Broederstroom (Limpopo).

Despite the incremental growth of the industry, no formal policy on the economic benefits on timber production was adopted by the union government until post World War 1, where war isolation has led to a shortage of imported timber and moves were afoot to get South Africa to be self-supporting with regard to its timber requirements. A sustainable output was determined at 10 000 acres per annum, increased to 15 000 acres in 1932 (due to increased population growth) where it remained until World War II. At this time, 63% on state-owned forests were in the Western Cape, with 38% in the Boland Region. Forestry station communities were established near the major plantations, including Maasdorp (near Franschhoek), Meerlust Bosbou (Dwars River Valley) and Groot Drakenstein. Large pine plantations in the Boland, both privately owned and those owned by state agencies such as SAFCOL, still occur, although the industry has largely been downscaled due to increasing viability of timber plantations closer to the minefields in Mpumalanga and Northwest. Those that are still operational include the Botmaskop, Hottentots Holland and Assagaibos plantations on the Stellenbosch Mountains south of Jonkershoek, those of the Dwars Riviershoek and the Jonkershoek and Helderberg Mountain plantations.

SOCIAL AND ECONOMIC VALUE OF THE INDUSTRY

All South Africans have a stake in forestry in South Africa. We all benefit, or should benefit, from products such as construction timber, paper, mining timber, fuel wood and other products that satisfy our material needs. We all benefit from the environmental values of our forests and woodlands. Shareholders of the 400 or more companies which have invested in forestry are also important stakeholders. But the people most involved in forestry are rural people and the workers in the forest industry.

One-third of households in South Africa are estimated to rely on fuel wood. Women in these households often walk great distances to fetch firewood. Average time spent this way is estimated conservatively at five hours per household per week.

The Department of Water Affairs and Forestry estimates formal employment in forestry today at about 141,000 people, of whom nearly 80% are in Mpumalanga and KwaZulu Natal. This estimate may be too high - other statistics suggest about 80,000 forestry workers. An estimated 121,000 people are employed in those industries which use wood as a primary input. Therefore, between 200,000 and 260,000 people probably find direct employment in the forests and the processing industries.

About 40% of these are employed in sawmilling, 30% in pulp and paper manufacturing, and the balance in secondary processing. In addition there are those employed by the smaller primary converters such as in making poles, matches, and charcoal.

The Western Cape has about 20 000 ha of natural forest and about 30 000ha of formal plantations. Most of these areas are owned by the State.

Forest plantations are mainly for commercial (construction, paper and furniture manufacture), while the greatest value of natural forests is for environmental protection, biodiversity, and ecotourism.

In the 1930s, government afforestation in the Cape and the Eastern Transvaal (Mpumalanga) was accelerated through a public works programme to create employment after the depression. Hans Merensky Holdings and HL&H Mining Timber were established in this period, but other companies have not survived. The State established sawmills and pole treatment plants; private sector processing capacity was limited.

After the Second World War, large companies entered forestry. South African Forest Investments afforested large areas in Mpumalanga, and was later incorporated into the Mondi Paper Company, formed in 1967. The domestic market for pulp and paper led to the growth of corporations such as Mondi Paper Co and Sappi, with rapid import replacement. Afforestation reached a maximum net rate of about 36,000 ha per annum between 1965 and 1975, when the afforested area grew to about 1,250,000 ha. Growth continued into the 1980s, when the corporations acquired large areas of farmland, bought out smaller companies, and made huge investments in such facilities as the Sappi pulp and paper factory at Ngotwane and that of Mondi Paper Co at Richards Bay. The corporate business sector entered a period of consolidation and vertical integration after 1994, while government closed certain of its sawmills, and managed other mills as partners with the private sector.

The most recent phase, from about the late 1980s to now, has been complex. Afforestation rates have fallen, mainly due to increasing competition for suitable land, relatively low roundwood prices, and limitations imposed by the afforestation permit system. Extensive outgrower schemes have been launched, though their aggregate production is low. Investment in processing capacity has been high, but less than before, the most significant being the expansion to Sappi's Saiccor plant in KwaZulu/Natal. South African corporations have invested overseas, growing internationally by acquisition. Domestic markets have been depressed; output from the formal sawmilling sector has declined steadily for 15 years. Net afforestation rates have fallen to about 6,000 ha per annum on average. SAFCOL (the South African Forestry Company Limited) was created in 1992 to operate on the State Forests of the then South African Government (i.e. excluding the forests of the former homelands) as a profit-making company managing the plantation forests and processing plants of the Department of Water Affairs and Forestry. The State Forests were deproclaimed in 1994, but the land remains the property of the State.

This change was aimed at focusing the role of the State on matters of policy and the public good, rather than on commercial forestry, and at increasing the commercial value and profitability of the forestry operations. SAFCOL has operated for a brief period, but is proving profitable.

Private companies have begun to look to afforestation in neighbouring countries.

Almost 60% (about 9 million cubic metres) of the wood produced in South Africa per year is processed for pulp and paper. Sales of products from this subsector amount to about R7.2 billion annually, accounting for about 92% of the money generated by processing wood (excluding secondary processing of wood for furniture and other purposes). Goods to the value of about R3 billion are exported annually, but most domestic demand is met from the balance, other than for fine papers.

Sawmilling in the formal sector uses about 4 million cubic metres per year. The sawn wood is supplied to truss manufacturers for the construction sector (about 1 million cubic metres, 30%), and the balance is supplied as industrial wood to the furniture industry, pallet manufacturers, and other purposes. Most value is added in the secondary processing of wood, such as in furniture manufacturing. In addition to the larger sawmills, about 300 small, often mobile sawmills process about 700,000 cubic metres per year.

Mining timber is the next most important part of the industry, consuming just less than 2 million cubic metres of wood per year. The wood is used to manufacture supports for underground mining. Use has declined at about 3% per year, but wooden supports remain vital to the gold-mining industry. The balance of the wood supply (just more than 2 million cubic metres per year) is used in pole manufacturing, and in composite board manufacture. Assets in the wood processing industries are valued at R11 billion. The total economic output of the sector amounts to about 5% of the manufacturing sector in the country.

Secondary manufacturing is an important sector. In 1988, 1,320 furniture manufacturing establishments were estimated to be in operation. Of these, 84% were small firms, employing less than 50 people each. There is significant potential for creating new small firms, and then employment, especially to supply to markets arising from the housing programme in the country, and also for exports.

Exports of forestry products amount to 14% by value of the manufacturing exports from South Africa. These exports arise from opportunities in the global market for pulp and paper, the need among growers to secure better prices for their wood, the availability of material arising from the decline in mining timber demand, and the opportunity to sell material which might otherwise be wasted.

Exports are dominated by pulp and paper. This equates to about 10% of total commercial wood products. Other exports are:

- low-quality sawn boards for scaffolding and casings to the Far East and Indian Ocean Islands (equivalent to about 80,000-100,000 cubic metres of roundwood per year);
- furniture and moulded products (equivalent to about 50,000 cubic metres of roundwood per year: dominated by three to four firms);
- composite wood, with wood chips as feedstock;
- about 700,000 cubic metres of wood chips per year to Japan;
- 300,000 cubic metres per year of high-class pruned conifer logs to Japan (international prices for these are up to four times higher than domestic prices);
- wattle bark extract;
- Wattle logs from trees harvested from riparian zones along Eastern Cape Rivers to Japan.

CAPE SAWMILLS

Cape Sawmills is situated on portion 57 (formerly portions 11 and 15) of Farm 183, Stellenbosch.

In 1944, the South African All Bound Box Company, established in Parow in 1937, established a factory on portion 11 (then owned by Stellenbosch Municipality) with the intention of capitalising on the growing demand for fruit boxes in the Stellenbosch region. Before it could complete its factory, the company was bought by Anglo American and renamed General Box Company. Portion 11 of Farm 183 was transferred to the company on 7 August 1945.

From 1948, under the management of famous Dutch yachtsman Kees Bruynzeel, the company broadened its interests to include the manufacture of parquet and block flooring as well as roof shingles.

In 1957 the company opened a laminated timber division, manufacturing timber beams and related products. In the same year, neighbouring portion 15 of farm 183 was acquired for the additional operations at the growing company, which included manufacture of laminated timber cladding for prefabricated structures, plywood products and doors. In 1960, the firm merged with Parow Plywoods and was renamed Bruynzeel Plywoods. Portion 18 of Farm 183 was acquired from Stellenbosch Farmers Wineries in 1962, consolidated with portions 11 and 15 to form the property now known as Portion 57 of Farm 183.

In 1971 the company was renamed Bruply Sawmills Limited. They now owned various enterprises, including eight sawmills (besides the Stellenbosch plant), three chipboard plants, four door manufacturing plants and many hectares of forest.

In 1973, Mondi Paper Company (established in 1967) bought the company from Bruynzeel and Anglo American and established Mondi Timber Products. It became known as Mondi Timber Cape Ltd, in 1989. Cape Sawmills was established in 2008 when employees of Mondi Timber Cape bought up Mondi's operations in the region as well as three branches of Airton Timbers.

CONCLUSION

The history of Cape Sawmills and its success story as a business is admirable, but by no means unique in terms of its role in the economic development of the region. Its growth was, to a large degree, associated with the tumultuous history of the timber industry and, despite the turmoil, managed to survive and prosper, largely through shrewd business practice.

The overall history of the industry is complex and interesting, shaped directly by market demands and changes in consumer practice. It is widely acknowledged that the industry in the Western Cape Province is on the decline and that the plantations in the Boland will be depleted within the next 20 years if current consumption levels prevail (pers comm., Dave Reeves, Cape Sawmills' MD).

The value of the Cape Sawmills complex in terms of its socio-historical significance is negligible within this context and, as a heritage indicator, would not contribute to the overall intrinsic heritage value (if any) of the site.

Addendum: (Snelling).

Note is taken of the association of the factory with Cornelius "Kees" Bruynzeel who Martin notes as owning the factory in 1948 through to 1973. Bruynzeel, a noted and award winning international yachtsman was the son of Cornelis Bruynzeel Sr., who founded a Bruynzeel Timbers in the Netherlands in 1897.

In setting up the then plywood and shingle concerns and later the laminated timers section of the plant, Bruynzeel was to introduce new timber production layouts and lines, based on the Dutch model which were to inform many later timber factories throughout SA.

The laminated timber production which began in around 1957 is significant in respect of this report for 2 reasons:

The first of which is that there is one building remaining on the site which is clearly resultant of Bruynzeels influence: this being the wet mill which with its arched laminated beam roof structure provides an impressive example of construction technique.

The second of which is that during the period C1960 through to 1962 when it was completed, Bruynzeel commissioned architect Aart Bijl, ...

...a student of Pius Pahl), to design a house for him with the primary stipulation that the design should exhibit his connection with the timber industry. The resultant building, now 53 years old): De Hoge Hoek in Welgelegen with its unique hyperbolic paraboloid roof, teak structural timbers and yellow wood finishing is a recognized architectural and engineering masterwork.

All timber components of the building, including doors and parquet flooring were constructed at the factory under the direct supervision of Bruynzeel.

In this regard the site does have a degree of associational significance: however given that since 1973 the factory has changed hands and production, product and technique has considerably altered, it is felt that this significance is worth noting rather than memorializing as such, other than the retention of the wet mill structure which will be discussed later in the report.

The famous Bruynzeel House

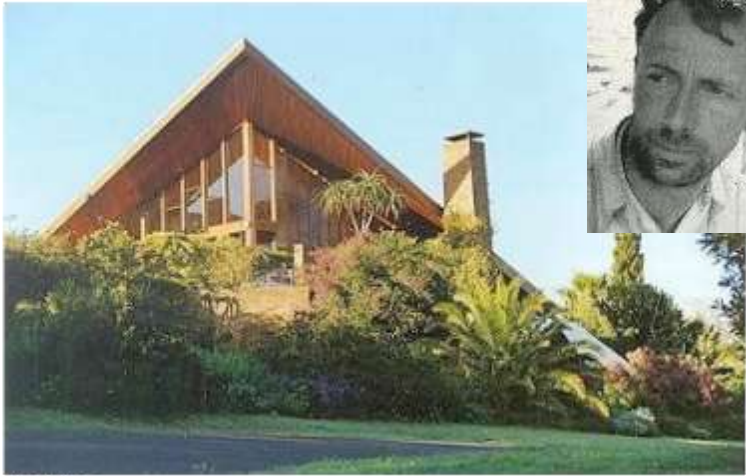


Photo by Willem Malherbe

Above: The Bruynzeel House. Internet article: Dr Hans and Rosmarie Breur: <http://www.landmarkhouse.com>. and insert: Kees Bruynzeel.

8. CONTEXT:

THE WIDER CONTEXT:

The diagram to the right gives indication of the wider context in which the site is located and is considered self explanatory.

The industrial context is dominated by two landmark sites: the Saw Mill, (the subject property) and the Distell Factory site .

Portions of the industrial landscape have recently given way to retail/mixed use development, (The PG Bison site for e.g. which had strong linkage to the Saw Mill Property and is intended to be incorporated with the proposed development on the subject property).

The Rural landscape context is significant and contains some important local farmsteads. Development of the site will have no impact on any of the rural area context.

The residential post WW2 residential area, (Onder Papegaaiberg) consists predominately of C1960's/1970's suburban housing development is not considered as a heritage resource.

The treed avenue portion of Adam Tas Road, (indicated in green) at these points, along with their high defining boundary wall elements are strong indicators and important components of the overall landscape.

The aerial photograph to the right (bottom) as well as those on the following three pages, (all courtesy of TV3 and Johan Slee architects) locate the site within the wider industrial context and are likewise self explanatory.

In terms of heritage significance the Saw Mill site is noted as having a small degree of local significance in that it introduces, or is the gateway to the industrial character of much of Adam Tas Road.





CONTEXT | SPECIALIST PHOTOGRAPHS





CONTEXT | SPECIALIST PHOTOGRAPHS





CONTEXT | SPECIALIST PHOTOGRAPHS





Above:

This photograph, taken from the site shows the northern boundary of the Cape Sawmills property looking into the Woodmill property, (old PG Bison site). Approval for development of this property was granted some time ago, (indeed HWC noted that there were no heritage resources), and existing and ongoing development is already underway

The development of the site is to be integrated with that of this property.

9. IDENTIFICATION AND ASSESSMENT OF HERITAGE RESOURCES

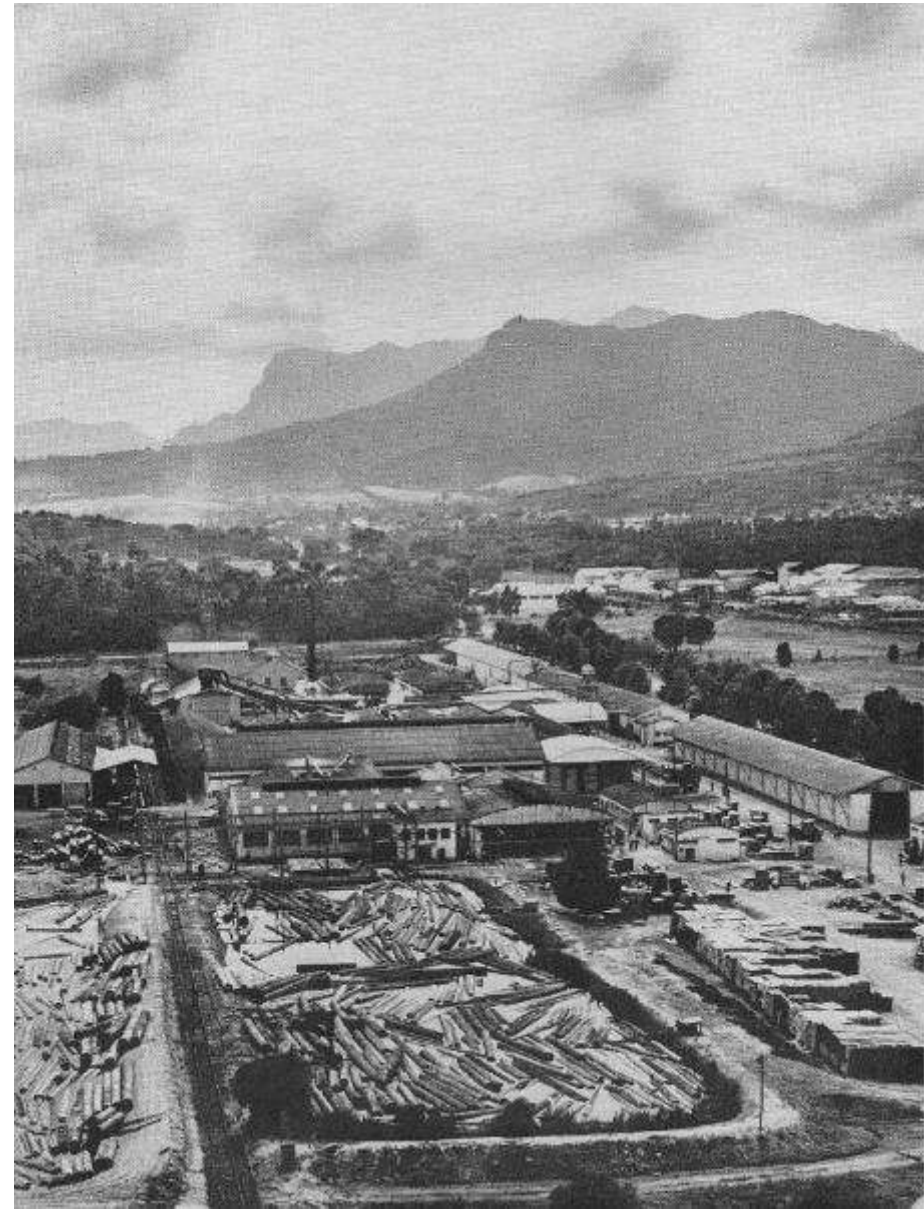
It is recognized that industrial archaeology has been given far more recognition than has previously been the case in wider heritage circles and in this regard it is noted that the Cape Saw Mills site does have a degree of landmark significance in that it acts as a gateway or introduces the Stellenbosch industrial landscape that typifies much of the Adam Tas Road into and even past Stellenbosch.

Generally in assessing industrial structures, attention is given the building typology and use as well as the rarity and technological significance of the various components. In this regard it was noted at an early stage that in respect of the Saw Mill site, that it was not, for want of a better word, a formulate or representative type of a significant saw mill as would be the case with the Wemmershoek complex and linked Bosbou Village near Franschhoek for example which has origins which date back to the early establishment of the Pine plantations on the mountains surrounding Franschhoek toward the end of the 19th Century. The Saw mill site as it exists today was effectively only established toward the end of WW2 with structures provided that in reality reflected the economy of the time. They were cheap and designed to be adaptable or even demolished as use and change dictated: concrete block and either corrugated iron or asbestos cladded frame buildings were and still are the norm.

From a technological point of view therefore the significance of individual structures, with a few exceptions are considered as being low in significance: this is even more the case as when the Sawmills itself vacates the site, all related machinery is to be moved as well.

Effectively all that will remain are the shells of the various buildings and without their original purpose to sustain them they are of very low cultural significance.

The following identification and assessment is therefore based largely on building typology and technological significance. It has been limited to a small degree by the fact that there are no plans available to assess date of construction for the entire site. There are none on record at the.../18



Cape Saw Mills. Alice Mertens. Stellenbosch. Plate 95 *Nasionale Boekhandel*, 1966

17/... Municipality and enquiries with Cape Saw Mills itself has proved to be fruitless.

Methodology to establish the age of the buildings has therefore been through comparing the existing site layout with the 1953 aerial photograph of the property, shown opposite and by trying to source any historic photographs: Itself very limited and only that by Alice Merten's tabled on the previous page was uncovered.

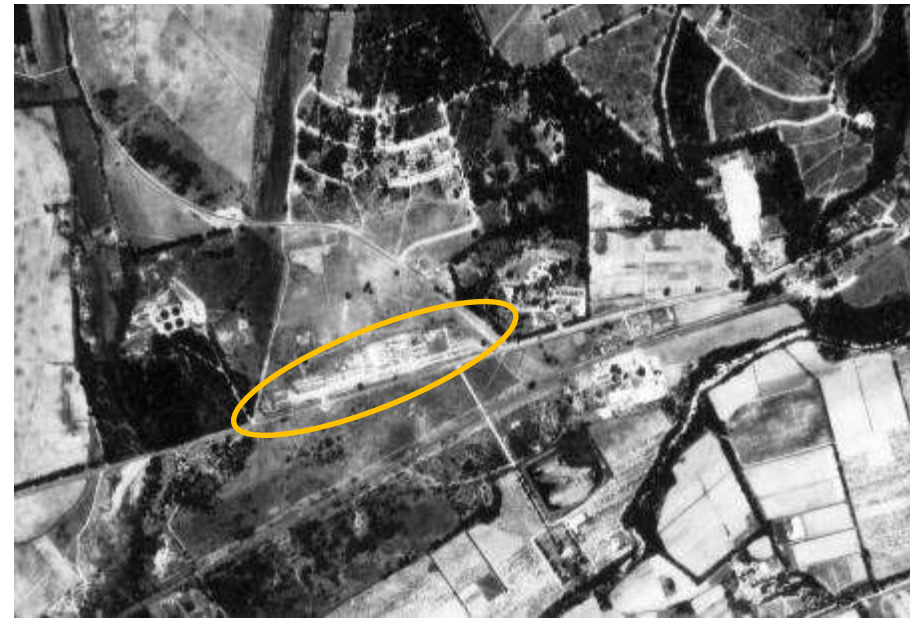
Below and on following page for clarity:

Using the 1953 Aerial Photograph a fairly accurate depiction of the structures extant at the time has been overlaid onto a current site diagram.

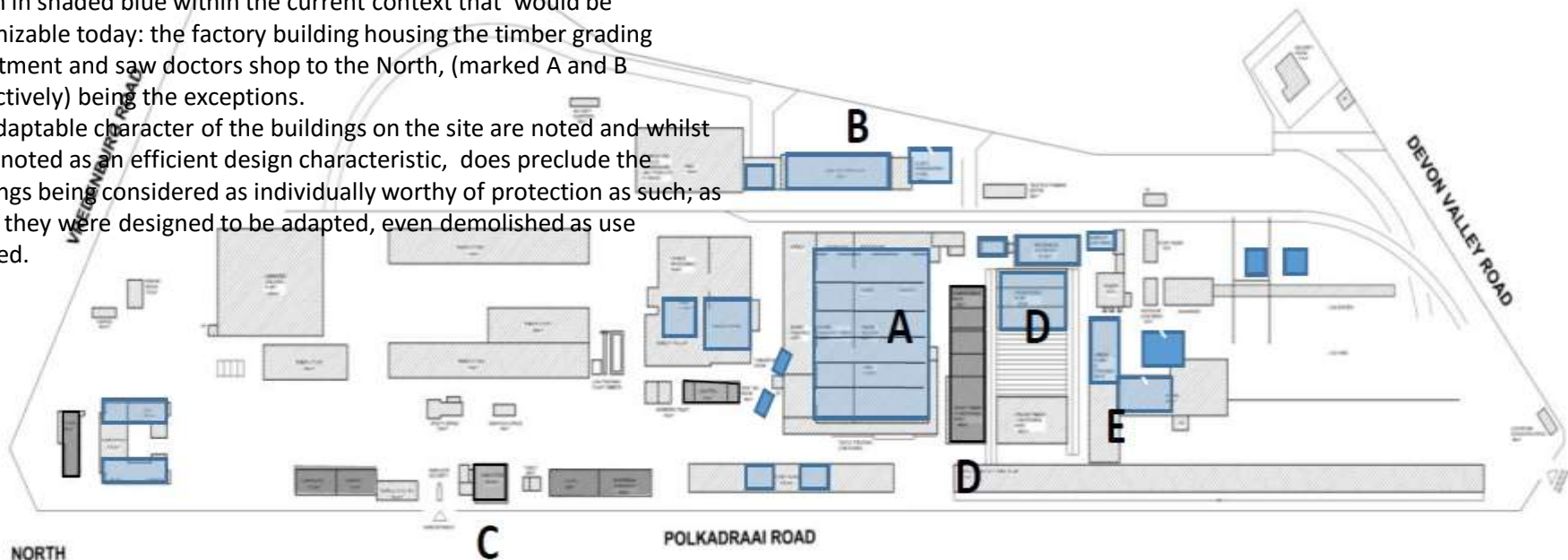
- Structures still existing have been shown in shaded black,
- those noted as no longer present in solid blue, and
- those that have clearly been added to, altered significantly or demolished as part of a rebuild are indicated in shaded blue.

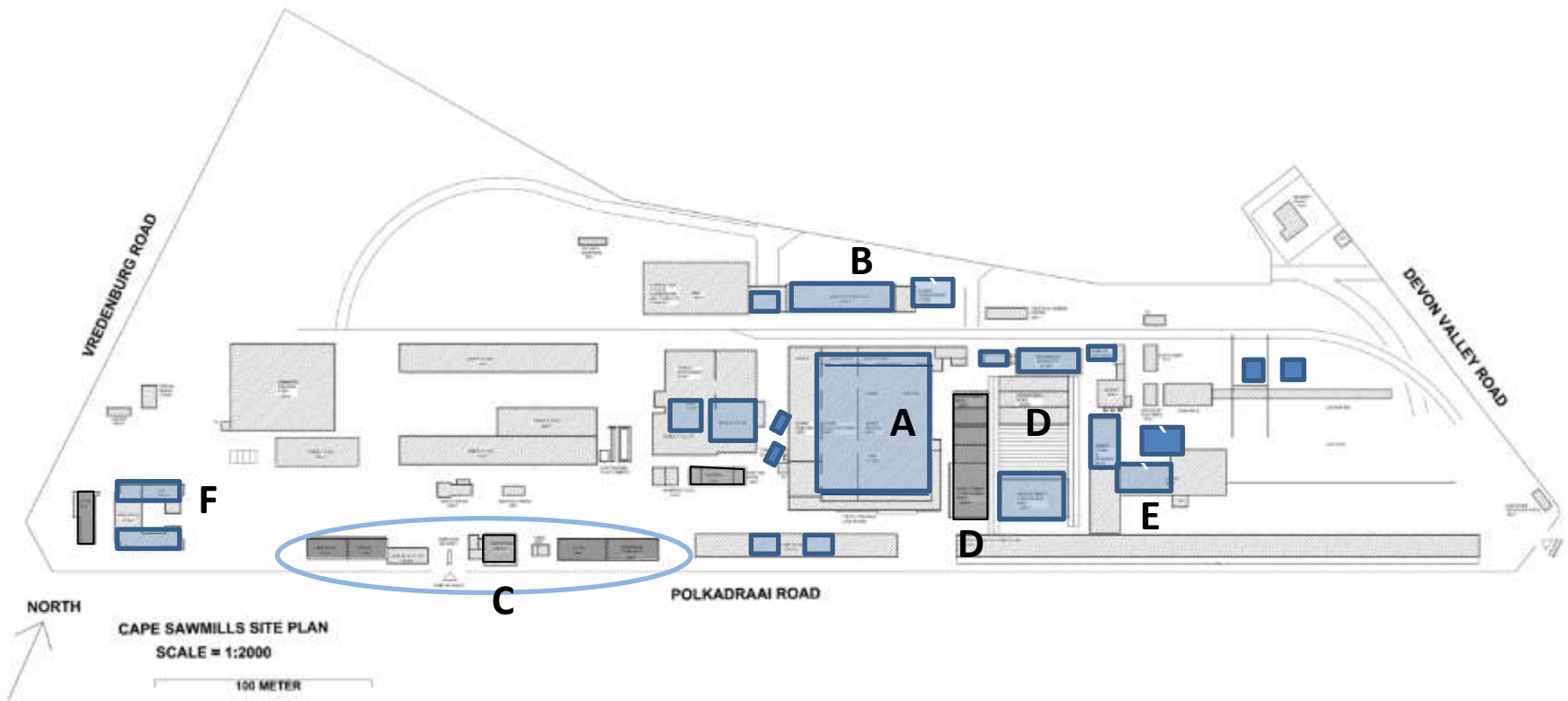
It is clear to see from the diagram that development of the Saw Mill site, (reflecting its change over the years from box-wood factory to Saw Mill), has not been static and that various buildings or components have been adapted to the change in use. are all generally concrete block with either corrugated iron or asbestos cladded frames give indication of being designed to be adapted as use dictates. There is very little of the buildings shown in shaded blue within the current context that would be recognizable today: the factory building housing the timber grading department and saw doctors shop to the North, (marked A and B respectively) being the exceptions.

The adaptable character of the buildings on the site are noted and whilst being noted as an efficient design characteristic, does preclude the buildings being considered as individually worthy of protection as such; as noted they were designed to be adapted, even demolished as use dictated.



1953 aerial photograph.





Structures on site in comparison with the 1953 Aerial photograph:

- Structures still existing have been shown in shaded black,
- those noted as no longer present in solid blue, and
- those that have clearly been added to, altered significantly or demolished as part of a rebuild are indicated in shaded blue.





Board Manufacturing and Timber Grading Dept: Marked as A on the Diagram.

6 bay concrete block and saw tooth asbestos roof with south facing clerestory fenestration industrial building. The structure has been much added to.

Origins unclear but assumed to be part of the original box assembly concern.

In terms of significance the structure is considered to be little more than typical. Minor historic significance only in that it is one of the original buildings on the site.

SUGGESTED GRADING: NONE.



Saw Doctors Shop: Marked as B on the Diagram.

Very basic double storey plastered block rectangular structure with asbestos cement roof.

No intrinsic significance.

SUGGESTED GRADING: NONE



STORES, CARPENTER SHOP ET AL: MARKED AS C ON DIAGRAM ON PAGE18.

All are typically longitudinal painted concrete block constructed buildings with curved asbestos roof with simple punctured openings and steel windows.

These are rumored to be the oldest buildings on the site originally used as offices and storage sheds.

Architecturally they are considered basic and utilitarian and entirely typical of cheap build factory structures found throughout the wider peninsula.

They are not considered as being of any intrinsic significance in themselves.

GRADING: NONE.





TIMBER CONDITION SHED AND KILNS: MARKED AS D ON THE DIAGRAM

Concrete column beam and concrete flat roof structures with painted brick infill panels and some areas of corrugated iron covering. The core of the buildings are still present-minor additions noted throughout the past 50 years.

Original sliding doors and kiln ovens noted. Essentially a heat and drying treatment plant. The original cast iron fittings are intact and impart a degree of industrial architectural significance, however the fact that the plant is being decommissioned and that the use is very specialized preclude future re use with any redevelopment of the site in any thing other than perhaps being retained as an element of historic memory. This however is a recommendation rather than a condition

It is difficult to argue for retention of this structure particularly given the lack of any real architectural significance that can be attributed.

SUGGESTED GRADING: PARTIAL IIIC. KILNS ONLY.





PORTIONS OF THE WET MILL AND GREEN CHAIN AND STACKING BAYS. IDENTIFIED AS E IN THE DIAGRAM.

The portions of the structures that are older than 60 years appear to have been adapted for current usage: the main portion of the wet mill itself certainly being a later add on.

The two portions of the structure are both concrete buildings with semi circular asbestos clad roofs.

What sets this structure apart from the others on the property is the then innovative use of curvilinear laminated beam rafters which has direct reference to the innovative work of Kees Bruynzeel and which lends itself to an impressive interior spatial quality to the building.

The machinery visible in the photographs is to be removed when the Cape Sawmills vacate the space, and as such use of the building is redundant. The curvilinear laminated beams are however of some technological and historic associational significance-and as such it is recommended that this building is retained if possible. (see also Hazmat notes).

SUGGESTED GRADING IIIC.





Administration Offices and outbuilding.

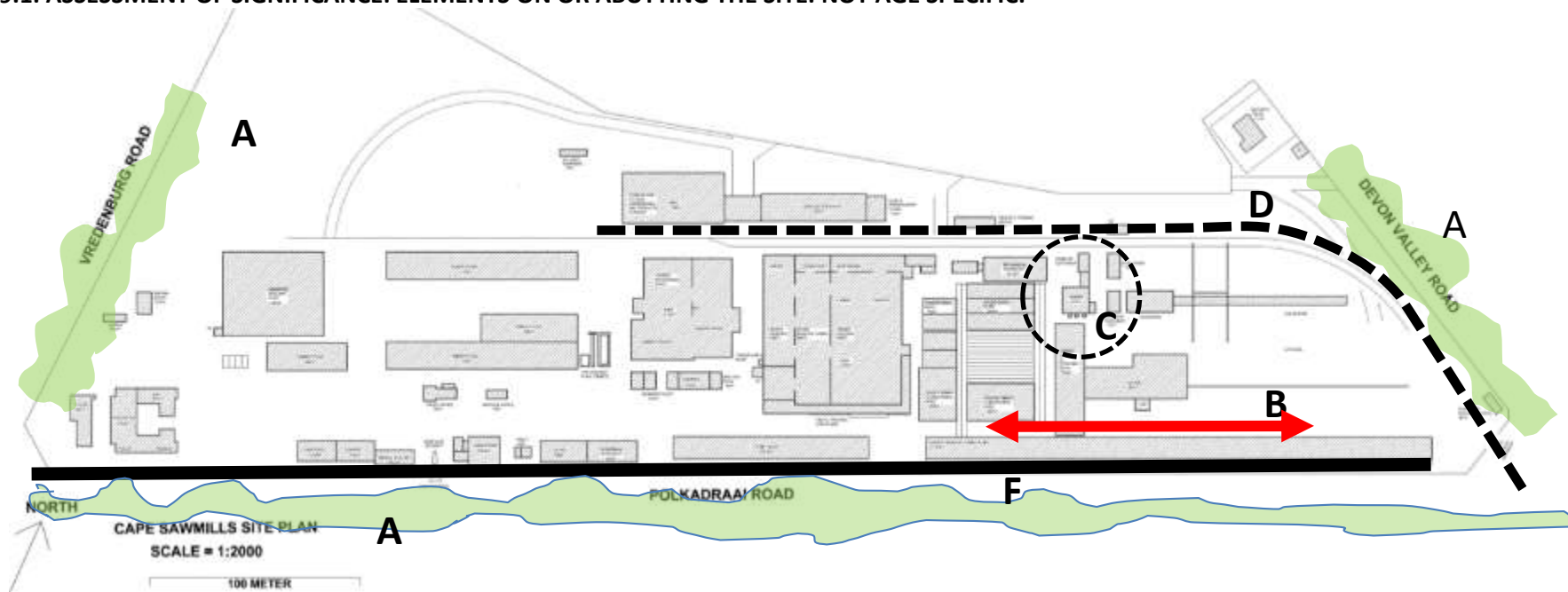
Visible on the 1953 aerial photograph as two separate structures it is assumed these were added to in the C1960's-airbrick walling seeming contemporary with the boundary wall to the site. It is assumed, (given the lack of available plans), that these were initially two houses for management.

Generally the structure presents as very ordinary with hipped asbestos slate roofing and plastered masonry and painted brick with casement windows.

SUGGESTED GRADING: NONE.



9.1. ASSESSMENT OF SIGNIFICANCE: ELEMENTS ON OR ABUTTING THE SITE. NOT AGE SPECIFIC.



The Diagram above indicates significant elements on or abutting the site that contribute to its overall character:

It is taken accepted that the site has some but limited significance as a landmark industrial site; a quality that has been noted in previous surveys conducted in the area that have been accepted by HWC, (see Berman and De Villiers).

Argument is however made that although the site does have landmark status, given the fact that it is effectively only a post WWII site and that as a sawmill it has some, but certainly not formative association with the sawmill industry in the Western Cape the significance is in fact limited to its local sphere of influence only and as such is regarded by the assessor as being only of partial **Grade IIIC** significance. Nevertheless, the site is located within an identified and important industrial landscape and it would be argued that any future development should recognize this. Specific elements that assist in contributing to the landscape and site itself, over and above the industrial quality of the sites architecture, are listed on the diagram above and include:

- A; Tree rows, partial avenues etc, all provide strong linkage to the overall Stellenbosch aesthetic. Predominately off site and afforded a grading of IIIC.
- B: Historic road patterns within the site that lie parallel to Polkadraai/Adam Tas Road. No grade but a suggested indicator
- C: The very identifiable landmark elements as expressed by the chimney stacks ,Boiler and sawdust container. Grade IIIC given degree of landmark significance
- D: Remains of the old railway. Partial remnants of tracks remain. No grade but a suggested indicator.
- F The solid and high boundary wall to the site which although not architecturally of any merit is a strong defining element. Marginal IIIC grading.



The Chimney, Boiler and Sawdust container complex.

Of all the buildings on the site this complex is clearly the one that has the most presence and contributes hugely to the degree of landmark status of the site that has been noted by other consultants.

As individual structures however there is little in the way of technical significance that would suggest them as being of any intrinsic significance in themselves.

SUGGESTED GRADING: IIIC FOR DEGREE OF LANDMARK SIGNIFICANCE ONLY.



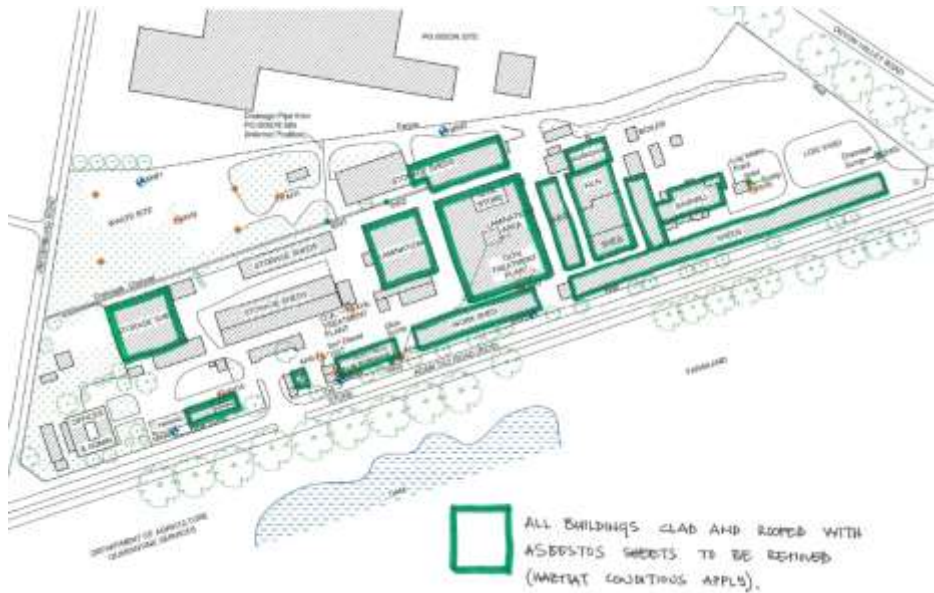
The Boundary wall to the site:

As an aesthetic example of its type opinion is very divided in respect to this wall: recognized on an academic level as being a well considered and representative example of 1960's architecture, and on others as being very unattractive.

It is however a very strong and defining boundary element which also indicates a considered urban design approach with its incorporation of some very human elements, such as the bus stop for example. In reality, owing to the site it surrounds, it does present a fairly human unfriendly interface with the street.

SUGGESTED GRADING: PARTIAL IIIC.

9.3. ENVIRONMENTAL MITIGATIONS: HAZMAT CONSIDERATIONS:



An early study prepared by Withers Environmental Services in 2010, (the sketch diagram above), gives indication of the areas identified as being potentially subject to Hazmat conditions. The diagram notes structures clad or roofed with asbestos fiber cement. These included structures noted as having a degree of significance.

For the site to be reused and considered for non industrial use it was recommended that the demolition of subject buildings and/or removal of material in order to comply with relevant regulations be further investigated.

The diagram provides a good indication that in order to rehabilitate the site for development other than industrial use a huge amount of material may well need to be removed and that much of the built form is unsuitable for reuse.

In this regard it is noted that the overall significance of certain structures will be impacted on. Where applicable appropriate new roofing material and /or cladding etc will be applied to structures being retained.

9.4. ARCHAEOLOGICAL CONSIDERATION:

The Record of Decision received from HWC dated 15th June in respect of the NID submitted correctly notes that there is a very small risk of archaeological resources being impacted on. In this regard the following can be confirmed: the Plankenbrug River, Bosman's crossing and Papegaaiberg Cemetery are all approximately 1km away from the eastern extremity of the site.

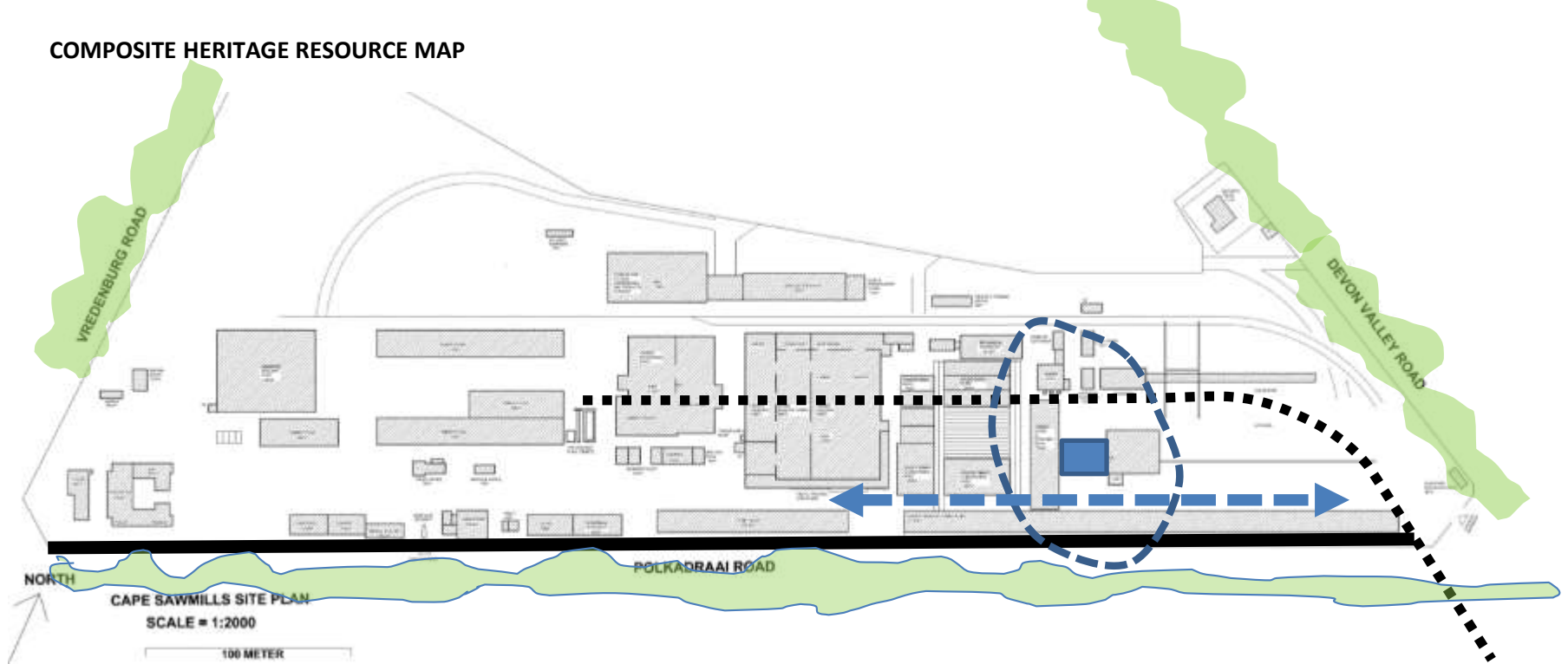
Whilst all 3 of these sites are known to have high archaeological sensitivity; the area around Bosman's Crossing in particular having been declared a National Monument in the 1960's resultant of Perinquey's early work in respect of ESA material in the Eerste Rivier River gravels, (colloquially known as the Stellenbosch type), there is only a small probability of any significant material being located this far away from these sites.

Other studies in the relatively near vicinity include those by Kaplan and ACO which have identified small but relatively insignificant scatterings of ESA and MSA material. It is assumed this would be the case throughout the wider area.

In regard to the Sawmill site it is noted that the majority of the site is covered with buildings, concrete floors and tarmac, with those that are not having been considerably disturbed by related industrial activity for the last 60 years or so. The chances of any material being identified via a walk over of the site by an archaeologist would be miniscule at best and in this regard it was considered unnecessary to conduct an archaeological survey.

At best it is considered prudent to include a standard archaeological condition in any Record of Decision issued by HWC.

COMPOSITE HERITAGE RESOURCE MAP



The diagram above indicates a composite map of specific heritage resources pertinent to the site –noting that in general the site is considered as an Industrial Landscape site of low to moderate local significance and that in this regard only a representative sample or collection of structures as identified could be considered as being of IIC significance.

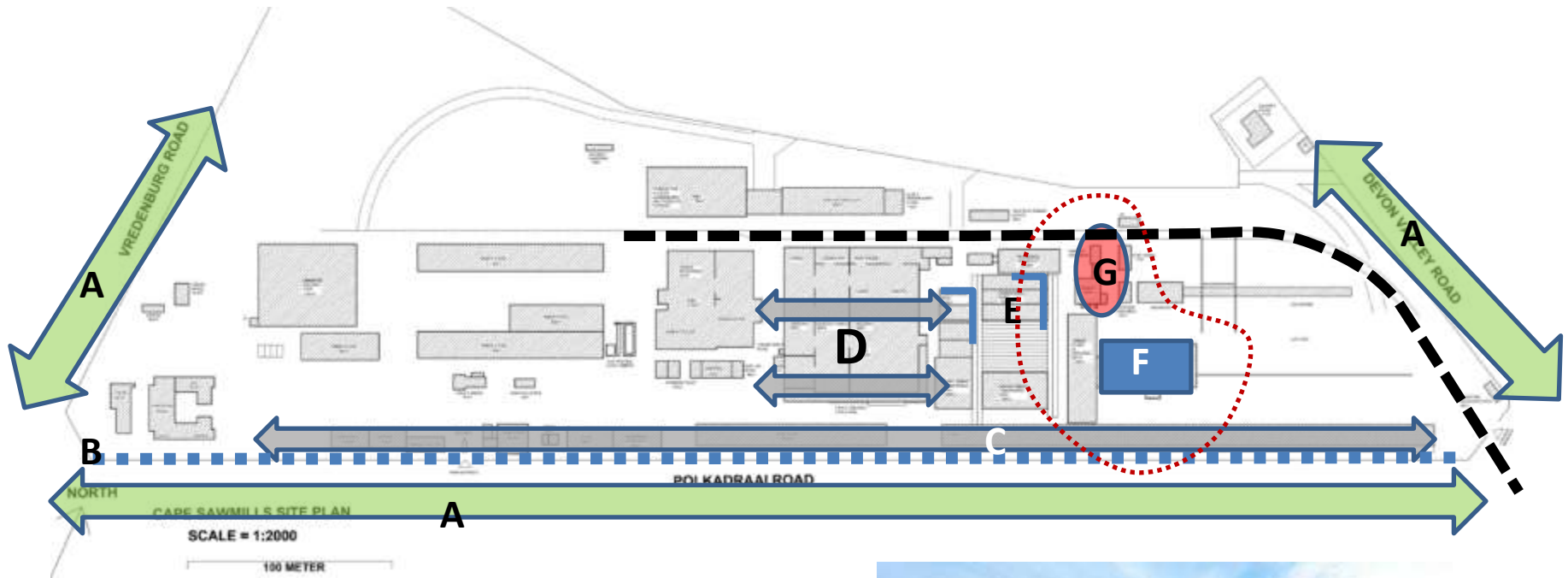
The specific resources on the site itself with some intrinsic significance are however fairly limited and the overall significance of the site is resultant of the collective of its industrial quality buildings; significant in their own right or not.

Given the actual paucity of clear cultural significance pertaining to the site or structures located thereon, it is difficult to provide any clear heritage resource indicators or design responses that could be anything other than recommendations rather than conditions...

...per se. Indeed, the author of this report recognizes that it would be difficult in heritage terms to argue against wholesale clearance of the site if indeed such application were to be made.

The following heritage resource indicators therefore recognize the relatively low significance of site and structures but that notwithstanding there is value to the industrial qualities of the site and its location on Adam Tas and make the appropriate recommendations to which development of the site could respond.

10. HERITAGE RESOURCE INDICATORS.



The above Diagram gives basic indication of various indicators that contribute toward the overall sense of place that contribute toward the significance of the site within the industrial landscape and its sense of place. Set out hereunder are the indicators with appropriate responses that would be anticipated with any proposal for redevelopment in order for the site to retain a sense of its industrial roots and contextual contribution within this portion of the Stellenbosch Gateway.

Indicator: A.

The treed boundaries to the site and avenues.

Response: Although not particularly site specific any new entry points should take care to not overly disturb the treed avenues. Where appropriate they should be strengthened.



Indicator B:

The existing boundary wall. Although of limited architectural significance the wall is considered to be a strong boundary and character defining element with a considered urban design component within the overall landscape and streetscape approach to Stellenbosch.

Response:

It is recommended any new development give recognition to the strong boundary defining quality and edge as presented by the wall. In spite however of the occasionally well considered urban design response it is also noted that the wall does present a somewhat dead edge to the street that could be improved on, (cf with the Distell Factory across the road). There are no objection to the provision of a more permeable boundary element but it is however recommended that certain portions are retained: bus shelters for example.

**Indicator C:**

The structures located along the Adam Tas/Polkadraai Road Boundary. As discussed: The existing structures are of little significance in themselves, however as with the boundary wall, they do present a strong characteristic element of the site running parallel to the Boundary wall and street face.

Response:

Opportunity exists for redevelopment along this edge: in other words it is a built edge that should be the response and not parking.



Indicator D:

The orientation of the buildings and roads on the site.

A very strong characteristic of the built form of the site is the general predominance of simple buildings running parallel with the street with occasional structure located orthogonally to it. Even larger buildings have roofscapes that are broken up and follow the same pattern.

Largely this is an architectural response to local climatic considerations with buildings taking advantage of South Light and opening up to the South Eastern aspect in order to afford protection from North West Rain conditions in winter.

Response:

Future development should where possible follow the simple layout patterns that are already established with buildings set out parallel to the road.

**Indicator E and F:**

This indicator is in regard to the structures identified as having some significance within the overall site.

Response:

It is difficult to recommend that the kilns could be retained within any new development proposal given they are very specialized structures and do not easily lend to incorporation within a new use: However it is felt that there are elements of the kiln complex that could be reincorporated into a new development as part of a memory of the saw-mill site.

In so far as the structure identified as F is concerned: the wet mill plant, it is felt that this building offers probably the best opportunity of incorporating an existing structure into a new development as well as providing opportunity for elements of the existing site to be incorporated into a “story board” or memory in an exciting space that could be predominately retail components. The environmental comment in regard to the asbestos roof material is noted, however it is questioned as to whether the entire building requires demolition.



Indicator G:

The Boiler and sawdust container complex. Of all the buildings on the site this complex is clearly the one that has the most presence and contributes hugely to the degree of landmark status of the site.

Response: It would be ideal, (idealistic even), if this complex could be retained and incorporated into a redeveloped site, possibly with some linkage to the wet-mill.

It would certainly be an architectural and imaginative challenge to do so, as in reality there is probably very little opportunity for reuse. The structures are simply far too specialized to be converted.

Notwithstanding, the complex is the most representative and recognizable of all the structures on the site and the scale of the buildings and architectural language give suggestion to elements and a language of an overall industrial aesthetic that could be used in a new development.

**Indicator H:**

Remnants of the old railway and railway siding.

The railway into the site was discontinued many years ago. Fragments of railway tracks remain on site but the majority has been removed and the old railway siding has likewise not been in use for over a decade. Notwithstanding this, both have a degree of remnant associational significance with the industrial character of the site.

Response:

Consideration could be given to the incorporation of the siding and remnant rail tracks into future site development as a memory of the sawmill concern. This however is a suggestion rather than condition.



11. DESIGN RESPONSE AND ASSESSMENT OF RESPONSE AGAINST THE IDENTIFIED HERITAGE RESOURCE INDICATORS.

As discussed in the introduction to this report, and noted elsewhere: It was originally intended to conduct this Heritage Impact Assessment in two phases. However, after having conducted the initial studies in respect of the site, it became apparent during the course of the assessment that the heritage resources present on the site, and indeed that of the site itself were either too limited in terms of quantity or indeed of insufficient intrinsic significance to warrant this approach.

In this regard the author provided the development team with indicators at an early stage and the proposed development has been workshopped through to the stage as is presented in this report. At time of completion of the first draft of this report for comment; part of this process has also included monthly presentation meetings to the Stellenbosch Municipality's Planning Advisory Committee.

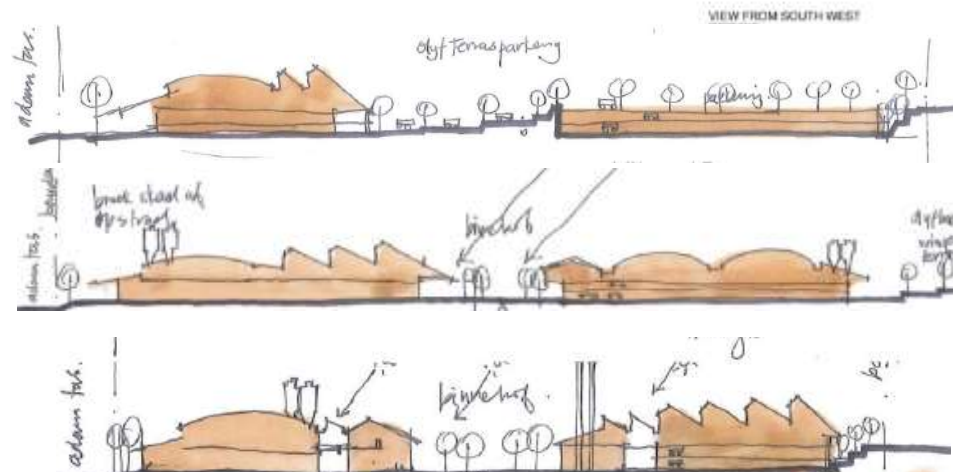
for a period of 3 months.

The initial concept drawings, sketches, plans and 3D models therefore that follow are all of reference and mostly self explanatory; they are representative of the workshopping and meetings held and give clear indication as to how decision was taken by developer and design team to respond to the heritage indicators as have been tabled and embrace the industrial quality of the site.

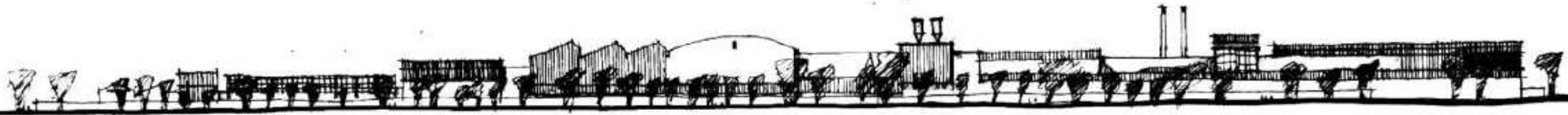
For the most part all the recommended indicators provided in this report have been responded to within the concept of the proposed development. The following is noted:

Indicator A: The treed boundaries to the site and avenues.

All treed avenues surrounding the site are recognized as a characteristic resource and are being retained and strengthened where possible. Furthermore more tree planting is envisaged within the site in the creation of urban spaces.



VIEW FROM NORTH WEST



ADAM TAS STREET: SKETCH PROPOSED ELEVATION.

Indicator B: The existing boundary wall.

It was recommended that any new development give recognition to the strong boundary defining quality and edge as presented by the wall.

The sketch elevation shown above indicates that this aspect is complied with. Although it is unlikely that the wall will remain in its current condition as new openings will be created and in areas a far more pedestrian friendly and human environment will be provided for by provision of a more permeable aspect, it is intended to retain certain portions of the wall.

Indicator C: The structures located along the Adam Tas/Polkadraai Road Boundary.

Over and above the initial recommendations, certain of the shed structures located along the Adam Tas edge are also to be retained and new development reinforces the edge: in terms of both scale and massing and architectural detailing

Indicator D: The orientation of the buildings and roads on the site.

In general this has been complied with, the exception being the internal parking decks and block B which have been orientated with the layout of the Woodmill, (previous PG Bison), site and has created an effective internal knuckle.

From Adam Tas street this is entirely mitigated by the strong edge created as commented on above.

Indicator E, F and G: The structures identified as having some significance within the overall site.

Although still relatively early in site development stages and not at full architectural resolution, the sketch provided for on the following page as well as the site development plans tabled on pages 37 and 38 provide clear indication of the intent to keep the structures discussed in the informants, as well as a number of other structures not regarded as having any intrinsic significance.

It is also noted that proposed development around these retained structures are all of a complimentary height, scale and massing.

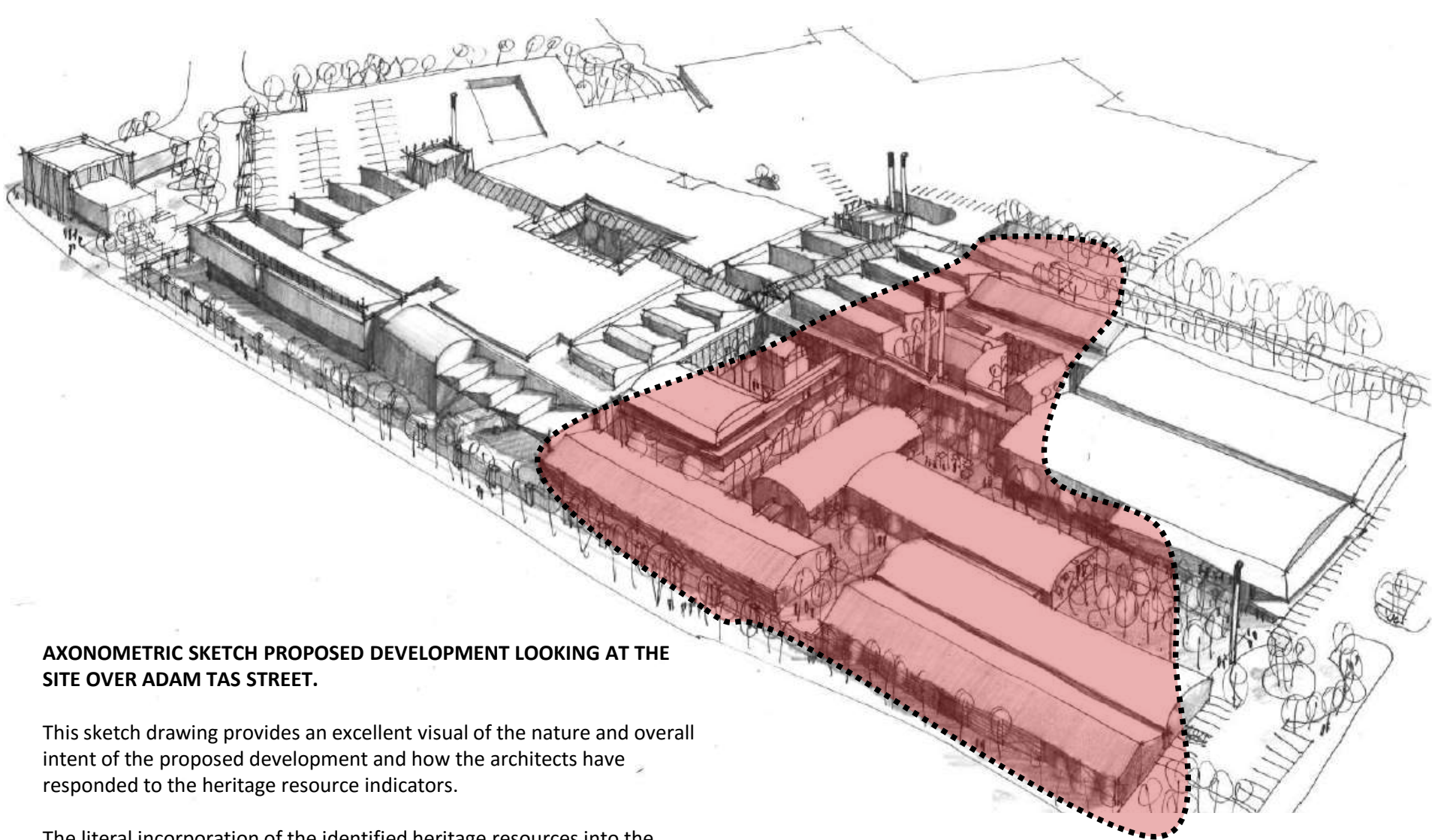
It is accepted that the HAZMAT requirements will require existing roofing material and cladding being removed where applicable, however replacement with suitable alternatives is supported.

Indicator H: Remnants of the old railway and railway siding.

Where possible these will be retained and in all probability expressed within the urban space pedestrian or movement environments within the site. Much of course is dependent on how much material is left once the Cape Saw Mills have vacated the site.

In general this report acknowledges that from a heritage perspective, the intent of the developer and design team has been to fully accommodate the heritage resources and respond to the suggested indicators as well as embrace the overall aesthetic of the Cape Sawmills site.

In this regard the development is supported by the Assessor.



AXONOMETRIC SKETCH PROPOSED DEVELOPMENT LOOKING AT THE SITE OVER ADAM TAS STREET.

This sketch drawing provides an excellent visual of the nature and overall intent of the proposed development and how the architects have responded to the heritage resource indicators.

The literal incorporation of the identified heritage resources into the overall aesthetic, (the area in red shows buildings being retained), and creation of viable spaces around these within the context of the larger development is welcomed and strongly supported.

It also indicates how the proposed development is responding in terms of massing scale height and architectural quality to the industrial landscape.

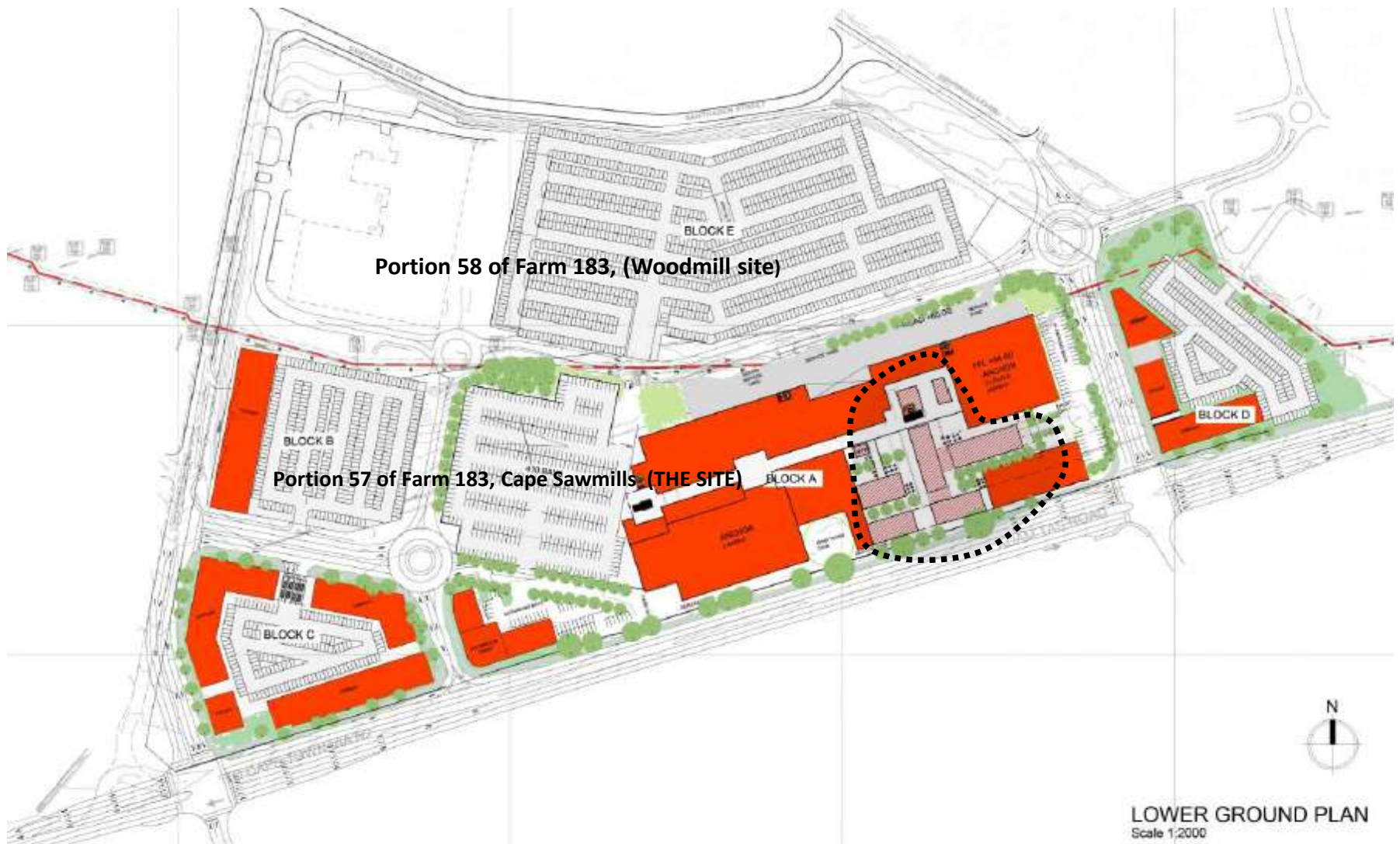


VIEW FROM SOUTH EAST
PERSPECTIVE

AXONOMETRIC SKETCH LOOKING AT THE SITE OVER ADAM TAS STREET.

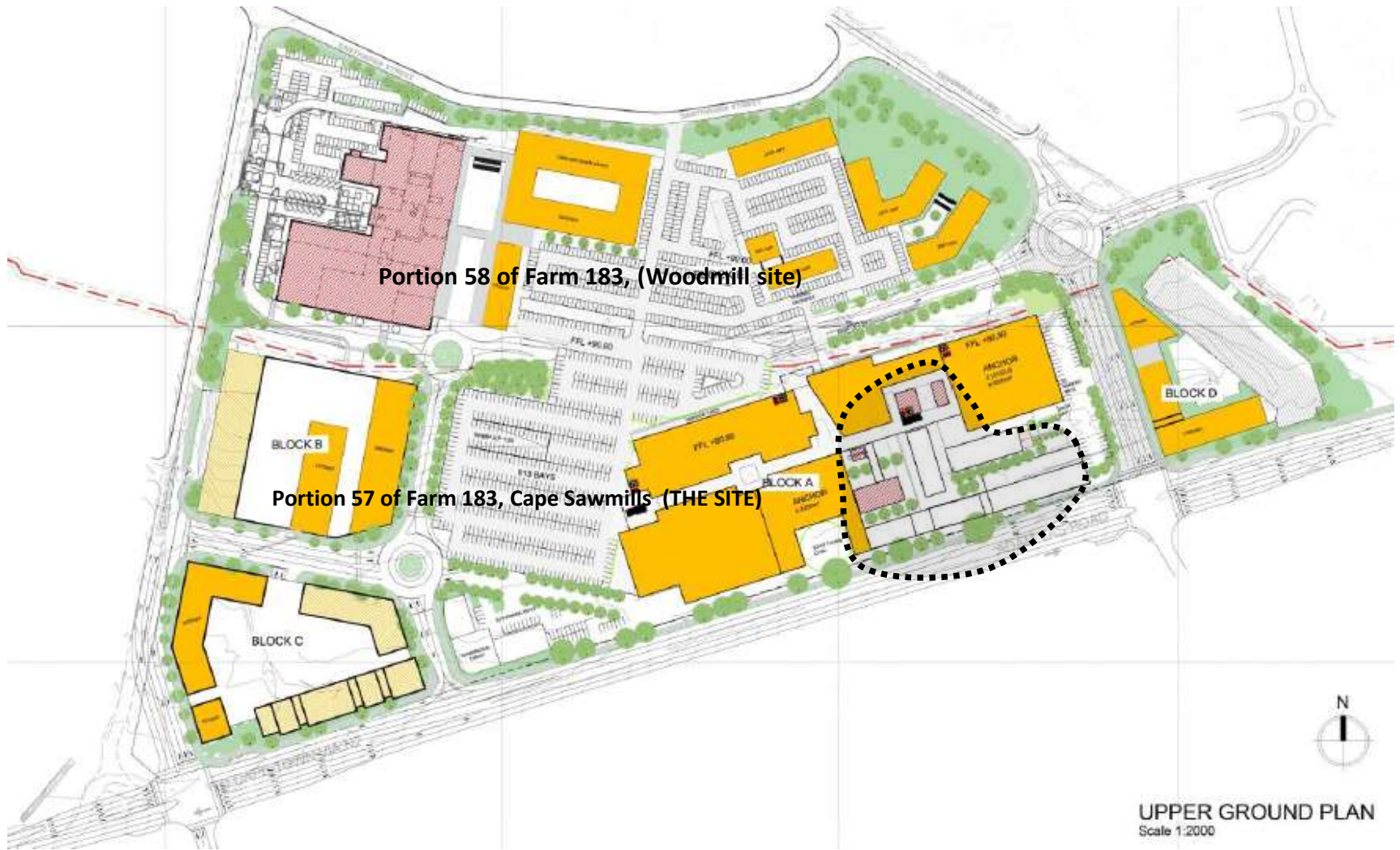
This computer model essentially takes the sketch tabled one step further and shows the incorporation of the Sawmills site with the Woodmill site lying to it north.

Noted is how the architectural and planning team have responded to the issue of parking by containing it all within the site and have given primary attention to detailing of the edges.



LOWER GROUND FLOOR: SITE DEVELOPMENT, (BLOCK), PLAN. (ADAM TAS ROAD LEVEL)

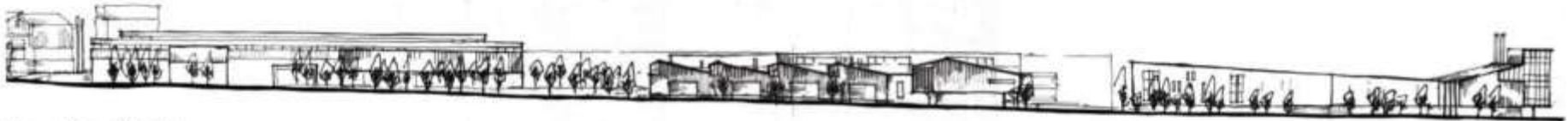
The block plan as provided indicates newer development shaded in red and existing structures being retained left in grey. As discussed, the circled area indicates identified buildings and structures as being incorporated into the overall development.)



UPPER GROUND FLOOR: SITE DEVELOPMENT, (BLOCK), PLAN. (WOODMILL LEVEL)



Elevation-East (Devon Valley)



Elevation-West



Section AA

SELECTED SKETCH ELEVATIONS AND SECTIONS.

12. MUNICIPAL COMMENT AND COMMENT FROM INTERESTED AND AFFECTED PARTIES WHO HAVE REGISTERED AN INTEREST IN THE AREA WITH HERITAGE WESTERN CAPE.

The proposed development has been tabled at 3 of the Municipalities Spatial Planning Aesthetics Committee meetings throughout its initial development stages and comment received has been favorable thus far and heritage resource indicators have been supported in principle.

Final comment is being reserved for consideration of this Heritage Impact Assessment. The Draft of which is now being forwarded to the Committee.

Copy of the draft report is being forwarded to the Stellenbosch Interest Group and the Stellenbosch Heritage Foundation. Comment received will be included with the application being submitted to Heritage Western Cape.

1st DRAFT
FOR COMMENT ONLY

13. CONCLUSION.

This report is resultant of a requirement by Heritage Western Cape in terms of the provisions of Section 38(2)(a) of the National Heritage Resources Act and has been conducted in terms of the provisions of Section 38(3).

The report has tabled the history of the site and has identified and assessed the heritage resources located on the site and has provided heritage resource indicators in respect of these.

Thereafter the report tabled the architectural and planning response and assessed these in respect of indicators provided.

The report recognized that:

Portion 57 Of Farm 183 Stellenbosch, known as Cape Saw Mills is a recognized landmark industrial site within an industrial landscape context. The site is however of relatively low heritage significance with only certain components of which that could be considered as being of IIC significance.

Although many of the individual components within the site are not of intrinsic significance they do, as a collective inform the landscape and these informants have been set out in this document.

The proposed new development, even in its relatively early stage of development, has responded to the informants tabled, has incorporated significant existing elements into its overall development framework and has fully responded in design terms to the industrial qualities of the site and surrounds.

The responses to these informants as have been tabled have ensured that, from a heritage point of view, the ongoing recognition of the industrial qualities of the site has been achieved and that the even low degree of heritage significance has not been negatively impacted on.

14. RECOMMENDATIONS.

It is therefore recommended Heritage Western Cape endorse this report as having complied with the provisions of Section 38(3) of the Act.

That in terms of the provisions of Section 38(4)(a) of the Act give consent for the development to proceed on condition that;

- Final development is generally in accordance with the spirit of the sketches showing architectural detailing and Site Development plans as tabled in this report, and
- If any archaeological material or human burials are uncovered during the course of development then work in the immediate area should be halted and the find reported to Heritage Western Cape.

Chris Snelling.

September 2015.