

2.6 Development description (See stand-alone document by Studio 3 international Architects submitted along with this document)

The development comprises the construction of a number of buildings on top of a super-basement structure to form a new commercial centre on the northern section of the Loftus Park precinct (Erven 414/418, 1552 and Portion 397, Arcadia). This commercial centre will be arranged around a new public open space. To this aim application has been launched for township establishment with the following rights:

ERVEN 1 and 2 - are to be zoned "Special" for shops, offices/clinic/day hospital (including medical and dental consulting rooms pharmacy and laboratory) clinic and laboratory, banks and financial institutions, places of refreshment (restaurants), fitness centre, hotel, plenary hall, museum and parking.

- *The coverage of the site shall be 45%*
- *The height will be according to the site development plan. Although the height of the buildings is not specified it will not exceed the height of the adjoining Loftus Versfeld stadium, which is at least 6 storeys in height.*
- *The FAR shall be 1,5*
- *Building lines, ingress and egress from the site will be according to the approved site development plan.*

The development will comprise 8 building blocks, one of which will be the extant Club House which is to be retained.



Figure 36. Birds eye view of the proposed development in its context. NOTE: THE TRAFFIC CIRCLE INDICATED HAS SINCE BEEN REMOVED FROM THE PLANNING. (Studio 3 International Architects)



Figure 37. Site plan for the Loftus Park development. (Adapted from Danie Rebel Landscape Architects)

Figure 27 lists the functions per block.

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DEVELOPMENT DATA:			
BLOCK:	USAGE:	HEIGHT:	AREA m ²
BLOCK A	RETAIL	4	1448m ²
	OFFICES		4206m ²
BLOCK B	RETAIL	2	1366m ²
BLOCK C	RETAIL	6	1783m ²
	GYM		3500m ²
	OFFICES		7038m ²
BLOCK D	RETAIL	6	164m ²
	OFFICES		8968m ²
BLOCK E	RETAIL	6	489m ²
	OFFICES		5665m ²
BLOCK F	RETAIL: EXHIBITION	4	520m ²
BLOCK G	HOTEL (183 ROOMS)	6	10953m ²
	RETAIL		192m ²
BLOCK H HISTORICAL BUILDING	RETAIL	1	196m ²
SUB-TOTALS:			
	OFFICES		25 877m ²
	RETAIL		6 158m ²
	HOTEL		10 953m ²
	GYM		3 500m ²
TOTAL:			46 488m ²

Figure 38. Area Table for the Loftus Development (Studio 3 International Architects)

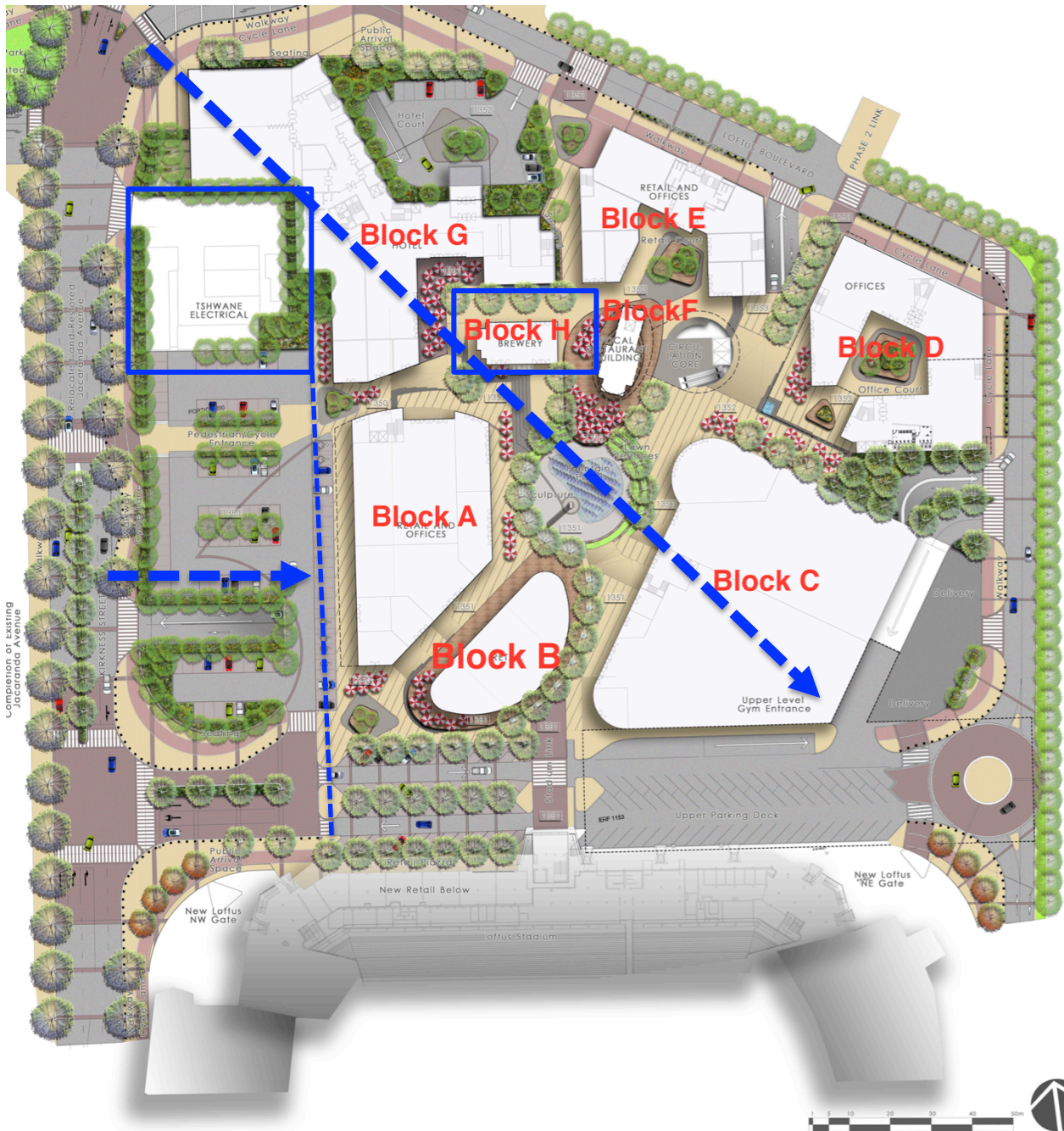


Figure 39 Principles adhered to in the development of a proposal for the site, including, an increase in bulk and scale from the north-west to the south-east, conservation of the Old Club House, retention of the Transformer Building and the setback of the development from Kirkness Street to minimize the impact of the scale of the new development on the street and provide for a transition of scale between the low-rise Clydesdale neighbourhood and the development.

Principles adhered to in the development of a proposal for the site were:

- an increase in bulk and scale from the north-west to the south-east,
- conservation of the Old Club House,
- retention of the Transformer Building
- the setback of the development from Kirkness Street to minimize the impact of the scale of the new development on the street and provide for a transition of scale between the low-rise Clydesdale neighbourhood and the development.

Interpretative centre

The development includes a building (Block F) with a total of 520m² which will function as a interpretative centre representing the history of the site as well as the history of Blue Bulls Rugby. This is located in a rugby-ball shaped building at the centre of the site.

2.6.1 Roads Upgrade

A roads upgrade is planned as part of the development proposal and will be undertaken by the developer, Abland (Pty) Ltd. This includes upgrades to Kirkness and Park Streets.

Basic principles agreed to are:

- Minimal intervention in the public realm.
- Retention of all Jacaranda trees, replanting where road widening is to take place.
- Re-use of granite kerbs where these are extant. (Western side of Kirkness Street and Both sides of Park Street.

The roads widening will take place in Kirkness and Park Streets, localised in two areas: The Kirkness Street/Park Street junction and mid-way down Kirkness Street. New internal roads will be built across and around the development site. Kirkness Street will see the improvement of pedestrian and urban provisions which in turn will include interpretative aspects relating the historical and cultural context of the development. This is still in the planning phase.

Heritage Resources to be directly affected are:

Streets:

- Jacaranda Trees
- Historic Granite Kerbstones
- Incorporation of the historical and cultural context of the development in the interpretative design of the narrative landscape linking the development to the circle at the junction of Kirkness and Jorrison Streets.

Loftus Park:

- None identified



Figure 40 Kirkness Street in the vicinity of the street widening (looking north)

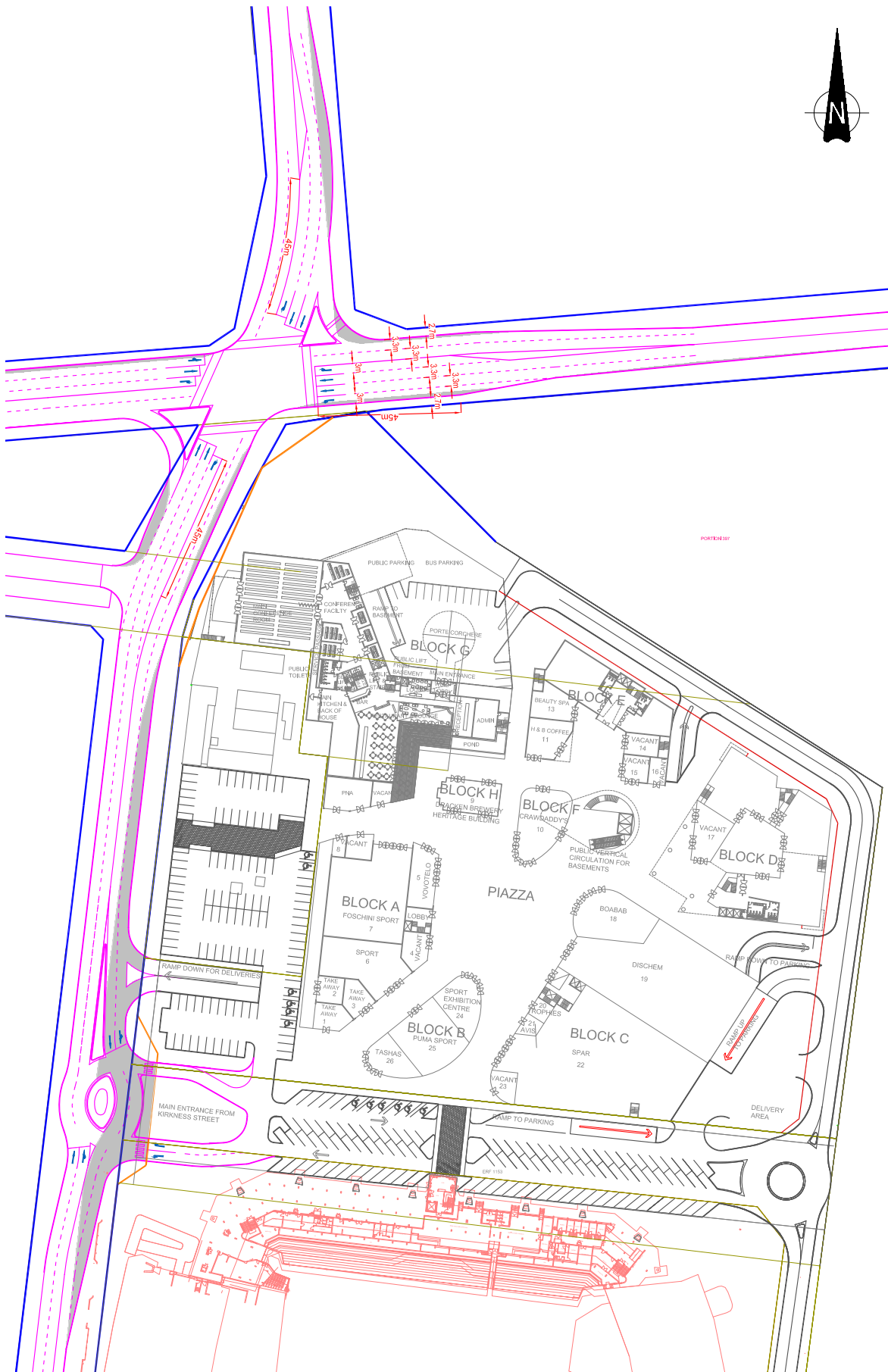


Figure 41. Proposed Roads upgrade for the Loftus Park project. Areas in grey indicate road widening of existing public roads.

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2.6	Development description	
2.6.1	Nature of proposed development	- Construction of a new office, retail, recreational and exhibition centre around a public open square.
2.6.2	Possible impacts on heritage value of site and contents	- Densification of area. - Increase of developmental pressures on neighbourhoods surrounding. - Destruction of historic fields landscape
2.6.3	Structures older than 60 years affected by proposed development	- Adaptive re-use of extant heritage features including the conservation of the .1929 Club house, granite kerbs, 'Spirit of Sport' Plinth and historic gates.
	Consolidation of 3 or more existing erven	Yes - Township promulgation
2.6.4	Rezoning or change of land use	Yes - Township promulgation
2.6.5	Construction work	Yes
2.6.6	Maximum height above ground level	6 Stories maximum, Stepped back from street edge towards the back and the extant Loftus Stadium.
2.6.7	Time frames	Urgent

2.6.3 Development Strategy

The development is the result of a co-operation between Abland (Pty) Ltd and the Blue Bulls Rugby Union (Not to be confused with who owns the land. As part of an agreement signed between the Union and Abland, the Union receives a percentage of income from the development on a monthly basis. This money will be utilised for Youth Sports Development in South Africa and will become one of the prime sources of income for the Union. Under the agreement the land is transferred to Abland and Pivotal Fund. In this way the Blue Bulls Rugby Union can turn one of its main assets, Loftus Versfeld into a revenue-generating resource.

3. HERITAGE IMPACT CONTEXT

3.1 Cultural landscape evidence

HERITAGE LANDSCAPE CONTEXT	ELEMENTS	EVIDENCE
A. PALAEOONTOLOGICAL LANDSCAPE CONTEXT	Fossil remains. Such resources are typically found in specific geographical areas, e.g. the Karoo and are embedded in ancient rock and limestone/calcrete formations.	None
B. ARCHAEOLOGICAL LANDSCAPE CONTEXT	Archaeological remains dating to the following periods: <ul style="list-style-type: none"> • Early Stone Age • Middle Stone Age • Late Stone Age • Early Iron Age • Late Iron Age • Historical 	None
C. HISTORICAL BUILT URBAN LANDSCAPE CONTEXT	<ul style="list-style-type: none"> • Historical townscapes/streetscapes • Historical structures; i.e. older than 60 years • Formal public spaces • Formally declared urban conservation areas • Places associated with social identity/displacement 	<ul style="list-style-type: none"> - Historic townscape: located between Arcadia and Clydesdale Clubhouse (S.34) - Kerbs, Historic Plinth and Gates: historic landscape features.
D. HISTORICAL FARMLAND CONTEXT	These possess distinctive patterns of settlement and historical features such as: <ul style="list-style-type: none"> • Historical farm werfs • Historical farm workers villages/settlements • Irrigation furrows • Tree alignments and groupings • Historical routes and pathways • Distinctive types of planting • Distinctive architecture of cultivation e.g. planting blocks, trellising, terracing, ornamental planting. 	None
E. HISTORICAL RURAL TOWN CONTEXT	<ul style="list-style-type: none"> • Historical mission settlements • Historical townscapes 	None
F. PRISTINE/NATURAL LANDSCAPE CONTEXT	<ul style="list-style-type: none"> • Historical patterns of access to a natural amenity • Formally proclaimed nature reserves • Evidence of pre-colonial occupation • Scenic resources, e.g. view corridors, viewing sites, visual edges, visual linkages • Historical structures/settlements older than 60 years • Pre-colonial or historical burial sites • Geological sites of cultural significance. 	None
G. RELIC LANDSCAPE CONTEXT	<ul style="list-style-type: none"> • Past farming settlements • Past industrial sites • Places of isolation related to attitudes to medical treatment • Battle sites • Sites of displacement, 	None
H. BURIAL GROUND & GRAVE SITE CONTEXT	<ul style="list-style-type: none"> • Pre-colonial burials (marked or unmarked, known or unknown) • Historical graves (marked or unmarked, known or unknown) • Human remains (older than 100 years) • Associated burial goods (older than 100 years) • Burial architecture (older than 60 years) 	None

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HERITAGE LANDSCAPE CONTEXT	ELEMENTS	EVIDENCE
I. ASSOCIATED LANDSCAPE CONTEXT	<ul style="list-style-type: none"> • Sites associated with living heritage e.g. initiation sites, harvesting of natural resources for traditional medicinal purposes • Sites associated with displacement & contestation • Sites of political conflict/struggle • Sites associated with an historic event/person • Sites associated with public memory 	None
J. HISTORICAL FARM WERF CONTEXT	<ul style="list-style-type: none"> • Setting of werf and its context • Composition of structures • Historical/architectural value of individual structures • Tree alignments • Views to and from • Axial relationships • System of enclosure, e.g. werf walls • Systems of water reticulation and irrigation, e.g. furrows • Sites associated with slavery and farm labour • Colonial period archaeology 	None
K. HISTORICAL INSTITUTIONAL LANDSCAPE CONTEXT	<ul style="list-style-type: none"> • Historical prisons • Hospital sites • Historical school/reformatory sites • Military bases 	None
L. SCENIC/VISUAL	<ul style="list-style-type: none"> • Scenic routes 	None
K. AMENITY LANDSCAPE CONTEXT	<ul style="list-style-type: none"> • View sheds • View points • Views to and from • Gateway conditions • Distinctive representative landscape conditions • Scenic corridors 	None

3.2 Heritage context classification

CATEGORY	DESCRIPTION	EVIDENCE
A	Of high intrinsic, associational and contextual heritage value within a national, provincial and local context, i.e. formally declared or potential Grade 1, 2 or 3A heritage resources	No
B	Of moderate to high intrinsic, associational and contextual value within a local context, i.e. potential Grade 3B heritage resources	Yes – Adjacent to the Engelenburg House and the Union Buildings National Heritage Resources Site. The impact on the Union Buildings site is negligible.
C	Of medium to low intrinsic, associational or contextual heritage value within a national, provincial and local context, i.e. potential Grade 3C heritage resources	Residual playing fields with landscape elements and extant built heritage structure with significance on a local level.
D	Of little or no intrinsic, associational or contextual heritage value due to disturbed, degraded conditions or extent of irreversible damage	No

3.3 Development context type

CATEGORY	DESCRIPTION	EVIDENCE
A: Minimal intensity development	<ul style="list-style-type: none"> • No rezoning involved; within existing use rights • No subdivision involved • Upgrading of existing infrastructure within existing envelopes • Minor internal changes to existing structures • New building footprints limited to less than 1000m² 	No

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CATEGORY	DESCRIPTION	EVIDENCE
B: Low-intensity development	<ul style="list-style-type: none"> Spot rezoning with no change to overall zoning of a site Linear development less than 100m Building footprints between 1000m²-2000m² Minor changes to external envelop of existing structures (less than 25%) Minor changes in relation to bulk and height of immediately adjacent structures (less than 25%). 	No
C: Moderate intensity development	<ul style="list-style-type: none"> Rezoning of a site between 5000m²-10 000m² Linear development between 100m and 300m Building footprints between 2000m² and 5000m² Substantial changes to external envelop of existing structures (more than 50%) Substantial increase in bulk and height in relation to immediately adjacent buildings (more than 50%) 	No
D: High intensity development	<ul style="list-style-type: none"> Rezoning of a site in excess of 10 000m² Linear development in excess of 300m Any development changing the character of a site exceeding 5000m² or involving the subdivision of a site into three or more erven Substantial increase in bulk and height in relation to immediately adjacent buildings (more than 100%) 	<p>Development of a site with extent 48 000 m² Development of erven 414/418 1552 and Portion 397</p>

3.4 Expected impact significance

HERITAGE CONTEXT	TYPE OF DEVELOPMENT			
	CATEGORY A	CATEGORY B	CATEGORY C	CATEGORY D
A: High heritage value	Moderate heritage impact expected	High heritage impact expected	Very high heritage impact expected	Very high heritage impact expected
B: Medium to high heritage value	Minimal heritage impact expected	Moderate heritage impact expected	High heritage impact expected - (Note: This is indirect)	Very high heritage impact expected
C: Medium to low heritage value	Little or no heritage impact expected	Minimal heritage impact expected	Moderate heritage impact expected	High heritage impact expected
D: Low heritage value	Little or no heritage impact expected	Little or no heritage impact expected	Minimal heritage value expected	Moderate heritage impact expected