

MATTER ALIS INC

Ronny

- Attwell

- ~~Roy~~ PISTORIAL

- Gerdien + MALAN

S. 38.8

Agenda 29 October 2009

**PHASE TWO HERITAGE IMPACT ASSESSMENT COMPILED IN
TERMS OF SECTION 38 OF THE NATIONAL HERITAGE
RESOURCES ACT, 1999 (ACT 25 OF 1999):**

**HELDERBERG INTERNATIONAL SCHOOL: GUSTROUW 918/82
(SOMERSET WEST), DISTRICT STELLENBOSCH**



ON BEHALF OF: IZIHAMBI TRADE AND INVEST 33 (PTY) LTD

OCTOBER 2009

STÉFAN DE KOCK
PERCEPTION Heritage Planning
PO Box 9995
GEORGE
6530
Tel: 082 568 4719
Fax: 086 510 8357
E-mail: perceptionenvplq@gmail.com



PERCEPTION

P.O. Box 9995
GEORGE, 6530
Western Cape
South Africa
Fax: 086 510 8357
Cell: 082 568 4719
E-mail: perceptionenvplg@gmail.com
CC Reg. No. 2003/102950/23



Our ref: SOM/918/82/HIA/08

Your ref: Gustrouw 918/82 (Somerset West), Stellenbosch

BY COURIER
15th October 2009

Accounting Officer: Heritage Resources Management Service
Heritage Western Cape
Private Bag X 9067
CAPE TOWN
8001

Attention: Zwelibanzi Shiceka,

PHASE TWO HERITAGE IMPACT ASSESSMENT FOR PROPOSED HELDERBERG INTERNATIONAL SCHOOL IN TERMS OF SECTION 38 OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999): GUSTROUW 918/82 (SOMERSET WEST), STELLENBOSCH DISTRICT

1. The abovementioned matter refers.
2. Subsequent to BELcom's decision/ Records of Decision dated 25th June 2008 and 22nd August 2008 pertaining to this proposal, attached herewith please find five colour copies of the *Phase Two Heritage Impact Assessment* for adjudication.
3. Would very much appreciate if you could be so kind as to let me know whether it would be possible for this submission to serve before BELcom on 29th October 2009 as I would like to attend the said meeting – not to make a presentation to BELcom but merely as observer please.
4. It is trusted that the above would be sufficient so as to allow you to adjudicate the said application. However, should you have any further queries, please do not hesitate to contact me immediately.
5. Thanking you in advance.

Yours faithfully,
PERCEPTION Heritage Planning



STEFAN DE KOCK

B-Tech: TRP(SA) TRP(IRL) EIA Mgmt(IRL) MIPI APHP



PERCEPTION



COPYRIGHT RESERVED:

CONTENTS:

1. INTRODUCTION
2. BRIEF BACKGROUND
3. METHODOLOGY
4. DESCRIPTION OF STUDY AREA
5. STATUTORY CONTEXT
 - 5.1 *Helderberg Structure Plan*
 - 5.2 *Helderberg: Policy Guidelines for development within Smallholding areas*
6. HERITAGE RESOURCES & ISSUES
 - 6.1 *Landscape Setting*
 - 6.1.1 *Regional landscape*
 - 6.1.2 *Cultural landscape*
 - 6.1.3 *Urban context*
 - 6.1.4 *Conclusions*
 - 6.2 *Visual and Spatial Issues*
 - 6.2.1 *Visual – Spatial features*
 - 6.2.2 *Views from Broadlands manor house complex*
 - 6.2.3 *Views/ impacts from N2*
 - 6.3 *Archaeology*
7. HERITAGE INFORMANTS AND INDICATORS
8. DESCRIPTION OF PROPOSED DEVELOPMENT
9. ASSESSMENT OF IMPACTS
 - 9.1 *Conformity to key heritage design informants and indicators*
 - 9.1.1 *Indicators relating to Visual/ Landscape Issues*
 - 9.1.2 *Indicators relating to Design Issues*
 - 9.1.3 *Indicators relating to Archaeology*
10. PUBLIC PARTICIPATION
11. RECOMMENDATIONS
 - 11.1 *Aspects to be included in DEADP RoD*
 - 11.2 *To be considered by Heritage Western Cape*

ANNEXURES:

1. Records of Decision (HWC's BELcom)
2. Revised Site Development Plan, 3D perspectives
3. Previous Site Development Plan (informational purposes only)
4. Photographs
5. Phase One Archaeological Impact Assessment
6. Comment from City of Cape Town (Environmental & Heritage Management: Eastern Region – Heritage Section), dated 14th October 2009

REFERENCES and AKNOWLEDGEMENTS:

1. Pistorius, Penny: *Preliminary Heritage Scoping Statement for Broadlands Vineyard Estate*, March 2006;
2. Titlestad, Sally: *Brief Timeline for Broadlands NID*, May 2006;

3. CEBO Planning, Town and Regional Planners;
4. Grupo Creativo, Architects and Designers.

ABBREVIATIONS:

AIA – Archaeological Impact Assessment

CDSM – Chief Directorate: Surveys & Mapping, Mowbray

DEA&DP – Department of Environmental Affairs and Development Planning

HWC – Heritage Western Cape

I&AP – Interested and Affected Party

NHRA – National Heritage Resources Act, 1999 (Act 25 of 1999)

NID – Notice of Intent to Develop (in terms of Section 38 of the NHRA)

PPP – Public Participation Process

RoD – Record of Decision

1. INTRODUCTION

PERCEPTION was appointed by the developer/ registered property owner of the subject property, namely *Izihambi Trade & Inv 33 (Pty) Ltd* during January 2008 for the provision of professional services relating to the said proposal, as required in terms of Section 38 of the National Heritage Resources Act, 1999 (Act 25 of 1999) (NHRA). Our submissions to Heritage Western Cape thus far have been as follows:

- Notice of Intent to Develop (NID), Heritage Statement as well as Phase One Heritage Impact Assessment (HIA) dated March 2008. See subsequent BELcom Record of Decision dated 25th June 2008 (Annexure 1);
- Comments (dated 22nd July 2008) in relation to proposed site layout submitted to BELcom. See Record of Decision dated 22nd August 2008 (Annexure 2).

2. BRIEF BACKGROUND

The proposal for establishment of a private school on Gustrouw 918/82 (Somerset West), District Stellenbosch follows after an earlier development proposal for "Broadlands Vineyard Estate", which included the subject property as well as twelve other cadastral units within its direct vicinity, was withdrawn. This report contains references to the heritage assessment (NID and Phase One HIA) undertaken by Penny Pistorius as well as Historical Background research undertaken by Sally Titlestad in relation to the former proposal (used with permission from the respective authors).

The registered owner of the property has been made aware of the potential impact of the proposal from the outset. The purpose of this assessment is therefore not only to serve as a Phase Two HIA to Heritage Western Cape, but to also assist/ contribute to the project as follows:

- Assess conformity of the proposed development with development indicators generated during the Phase One HIA (and endorsed by BELcom) as a baseline;
- Evaluation of the heritage impact vs. the sustainable social and economic benefits of the development;
- Identification of potential "red-flags" or "fatal flaws" as well as potential major negative and positive impacts of the proposal on heritage resources;
- If heritage resources are adversely affected, consideration to alternatives or, formulation of ways to mitigate potential negative impacts on such heritage resources.

The proposed development would entail the following land use planning applications in terms of Sections 17 and 15 of the Land Use Planning Ordinance, 1985 (Ord. 15 of 1985):

- Rezoning of the property from Agricultural zone I to Institutional zone I for the construction of an International school comprising an estimated total floor area of 8,000m² for c. 664 students. This would include associated recreational/ sport facilities, administrative offices and ancillary services and infrastructure;
- Departure (relaxation of southern and eastern building lines from 10m to 2m).

A copy of the proposed revised Site Development Plan, elevations and three dimensional perspective drawings are attached as part of Annexure 2. A copy of the previous Site Development Plan is attached as Annexure 3.

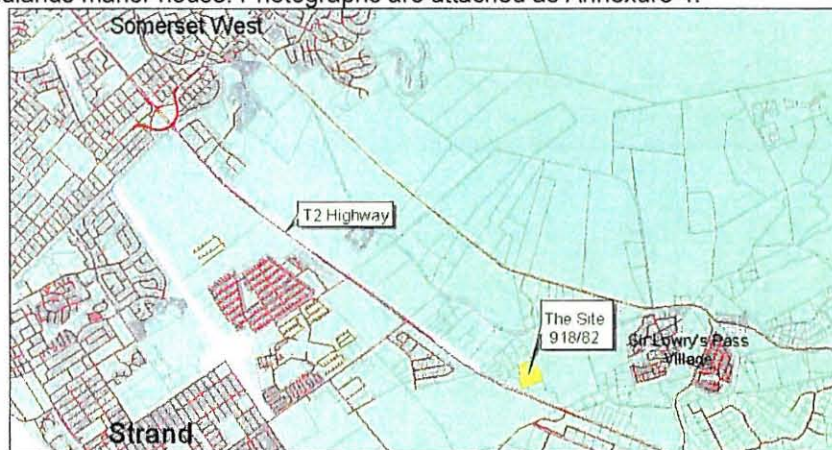
3. METHODOLOGY

As part of this Phase Two HIA report the author has studied, visited, photographed and assessed the study area and its environs over a period of approximately twelve months, which more specifically involved the following:

- Studying relevant heritage assessments undertaken with relation to properties within the environs of the subject property;
- Commissioning Archaeological Impact Assessment of study area, i.e. erven in Tarka proposed to be developed by Department of Land Affairs, (undertaken by Dr. Lita Webley UCT Archaeology Contracts Office);
- Discussions/ presentations to City of Cape Town's Environmental & Heritage Branch (Heritage Section) as well as local conservation body (Helderberg Renaissance Foundation);
- In terms of compiling this HIA:
 - Research (site specific but also local context/ environs);
 - Identification of heritage-related issues and concerns;
 - Analysis of development site and its environs;
 - Identification of contextual spatial informants;
 - Establishing cultural significance, based on criteria set out in NHRA;
 - Identification of heritage-related design informants based on the above;
 - Assessment of development impacts and recommendations in relation to mitigation measures based on research, archaeological impact assessment and public participation process.

4. DESCRIPTION OF STUDY AREA

The irregular-shaped property (4.4196ha in extent) is situated approximately 6km southeast of the Somerset West CBD, directly north of the N2 National road (currently being upgraded) and south of the railway line between Somerset West and the Sir Lowry's Pass village as illustrated with the insert below. Vehicular access to the property is from a narrow gravel road (10m wide servitude-right-of-way) extending from the Broadlands/ Mondeor intersection of the N2/ T2 National road. The first section of this servitude-right-of-way runs parallel to the N2 and then swings in a northeast direction, aligned at a right-angle with the southwest facing façade of Broadlands manor house. Photographs are attached as Annexure 4.



Locality of Gustrouw 918/82 (Source: CEBO Planning)

The property is located along a very gentle southwest-facing slope. Following heavy winter rains the property is overgrown by dense kikuyu grass (July 2009) while some exotic Acacia trees were noted in the southern corner. An approximately 500mm deep drainage ditch/ leiwater runs along the western property boundary. Stonewalling, being part of the post 1944 axial approach road leading to Broadlands manor house defines the northern property boundary whilst the remaining manor house complex forms part of the eastern boundary. It is understood that this was not the original access road to Broadlands manor house¹. The southern property boundary is not

¹ Pistorius, Penny: Preliminary Heritage Scoping Statement for Broadlands Vineyard Estate, March 2006

physically defined, having been part of extensive pastures beyond the current cadastral boundaries.

A small non-perennial stream (understood to be tributary of Sir Lowry's Pass River²) traverses the property, draining roughly in a southern direction. A number of recently dug holes, presumably related to groundwater and geological testing, were noted as was a large waterhole in the south-east section. A rocky outcrop/ ridgeline consisting of granite and quartzite stone was noted along the eastern section of the southern boundary. While the south-west section of the site was found to be wet and marshy, this appears to be as a result of a leaking reservoir on a higher-lying, neighbouring property³.

A relatively narrow stone-walled bridge structure and a short section of roughly packed rounded stone (similar to river cobbles used for construction of bridge structure) were found along the eastern property boundary. The bridge structure is orientated at a right angle to the stream traversing the site. The structure is furthermore aligned with a historic approach road to the rear of Broadlands manor house across the subject property, which has long since fallen into disuse.

Currently zoned as Agricultural zone I, the property is presently unused (although formerly used as pastures). The existing land use pattern within the proximity of the property can be described as being predominantly agricultural with some rural occupational and recreational use. Other uses include Monkeyland, Blue Rock Cable-skiing and institutional use (Montfleur Eco School). It is unclear whether the latter use has been permitted in terms of relevant legislation. There is a rapidly-expanding light industrial area as well as sprawling residential suburbs located on the southern side of the N2. A Shell service station is located directly south of the land, also on the opposite (southern) side of the N2.

5. STATUTORY CONTEXT

This Heritage Impact Assessment is undertaken as part of an Environmental Impact Assessment process. The proposed development by reason of its location, nature and extent triggers the following project description categories listed in terms of Section 38(1) of the National Heritage Resources Act, 1999 (Act 25 of 1999):

- Any development or other activity which will change the character of a site:
 - Exceeding 5,000m² in extent,
 - Involving three or more existing erven or subdivision thereof,
 - Involving three or more erven or divisions thereof, which have been consolidated within the past five years.
- The rezoning of a site exceeding 10,000m² in extent.

The proposed development would also trigger a number of activities as detailed in Regulation 386 of Section 24 of the National Environmental Management Act, 1998 (Act 107 of 1998) EIA Regulations, details of which are not expanded upon in this report. The EIA Process is however managed by *Sillito Environmental Consulting*.

The proposal would also require permission in terms of the Land Use Planning Ordinance, 1985 (Ord. 15 of 1985) as set out in Section 2 of this report. In addition to the above, the following policy guideline documents are considered of particular relevance insofar as the HIA is concerned:

5.1 Helderberg Structure Plan

This policy guideline document does not seem to make specific proposals for the area within which the subject property is situated. It does however state that it is a purpose

² Dr. Johan Hattingh, Creo Design (Pty) Ltd

³ According to two independent specialist reports by Dr. Bill Harding and Dr. Johan Hattingh

of the plan to promote a physical development form and structure which counteracts urban sprawl, protect and conserve the natural, historic and built environment, etc. The Plan supports tourism-orientated uses in the area. The proposed school will be making tourism-related education part of its curriculum.

5.2 Helderberg: Policy Guidelines for development within Smallholding areas

This document recommends that the smallholding complex within which the property is situated be excluded from the urban edge but that it becomes part of a special management zone within which it is "critical to retain the existing rural character". A special zoning category ("extensive residential") is proposed for this area. The policy further suggests that activities proposed in this area must relate to the existing rural atmosphere.

The guidelines allow for a maximum building height of two storeys and does not favour "large scale or high-rise developments, whether it is residential, tertiary education, regional hospitals, local or government related".

While intended for educational purposes the proposed development would not be for tertiary purposes and would not constitute "large-scale" or "high-rise" development. The proposal would remain within the stated height requirement and not give rise to residential urban sprawl or undue urbanization.

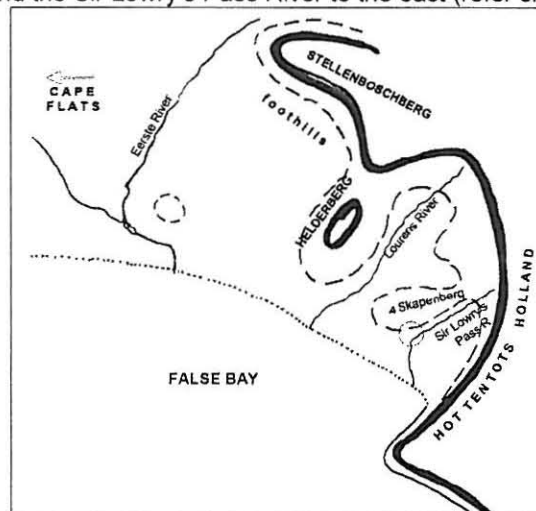
6. HERITAGE RESOURCES & ISSUES (partly from Phase One HIA)

6.1 Landscape setting

With reference to its regional context the property falls within a much larger landscape, namely the Hottentots Holland valley, which is an integral part of the even broader Cape Winelands cultural landscape.

6.1.1 Regional landscape

The Hottentots Holland valley is enclosed on three sides by a series of mountains stretching from Stellenbosch to the coastline, pushing into False Bay to the south. To the north and east it is enclosed by the Hottentots Holland mountain range with the Stellenboschberg defining the northern perimeter of the valley. The Helderberg extends from Stellenboschberg, enclosing the valley on the western side. A much lower Skapenberg (296m) extends from the eastern side of the valley, thus in effect creating what be described as two "sub-valleys", the larger one traversed by the Lourens River to the west and the Sir Lowry's Pass River to the east (refer sketch below).

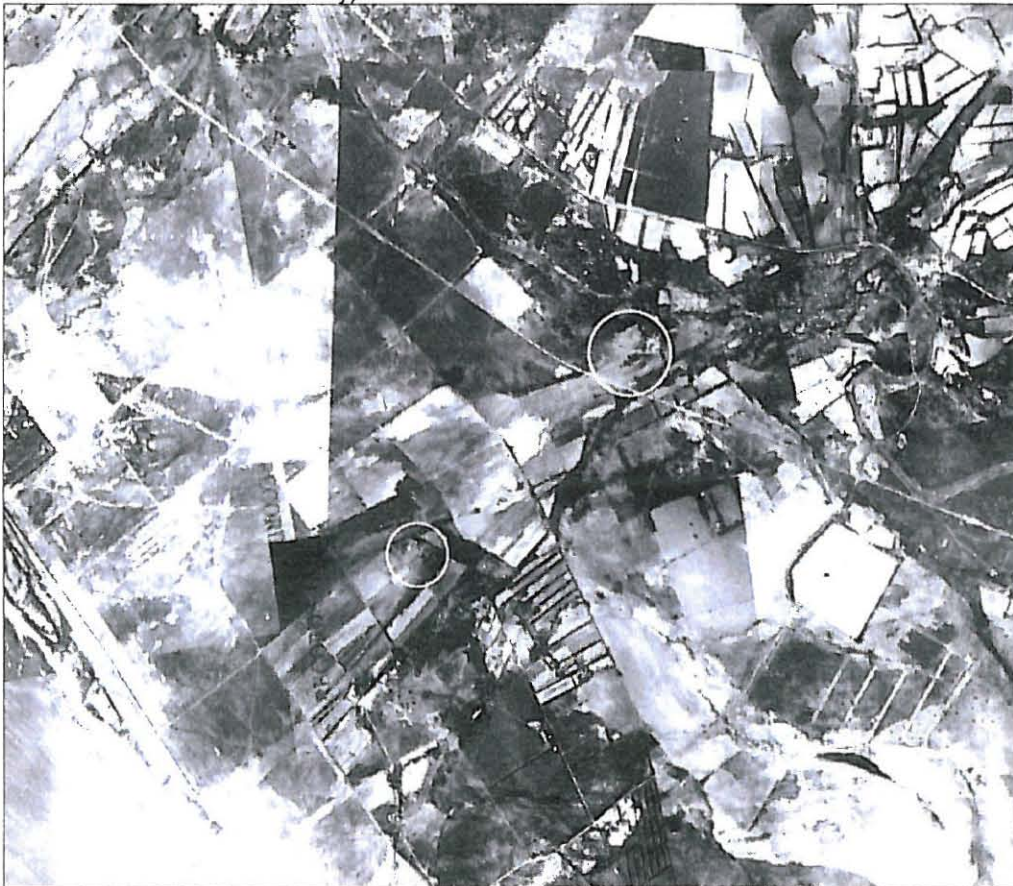


Regional Landscape Context (Source: Penny Pistorius, 2006)

Broadlands is located along the convex, south-facing slopes of Skapenberg, the hillside forming the immediate backdrop to the farm. To the south the farm overlooks a $\pm 2\text{-}3\text{km}$ wide coastal plateau with views over False Bay (although much of these views are currently obscured by mature trees and vegetation) as well as the Hottentots Holland mountains. It is reiterated that a (non-perennial) tributary of the Sir Lowry's Pass River traverses the property.

6.1.2 *Cultural landscape*

A cultural landscape can broadly be defined as a natural landscape and its transformation over periods of time as people respond to and live within it. When studying the collage of 1944 aerial photographs shown in the insert below, a number of cultural landscape patterns become evident (albeit in more recent history):



Collage of 1944 aerial photographs showing Broadlands (large circle) in relation to the adjoining landscape (Source: CDSM)

- The areas directly north and north-east of Broadlands display fine-grained texture of fields often further defined through windbreaks, which have been planted perpendicular to the natural contours. Although this pattern is also visible along the coastal plain, it appears to be more pronounced in the steeper, higher-lying areas within which Broadlands is located. Windbreaks along the coastal plains seems to be orientated so as to alleviate the effect of prevailing southeast winds;
- Judging from remnants of windbreaks within the Broadlands area, many were of stone pines and bluegum trees;
- There appears to have been a large pine plantation along the slopes of Skapenberg, north of Broadlands;

- Southwards from Broadlands, large stretches of cultivated land extended towards the coastal plain and included the homestead of Gustrouw (small circle; now named "Rouen"), which has strong historical associations with Broadlands and was concurrently owned for long periods;
- At the time, the south-north landscape had already been cut across by parallel lines of infrastructure including the old Sir Lowry's Pass road (current road connecting Somerset West, Sir Lowry's Pass village), and the railway line, both located along the mid-slopes of the Skapenberg. The new Sir Lowry's Pass road (current N2) is visible below the Broadlands farmstead.

Having regard to the above it can therefore be argued that the cultural landscape has been defined through a series of human "interventions" imposed on the natural landscape over time. These interventions become evident through the geometrical patterns and shapes imposed on the landscape through e.g. subdivisions, cultivated fields and pastures, windbreaks, infrastructure and forms of land use (e.g. forestry) and helps to create a unique sense of place and sense of continuity.

6.1.3 *Urban context*

Apart from the Sir Lowry's Pass village located to the east of the site, the Sir Lowry's Pass sub-valley still retains an overall rural character, which is protected by the policy guidelines referred to in paragraph 5 of this report. Although these smallholdings are located outside the urban edge it seems to be under considerable development pressure as the number of recent land use planning applications suggests. As already mentioned, the subject property, including twelve other cadastral units had been part of a previous land use planning exercise for the establishment of the Broadlands Vineyard Estate. This application has since been withdrawn.



Source: BKS (Pty) Ltd

The area south of the current N2 is located inside the urban edge and has been developing at a rapid rate – predominantly as industrial and higher density residential expansion. Lands between the Shell service station (opposite Broadlands, south of N2), still retains a rural character but is also within the urban edge and likely to be developed soon, thereby also becoming urban. The proposed N2 will run further south of the existing N2 as shown in the aerial photograph above.

6.1.4 *Conclusions*

As is evident from the aerial photograph on page 8 (dated ±2004) the smallholding area is increasingly hemmed-in by an expanding urban development pattern that is likely to persist and change the landscape character of the area. This has already completely destroyed the historical visual relationship between Broadlands and the coastal plateau to the south.

In light of this, the proposed development would take cognisance of this rural character through positioning and orientating the proposed building complex so as to respect the existing visual corridor between Broadlands manor house and the N2. A significant portion of the property would be retained as open field (sport fields), thereby preserving what remains of the historical visual relationship between the manor house complex and development further to the south.

Use of traditional landscape features may be introduced and could include e.g. appropriate fencing, outdoor lighting, closely-planted trees so as to mimic former windbreaks and provide further visual screening of proposed buildings.

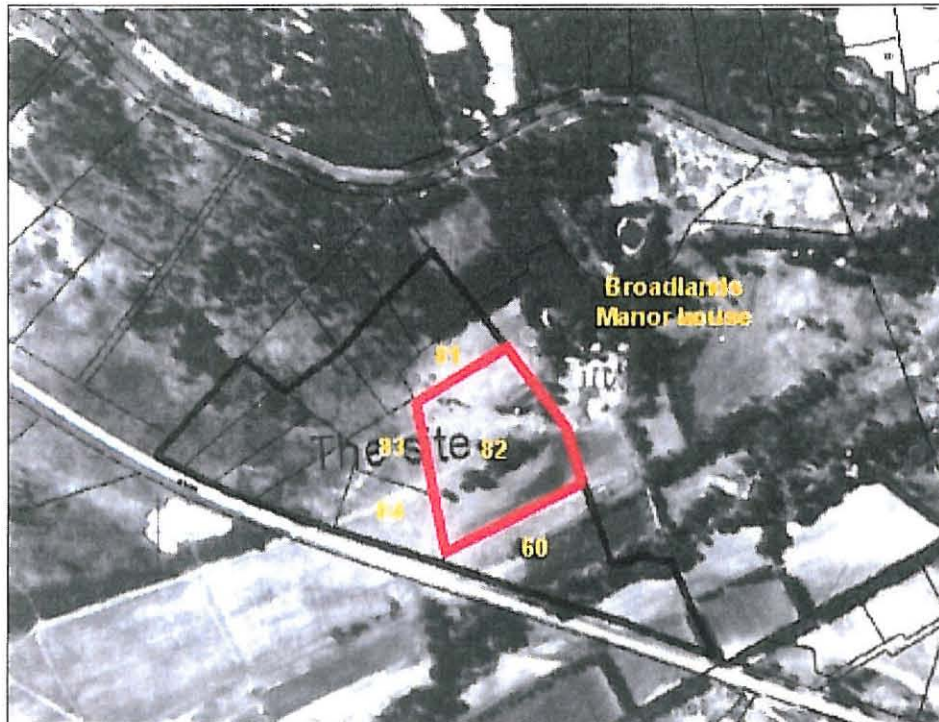
6.2 *Visual and Spatial Issues*

This section serves as an assessment of heritage issues arising from the visual – spatial character of the property and the area within which it is located. The primary concerns are the location of the property directly to the south (in front) of the Broadlands manor house complex and the preservation of views between the manor house and the N2.

6.2.1 *Visual – Spatial features*

As mentioned, the site is located on a gentle south-facing slope and by reason of its proximity to the N2 would have been highly visible had it not been for existing screening (mainly in the form of mature (exotic) trees, vegetation) along the N2 road reserve and adjoining properties. The following comments are relevant to features on the property:

- The central access road (10m wide servitude-right-of-way) to the Broadlands manor house (also northern boundary of the subject property) is on axis to the front door and leads to a semi-circular forecourt in front of the house. The road, stone entrance walls and vegetation along it are post-1944 and not historic, yet considered to be of importance due to its visual relationship with the manor house;
- There is a secondary “entrance” to the manor house on the southern boundary of Gustrouw 918/81 marked by two mature stone pine trees and crossing a drainage ditch. A former pathway to Broadlands (visible on 1944 aerial photograph) accesses the property at the two mature stone pine trees and continues in a northeast direction, crosses a non-perennial water course at an old double stonewall structure (former narrow bridge) and continues to the Broadlands stableyard (also refer to diagram in paragraph 9.1.2, page 16);
- The said water course seems to drain from the direction of an earthen dam on the eastern side of the subject property in a southwest direction onto the adjoining Gustrouw 918/84;
- On the 1944 aerial photograph the said informal path aligns with another extending from south of the current N2, identifying it as a former physical connection between the coastal plain and Broadlands manor house/ Sir Lowry’s Pass sub-valley. While this connection has now been severed, it underlines the heritage value of this axial access to the manor house, particularly in a cultural landscape context.



1944 Aerial photograph – cadastral added (CDSM)

6.2.2 *Views from Broadlands manor house complex*

As is evident from this report, the primary heritage significance of the property is not intrinsic but rather its association with the Broadlands manor house and its demesne, by reason of location and landscape setting. Historically the property was also part of the larger Broadlands estate and is situated directly in front of the manor house complex, which is a historically and architecturally significant building (including associated outbuildings, stableyard, etc.). Broadlands is regarded worthy for investigation as a potential Grade II heritage site, being of provincial heritage site status. It is therefore clear that any future development/ planning for the subject property should take cognisance of the heritage issues and concerns highlighted in this section.

The diagram below (top of page 11) was taken (with permission from author) from the heritage assessment for the proposed Broadlands Vineyard Estate (Penny Pistorius, 2006) and is self-explanatory. Note that this diagram is attached for information purposes.

6.2.3 *Views/ impacts from N2*

Notwithstanding its extended “frontage” onto the N2 (albeit setback from the N2), the property is not very visible from this road, nor does it bound directly onto the N2. This is mostly due to existing mature trees and alien vegetation occurring along the road reserve as well on the properties adjoining it. View A, (Annexure 3) was taken from a point directly south of the subject property along the N2 where Broadlands manor house is most visible. Viewed from the N2, closely planted mature trees within the proximity of the manor house and subject property are an integral part of the view shed.

The following comments are relevant in this respect:

- Viewed from the N2, the primary concern is for preservation of the overall rural character of the landscape. Existing buildings are visually integrated/ screened by existing vegetation thereby being perceived as a soft edge in

stark contrast to the hard edges lineated by expanding urban development south of the N2;

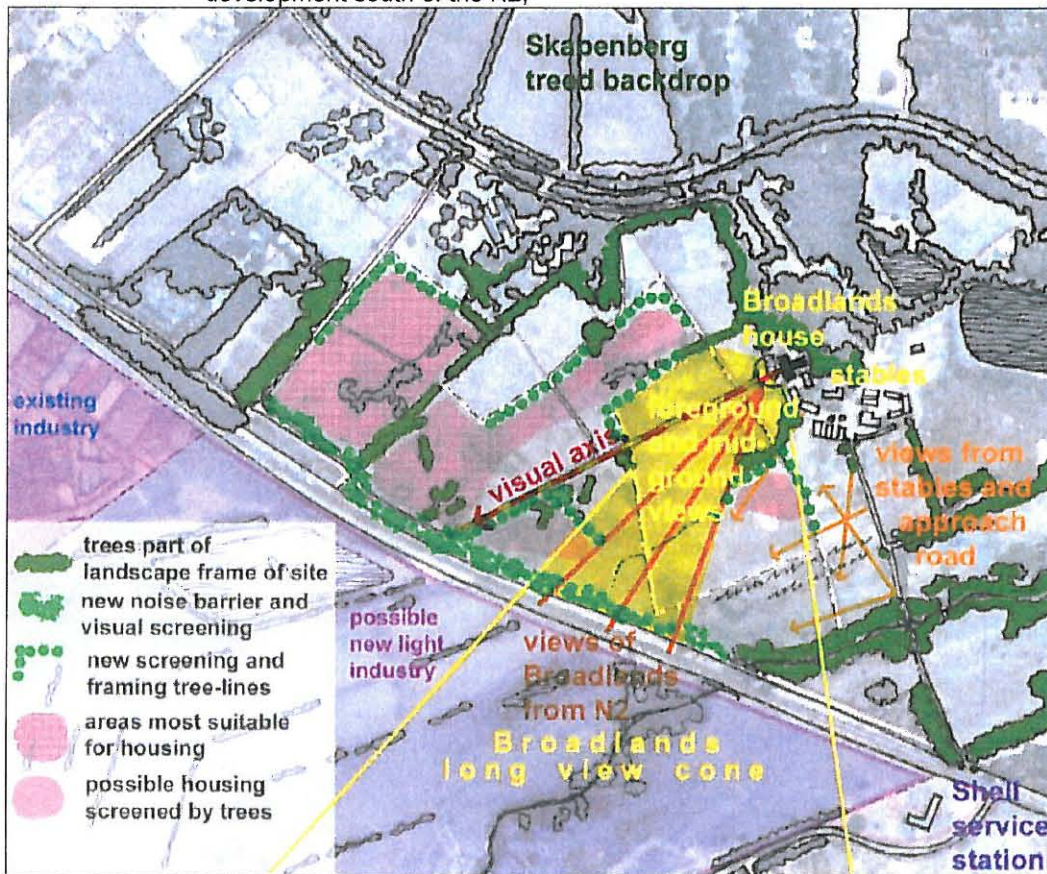


Diagram showing "visual issues and preliminary design indicators" for the proposed Broadlands Vineyard Estate (now withdrawn), Penny Pistorius, 2006

(Section 6.2.3 continued)

- Long views from Broadlands manor house towards the coastline have probably never been possible due to existing vegetation restricting such views. However, the house presently overlooks the subject property consisting of open pastures, thereby contributing to its rural setting within the landscape. This should therefore be addressed in the proposed development;
- The nocturnal footprint of Broadlands manor house complex is small in comparison to that of urban development south of the N2 and thus in keeping with the overall rural character of the smallholding area north of the N2. Care should be taken to reduce lighting overspill/ reduce the overall nocturnal footprint of the proposed development. Visual screening/ additional planting should be employed to reflect traditional landscape features (e.g. windbreaks, etc.). A landscaped berm may also be considered but should not be visually prominent when viewed from the N2.

6.3 Archaeology (Pre-colonial, Historical)

This section should be read in conjunction with the Archaeological Impact Assessment (AIA) compiled by Dr. Lita Webley, Archaeology Contracts Office, Department of Archaeology, UCT (Annexure 5). The following observations were made as part of the AIA:

- A concrete, L-shaped water trough was located adjacent to the current access road to Broadlands manor house. This feature is however situated outside the cadastral boundaries of the property;
- An earth-dug drainage ditch, approximately 50cm deep, runs along the western property boundary is likely to relate agricultural activities, is difficult to date and is not considered to be of material significance;
- A ridge of in situ granite boulders along the south-eastern property boundary may suggest the edge of an old water course. This has however not been confirmed;
- There is what appears to be a raised earthen dam/ natural spring, roughly in the centre of the property;
- A stone "bridge" consisting of two parallel walls constructed of rounded river cobbles and cement, built to a height of 1.5m appears to relate to an earlier (19th century) track, extending from two stone pines situate in the most southern corner of the property to the stable yard at the rear of the Broadlands manor house complex. The location and orientation of this bridge correlates with that of the point where the mentioned track and non-perennial stream cross.

Recommendations made in the AIA for mitigation include the following:

- The stone pines as well as stone bridge should be incorporated into the site development plan;
- The earthen dam/ natural spring can possibly be incorporated into the overall design as a water feature.

7. HERITAGE INFORMANTS AND INDICATORS

The heritage informants and indicators pertaining to this proposal, as set out in the Phase One HIA, were endorsed by BELcom and included reference to the following:

- Visual corridor/ "Heritage visual line" between Broadlands manor house and N2 national road to be maintained;
- Former pathway and the stone bridge structure to be acknowledged and incorporated into the site layout;
- Visual screening/ "framing" of new proposal within the landscape to be provided for.

In addition, BELcom in their Records of Decision dated 25th June 2008 and 22nd August 2008, made specific comments in relation to the initial site layout, which in effect also serve as heritage informants in addition to that identified in the Phase One HIA:

- That the site development plan be amended so as to take cognisance of the natural slope of the site and that the layout therefore be less "formal/ geometric" in nature;
- That the site development plan acknowledge the layout and orientation of existing natural and historic features on and around the property, which is part of the overall landscape;
- That varied forms of traditional architectural design be employed in a manner that would reflect visual congruency, yet give the impression of a "natural evolution/ expansion of the building complex over time".

Finally, the AIA made certain recommendations pertaining to mitigation for the proposed development as set out in paragraph 6.4 (top of this page).

Refer to paragraph 9 for assessment of proposal's conformity to key heritage design informants and indicators.

8. DESCRIPTION OF PROPOSED DEVELOPMENT

The proposal is for the establishment of a private educational facility (Helderberg International School) on the subject property. The proposal would entail the following

land use planning applications in terms of Sections 17 and 15 of the Land Use Planning Ordinance, 1985 (Ord. 15 of 1985):

- Rezoning of the property from Agricultural zone I to Institutional zone I for the construction of an International school comprising an estimated total floor area of 8,000m² for c. 664 students. This would include associated recreational/ sport facilities, administrative offices and ancillary services and infrastructure;
- Departure (relaxation of southern and eastern building lines from 10m to 2m).

A copy of the proposed site layout, as revised through heritage informants and indicators defined as part of the Phase One HIA, comments received from BELcom and the AIA is attached as Annexure 2. Three-dimensional perspective renderings are also attached as part of Annexure 2. The previous site development plan is attached as Annexure 3 for information purposes only.

9. ASSESSMENT OF IMPACTS

9.1 Conformity to key heritage design informants and indicators

Indicators transposed from the Phase One HIA are responded to and discussed individually for ease of reference:

9.1.1 Indicators relating to Visual/ Landscape Issues:

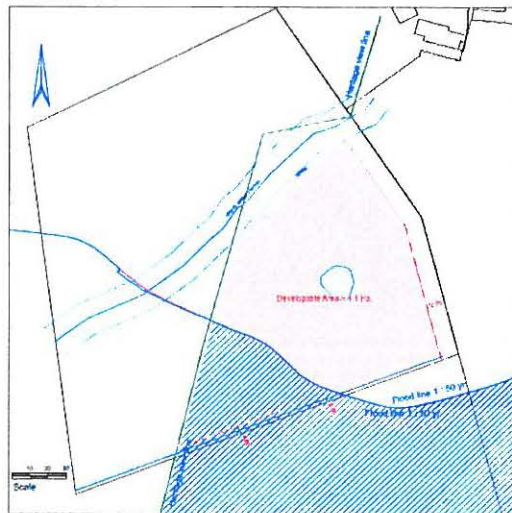
INDICATOR V/ L-1:

Due to the location and landscape setting of the said property in relation to the Broadlands manor house complex, particularly as viewed from the N2, the "long view cone" as identified by Pistorius, 2006 and as illustrated in the diagram above (paragraph 6.2.3, page 11), must be maintained as part of the proposed development.

Assessment:

We are of the view that the alignment of the "long view cone", as meant above had been accurately transposed onto the current site development plan proposed by the applicant. While views of Broadlands manor house are mostly obscured by a line of mature (mostly) pine trees along the N2 road reserve the primary aim of the "long view cone" is to retain visual links between the N2 and Broadlands manor house complex.

The "long view cone" has been annotated on the proposed site development plan as a "heritage view line" and, taken in conjunction with other environmental restrictions (e.g. 1:50 year flood-line, non-perennial stream) in effect significantly reduces the physical developable area of the site as illustrated in the diagram (right):



Source: Grupo Creativo

The proposed school building complex has therefore been concentrated in the southeast quadrant of the property, outside the said "long view cone", which is therefore considered consistent with this key heritage indicator.

It is considered that the potential impact of the proposed development in relation to this indicator would be acceptable.

INDICATOR V/L-2:

The need to preserve the existing rural landscape context of the property in terms of its current landscape setting but also as this is perceived from the N2, was identified as part of the Phase One HIA. It was recommended that visual screening and additional planting/ landscaping aim to introduce traditional landscape features as part of the revised site development plan, including e.g. "windbreaks" and "framing" within the landscape. Both the Phase One HIA and BELcom recommended that additional (informal) planting/ landscaping along the non-perennial stream be considered in the revised site development plan.

Assessment:

Proposals made as part of the revised site development plan include screening through additional planting so as to achieve "framing" as contemplated in the Phase One HIA:

- Tree-line along northern boundary, along axial approach road/ stone wall leading up to Broadlands manor house;
- Tree-line along section of access road onto the school site *at a right angle* to tree-line to be introduced along northern boundary;
- Planting of shrubs along eastern property boundary shared with Broadlands manor house (only shrubs along section of boundary located within "long view cone" so as not to obscure views from N2);
- Tree-line along eastern boundary (beyond "long view cone").

Provision will be made for rehabilitation/ less formal planting/ landscaping along the non-perennial watercourse. Finally, further "framing" as well as "less formal planting will occur on a smaller scale elsewhere on the property as part of the overall landscaping plan for the proposed development.

While the proposal would be visible from the N2 (Negative impact), is it considered that tree planting along the axial approach is likely to visually emphasise the setting of Broadlands manor house within the landscape (Mitigatory measure). "Framing" proposed through tree-planting to be introduced would re-introduce traditional landscape features (Mitigatory measure and be appreciative of the historic landscape setting of the property (Positive impact).

9.1.2 Indicators relating to Design Issues:

INDICATOR D-1:

Proposed layout should take cognisance of natural slope of the site, should be less formal/ geometric and appreciate historic context of Broadlands manor house (BELcom RoD dated 25th June 2008).

Assessment:

The revised site development plan allows for a less formal/ geometric layout of the proposed school facility by making better use of natural slopes, re-orientating and fragmenting buildings so as to allow for more loosely orientated development footprint, yet still including some form of symmetry in the overall design thus creating inner courtyards, well-proportioned for the

proposed use, thereby having due regard to the historical context of Broadlands manor house. The more loosely-orientated building layout in effect also allows for a system of "outer" courtyards, opening up onto adjoining sport fields.

There has been a move away from the former "square" design, now avoiding excessive straight lines being imposed on the natural landscape and buildings have been orientated so as to avoid visual monotony. Buildings with frontage onto the rugby and soccer fields have also been fragmented/ re-orientated to avoid creating a "hard edge of buildings", yet still providing for some circulation/ gathering space between the said buildings and sport fields.

According to three-dimensional drawings provided to us, the architectural design would be simplistic in design and scale, and allows for buildings of a maximum of two-storey height. Moderate diversity in roof treatment is allowed for so as to provide for a level of "architectural evolution" within the development without eroding visual congruency. It is our view that the proposed design would not have an overbearing effect on the overall rural landscape.

The former linear design of the proposed car parking area, which extended from the entrance onto the property to the main building complex has been fragmented by replacing some parking spaces with new planting (trees and shrubs). Additional screening along the entrance road and more "clustered" parking layout are aimed at further reducing the visual imprint of this otherwise linear feature on the landscape and to avoid this becoming visually prominent in favour of the historic axial approach road to Broadlands manor house.

The proposal is likely to partly alter the landscape character of the site but, in our view, the revised site development plan allows for a good overall layout, given space requirements whilst still providing for a feasible school facility (Mitigatory measure/ Positive impact).

As further mitigatory measure we recommend that the nocturnal footprint of the proposed development be reduced as far as possible through introducing downward-orientated lighting and other appropriate measures (where possible).

INDICATOR D-2:

Existing natural and historic features on the property, including the non-perennial watercourse, historic pathway and earthen dam, should be incorporated into the overall site development plan.

Assessment:

Provision has been made to accommodate the non-perennial watercourse in the revised site development plan with relation to its natural drainage pattern across the property. Due to the nature of the proposed development, which requires a high level of safety in design, it is proposed to retain the flow in a storm water trench, exact details of which were not made available to us. The water trench would be encased where it passes underneath the proposed "parking roundabout" to the front of the main entrance. It is recommended that, where possible, the proposed water trenches be landscaped rather than hard surfaced engineering infrastructure. Further landscaping along this water trench through planting of indigenous (low-growing, endemic) vegetation is recommended so as to avoid it becoming a visual intrusion within the surrounding rural landscape.

The historic pathway, also referred to in the archaeological impact assessment, extends from two stone pine in the western corner of the property in an eastern direction and swinging north to cross a remaining stone bridge structure after which it continued to the rear of the Broadlands manor house complex. This pathway is no longer used and could not be incorporated as part of the proposed development, primarily due to limited space available. However, the stone bridge structure would be retained in the revised site development plan and has been incorporated as part of a footpath extending from the sport fields to the administrative/ "international residence" buildings.

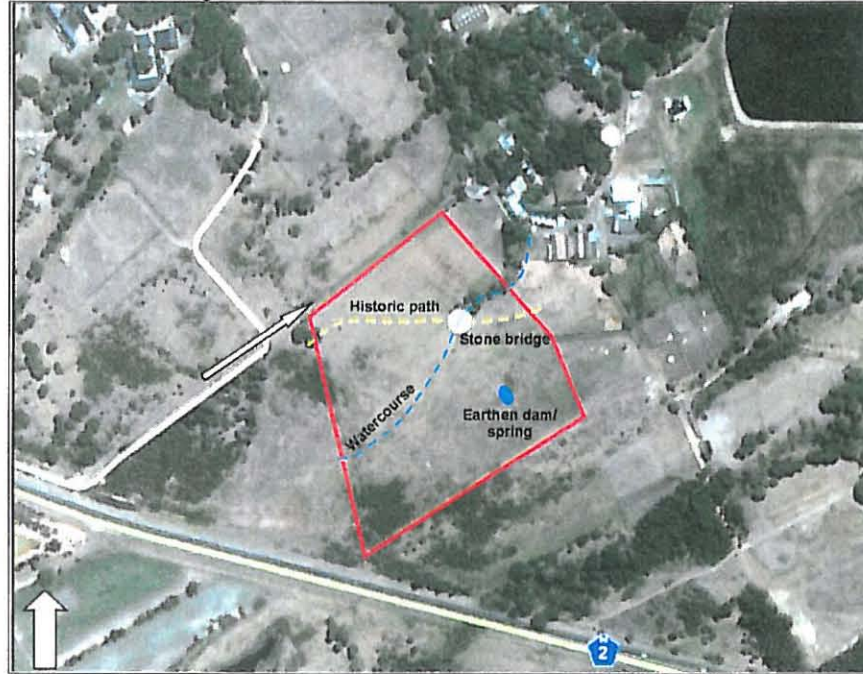


Diagram illustrating historic features identified in Phase One HIA, AIA (Source: UCT Archaeology Contracts Office)

The existing fresh water pond/ earthen dam, also referred to in the archaeological impact assessment, will be retained and has been incorporated in the revised site development plan as a prominent feature within what would become the proposed main courtyard. Landscaping/ planting is proposed around margins of the dam.

The proposal to accommodate the existing non-perennial watercourse within what is referred to as a "storm water trench" on the revised site development plan is acceptable given obvious safety requirements for this type of facility. However, as a mitigatory measure it is recommended that consideration be given that the storm water trench be landscaped through indigenous (low-growing, endemic) vegetation suitable to the particular facility proposed (i.e. with due regard to safety aspects).

Loss of the historic pathway (Negative impact) is considered reasonable given limitations relevant to this particular site. The manner in which both the stone bridge and earthen dam have been incorporated into the revised site development plan is considered appropriate (Positive impact).

9.1.3 Indicators relating to Archaeology:

INDICATOR A-1:

That stone pines as well as the stone bridge structure be incorporated into the site development plan.

Assessment:

As already referred to in paragraph 9.1.2 (Indicator D-2), the stone bridge structure will be incorporated into the site development plan. Insofar as could be determined it is possible that none of the two stone pines referred to in the archaeological impact assessment are actually located within the cadastral boundaries of the subject property. While we most certainly agree with this recommendation, it would be difficult to enforce through this application retaining the stone pines located on the adjoining property (Gustrouw 918/83). Clarification regarding this issue should be sought and the stone pines situate with the cadastral boundaries of the subject property, be retained.

The earthen dam/ natural spring has been incorporated into the site development plan (refer paragraph 9.1.2, Indicator D-2) and will become a focal point of the proposed main courtyard.

The cement trough referred to in paragraph 5 (page 5) of the AIA is located on the adjoining property (Gustrouw 918/ 83).

The impact of the proposed development in relation to this indicator would be neutral as it appears in all likelihood that both stone pines referred to, are situate on the adjoining property (Gustrouw 918/83). The stone bridge structure and earthen dam have been incorporated in the revised development plan (Positive impact).

10. PUBLIC PARTICIPATION

In addition to the Public Participation Process (PPP) facilitated by Sillito Environmental Consulting as part of the EIA Process in terms of the National Environmental Management Act, 1998 (Act 107 of 1998), Perception Heritage Planning will engage with relevant Interested and Affected Parties (I&AP's). The following I&AP's were provided with copies of the Draft Phase Two HIA through registered mail to solicit heritage-related comments regarding the proposal:

- Kine Homes (Pty) Ltd & Another (Registered Owner: Gustrouw 918/24)
P O Box 462
PAROW
7499
- Registered Owner: Gustrouw 918/80, 918/91, 918/92, 918/83, 918/84, 918/60
Managing Director Breezy Inv. (Pty) Ltd
P O Box 2788
BROOKLYN SQUARE
0075
- Member Fascination Charters CC (Registered Owner: Gustrouw 918/81)
32 Queen Way
PINELANDS
7405

Meetings were held and copies of the Draft Phase Two HIA provided to the following I&AP's to solicit heritage-related comments regarding the proposal:

- City of Cape Town (Strand Municipal Offices), Environmental and Heritage Management: Eastern Region – Heritage Section (Mr. Johan van Wyk)
- Helderberg Renaissance Foundation (Mr. Boudewijn de Vries)

Only one comment/ submission was submitted to us during the public participation phase, the deadline of which was 9th October 2009. The following comments were made in a submission from the City of Cape Town (Environmental & Heritage Management: Eastern Region – Heritage Section), dated 14th October 2009 (attached as Annexure 6):

- Supports revised proposal as set out in the Draft Phase Two HIA;
- Endorse recommendations 11.1.1 – 11.1.6 of Draft Phase Two HIA;
- Recommends that height of proposed climbing wall (nr. 13 on revised site development plan) be restricted to 3m above natural ground level or alternatively be re-positioned to an area outside the heritage view line as defined in the Draft Phase Two HIA.

The above recommendations by the City of Cape Town are considered both relevant and reasonable and have therefore been transposed in the Recommendations of this report (see Section 11.1.7).

A further Public Participation Process will also be invoked through the Land Use Planning Ordinance, 1985 (Ord. 15 of 1985) as part of the land use planning application to be submitted to the City of Cape Town.

11. RECOMMENDATIONS

Having regard to the above assessment, it is recommended that the proposed development as set out in this report be approved, subject to the conditions set out below:

11.1 Aspects to be included in DEADP RoD:

- 11.1.1 That the revised site development plan, attached as Annexure 2 to this report be adhered to;
- 11.1.2 Final architectural design to be employed as part of the proposed development must be simplistic in design and scale, with a maximum two-storey height. Individual buildings should be designed so as to achieve visual congruency, yet allow for an acceptable level of "architectural evolution" within the development;
- 11.1.3 That a comprehensive landscaping plan for the proposed development, taking cognisance of the design informants identified as part of the HIA, be submitted to DEADP for approval;
- 11.1.4 That the overall nocturnal footprint of the proposed development be reduced as far as possible, details of which should be submitted to DEADP for approval;
- 11.1.5 That preference be given to appropriate landscaping along the proposed storm water trench as opposed to visually obtrusive engineering infrastructure;
- 11.1.6 That recommendations set out in the Archaeological Impact Assessment by the UCT Archaeology Contract Office, dated July 2009, be adhered to;
- 11.1.7 That the comments and conditions set out in correspondence from City of Cape Town (Environmental & Heritage Management: Eastern Region – Heritage Section), dated 14th October 2009 be taken into cognisance.

PERCEPTION Heritage Planning
14th October 2009



SE DE KOCK

B-Tech(TRP) MIPI TRP(IRL) EIA Mgmt (IRL) APHP

(BELcom Rod's)

ANNEXURE 1



ILifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

Our Ref: HM/STELLENBOSCH/FARM 918/82
Enquiries: Zwelibanzi G Shiceka
Tel: 021 483 9533
Email: Zshiceka@pgwc.gov.za
Date: 25-06-2008

Heritage Western Cape notifies:

Mr. Stephan de Kock
PERCEPTION
PO Box 9995
GEORGE
6530

RECORD OF DECISION
Heritage Western Cape Built Environment and Landscapes Committee
Of its requirements in terms of
Section 38(8) of the National Heritage Resources Act (Act 25 of 1999)
and Regulation 3(3)(a) of PN 298 (29 August 2003)

For: Proposed Development

At: Farm 918/82, 'Gustrouw', N2/Broadlands-Mondeor Road, Somerset West, STELLENBOSCH

Heritage Western Cape recommendation:

- The Committee required a Phase II H.I.A. The Committee further requested that a layout should be considered, taking cognisance of the natural slope of the site.

The following conditions apply: None

NOTE: None

Yours faithfully

Zwelibanzi G Shiceka (Mr.)

For Chairperson: Heritage Western Cape
p.p. Heritage Western Cape

Copy to Stellenbosch Municipality, PO Box 17, STELLENBOSCH, 7599
Copy to Department of Environmental Affairs and Development Planning,
Private Bag X9086, CAPE TOWN, 8000

www.capegateway.gov.za/culture_sport

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • Postal Address: Private Bag X9067, Cape Town, 8000
• Fax: +27 (0)21 483 9842 • E-mail: hwc@pgwc.gov.za

Straatadres: Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • Posadres: Privaatsak X9067, Kaapstad, 8001
• Fax: +27 (0)21 483 9842 • E-pos: hwc@pgwc.gov.za

P.O. Box 9995
GEORGE, 6530
Western Cape
South Africa
Fax: 086 510 8357
Cell: 082 568 4719
E-mail: perceptionenvplg@gmail.com
CC Reg. No. 2003/102950/23



Our ref: SOM/918/82/08

Your ref: Gustrouw 918/82 (Somerset West), Stellenbosch

VIA COURIER
22nd July 2008

Accounting Officer: Heritage Resources Management Service
Heritage Western Cape
Private Bag X 9067
CAPE TOWN
8001

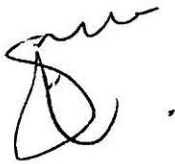
Urgent Attention: Zwelibanzi Shiceka,

**PHASE TWO HERITAGE IMPACT ASSESSMENT: GUSTROUW 918/82
(SOMERSET WEST), STELLENBOSCH DISTRICT**

1. The Record of Decision dated 25th June 2008 (Annexure A) and subsequent discussion with Ms. Melanie Atwell and Mr. Zwelibanzi Shiceka on 16th July 2008 in relation to the abovementioned proposal refers.
2. The purpose of this communication is primarily to obtain further comments from BELcom in relation to a revised site development plan (Annexure B) prepared by the applicant in response to the above RoD, prior to the commencement of the Phase Two HIA. Please note that while we advised the applicant to seriously consider obtaining the services of a suitably qualified conservation architect familiar with local context from the outset, it was decided not to do so.
3. Following BELcom's comments on the initial site development plan, a meeting was arranged to advise the applicant accordingly and numerous communications followed after which the revised site development plan (Annexure B hereto) was submitted to us to be used as part of the Phase Two HIA.
4. The applicant is of the opinion that restrictions on the site (e.g. "heritage visual line", 1:50 year floodline, statutory building lines) result in a small developable area and that the current revised site development plan reflects the "*limit within which functionality and cost-effectiveness can still be achieved given the current restrictions*". While we can appreciate that the applicant is of the intention to develop a fully functional educational facility on the said property, thus relating to certain space requirements, we are not comfortable initiating the Phase Two HIA with the proposed revised site development plan for the following reasons:
 - The proposed revised layout remains formal/ geometric, thus visually dominating the site;
 - It appears as if the primary aim was to impose the requirements of the proposed facility onto the subject property instead of designing the proposed facility to adapt to the natural and historical features which is part of the site and overall historical landscape;
 - The existing natural and historical features of the site (i.e. historic track, water course) have not been acknowledged sufficiently in the revised layout;
 - We recommend that varied forms of traditional architectural design be employed in a manner that reflects visual congruency yet give the impression of a "natural evolution/ expansion of the building complex over time", even though in reality it would be developed as one phase.

5. Having regard to the above, we respectfully request BELcom's consideration of the following recommendations, to be adhered to prior to the commencement of the Phase Two HIA for the proposed development:
- That BELcom provides detail comments in relation to the proposed revised site development plan (Annexure B hereto) or accept our comments as set out in paragraph 4 above;
 - That BELcom requests the applicant to obtain the services of a suitably qualified conservation architect familiar with local context to oversee the design of the site development plan for the proposed development.
6. It is trusted that you find the above submission in order. However, should further clarification be required, please do not hesitate to contact the writer.

Yours faithfully,
PERCEPTION Environmental Planning



STEFAN DE KOCK

B-Tech: TRP(SA) TRP(IRL) EIA Mgmt(IRL) MIPI AHAP



Ilifa leMveli leNishona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

Our Ref: HM/SOMERSET WEST/GUSTROUW 918/82
Enquiries: Zwelibanzi G Shiceka
Tel: 021 483 9533
Email: Zshiceka@pgwc.gov.za
Date: 22-08-2008

Heritage Western Cape notifies:

Mr. Stephan de Kock
PERCEPTION
PO Box 9995
GEORGE
6530

RECORD OF DECISION
Heritage Western Cape Built Environment and Landscapes Committee

Of its intention to comment in terms of
Section 38(8) of the National Heritage Resources Act (Act 25 of 1999)
and Regulation 3(3)(a) of PN 298 (29 August 2003)

For: Proposed Development

At: Gustrouw 918/82, N2/Broadlands-Mondeor Road, SOMERSET WEST, STELLENBOSCH

Heritage Western Cape recommendation:

The committee resolved to advise the applicant to adhere to the recommendations of the heritage consultant as well as previous BELCom decisions.

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

Yours faithfully

Zwelibanzi G Shiceka (Mr.)

For Chairperson: Heritage Western Cape
p.p. Heritage Western Cape

Copy to Helderberg Administration, P O Box 19, SOMERSET WEST, 7129
Copy to Department of Environmental Affairs and Development Planning,
Private Bag X9086, CAPE TOWN, 8000



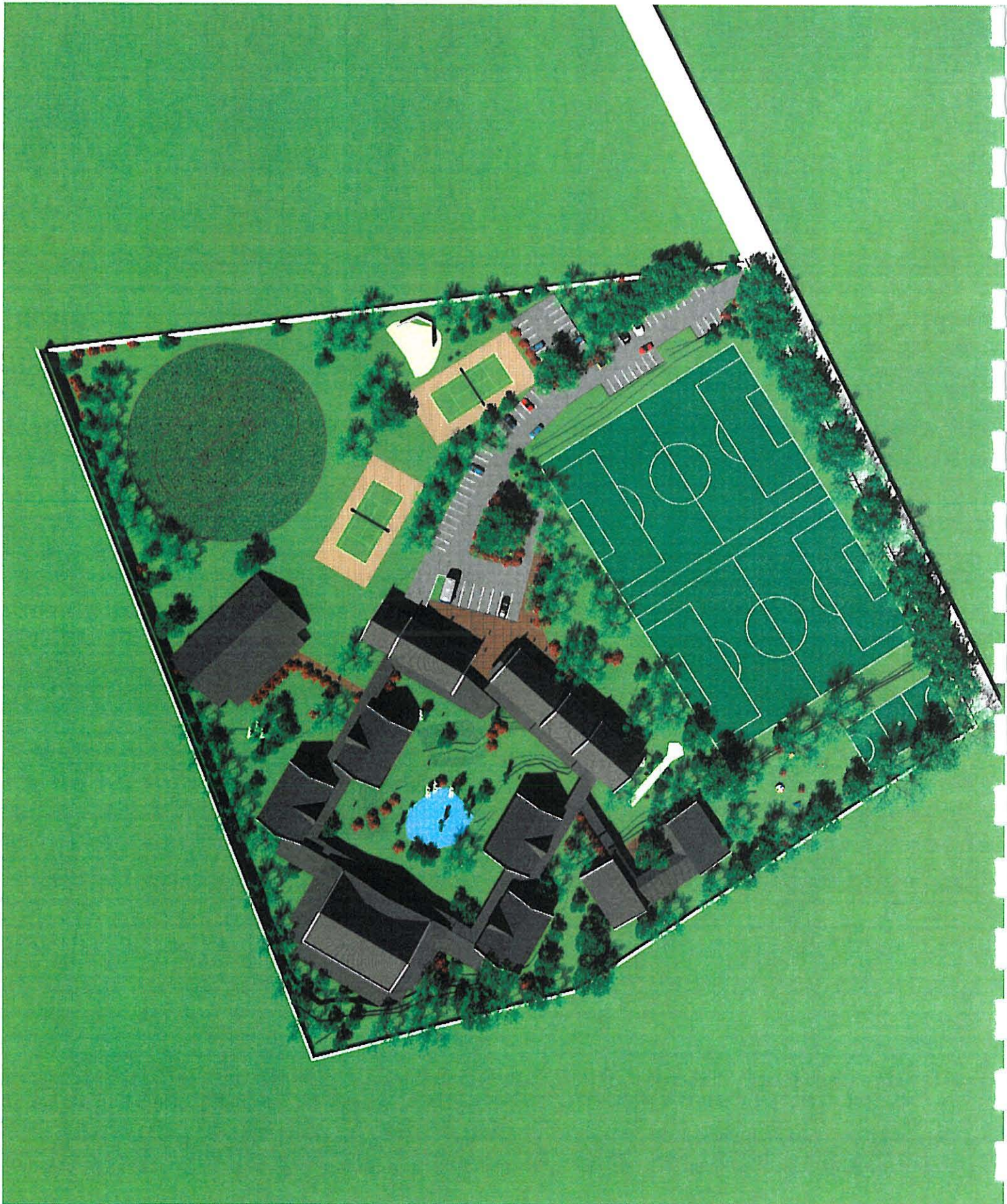
www.capegateway.gov.za/culture_sport

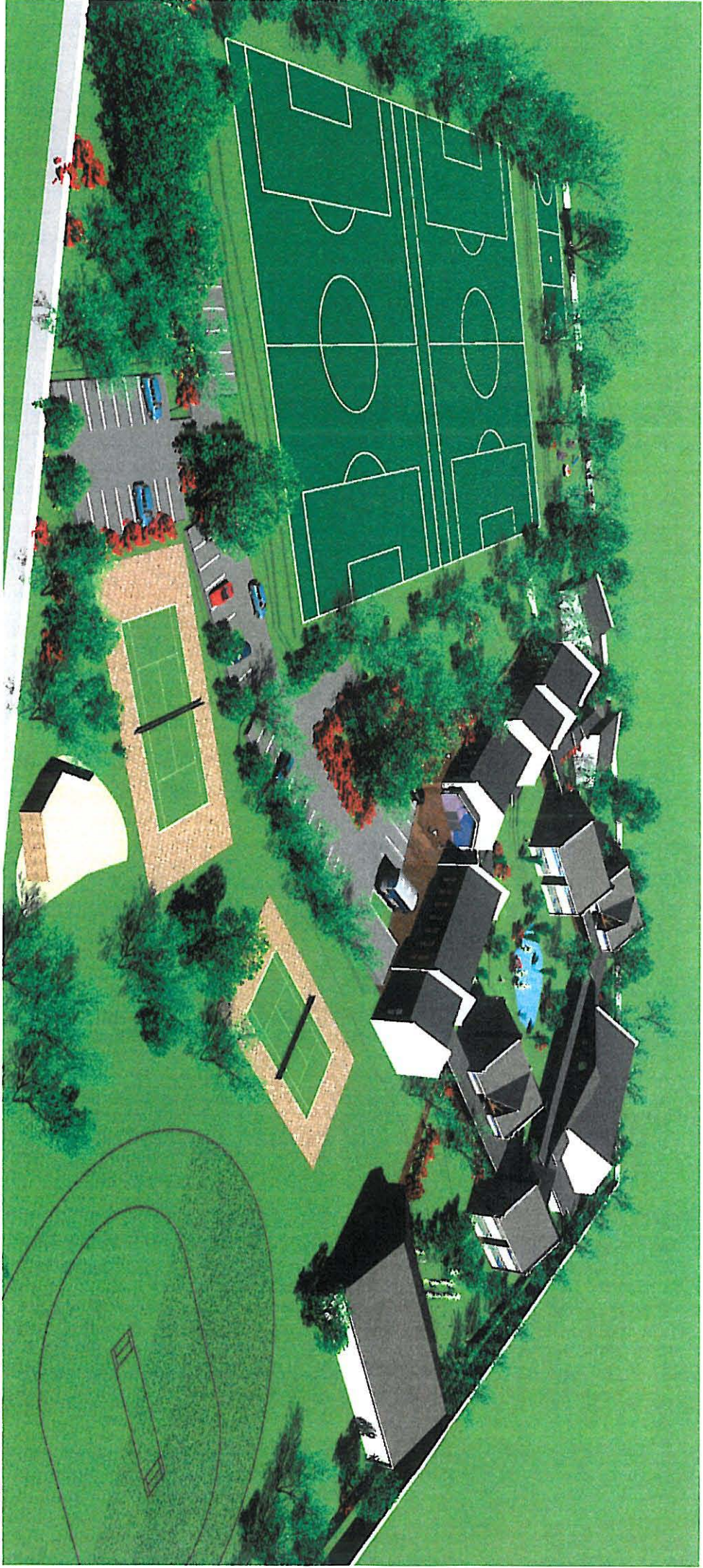
Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** Private Bag X9067, Cape Town, 8001 • **Tel:** +27 (0)86 142 142 • **Fax:** +27 (0)21 483 9842 • **E-mail:** hwc@pgwc.gov.za

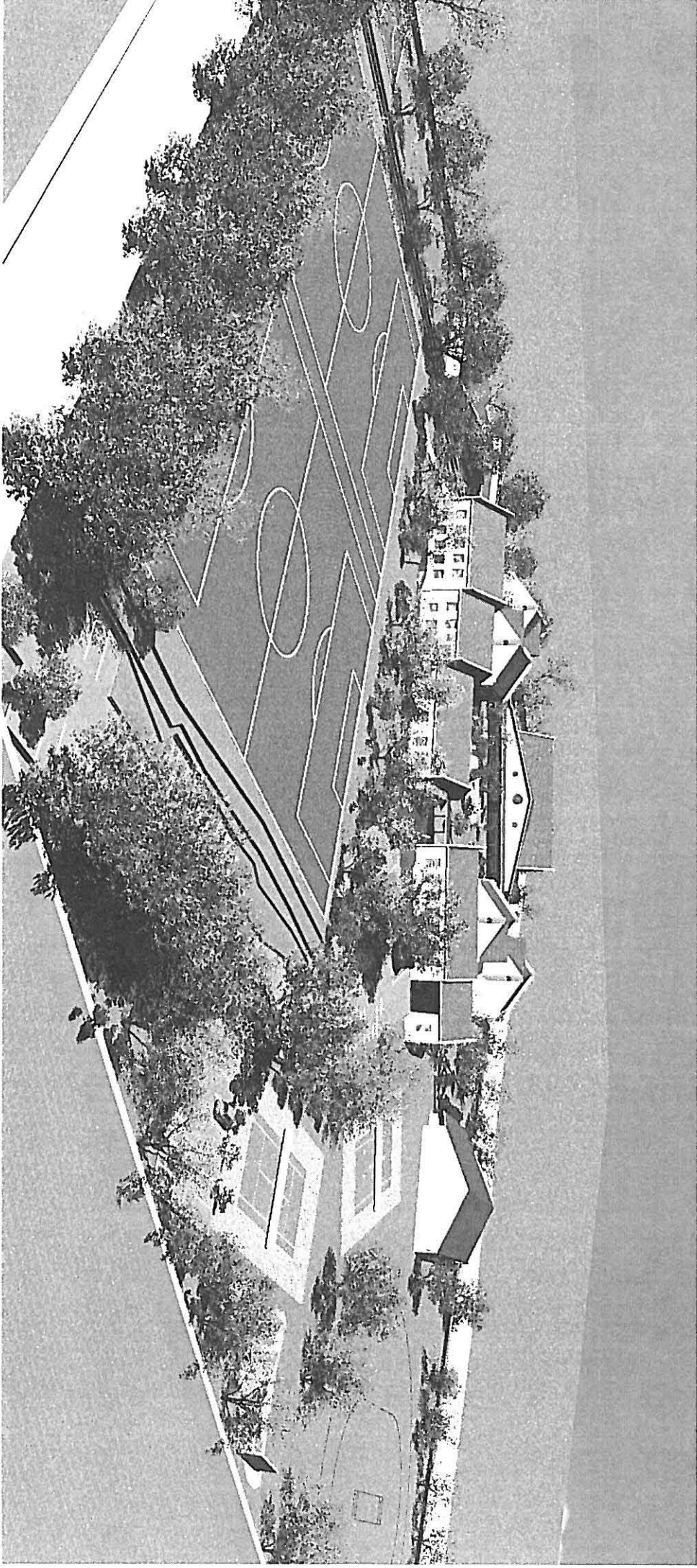
Straatadres: Protea Assuransie-gebou, Groenemarkplein, Kaapstad, 8000 • **Posadres:** Privaatsak X9067, Kaapstad, 8001 • **Tel:** +27 (0)86 142 142 • **Fax:** +27 (0)21 483 9842 • **E-pos:** hwc@pgwc.gov.za

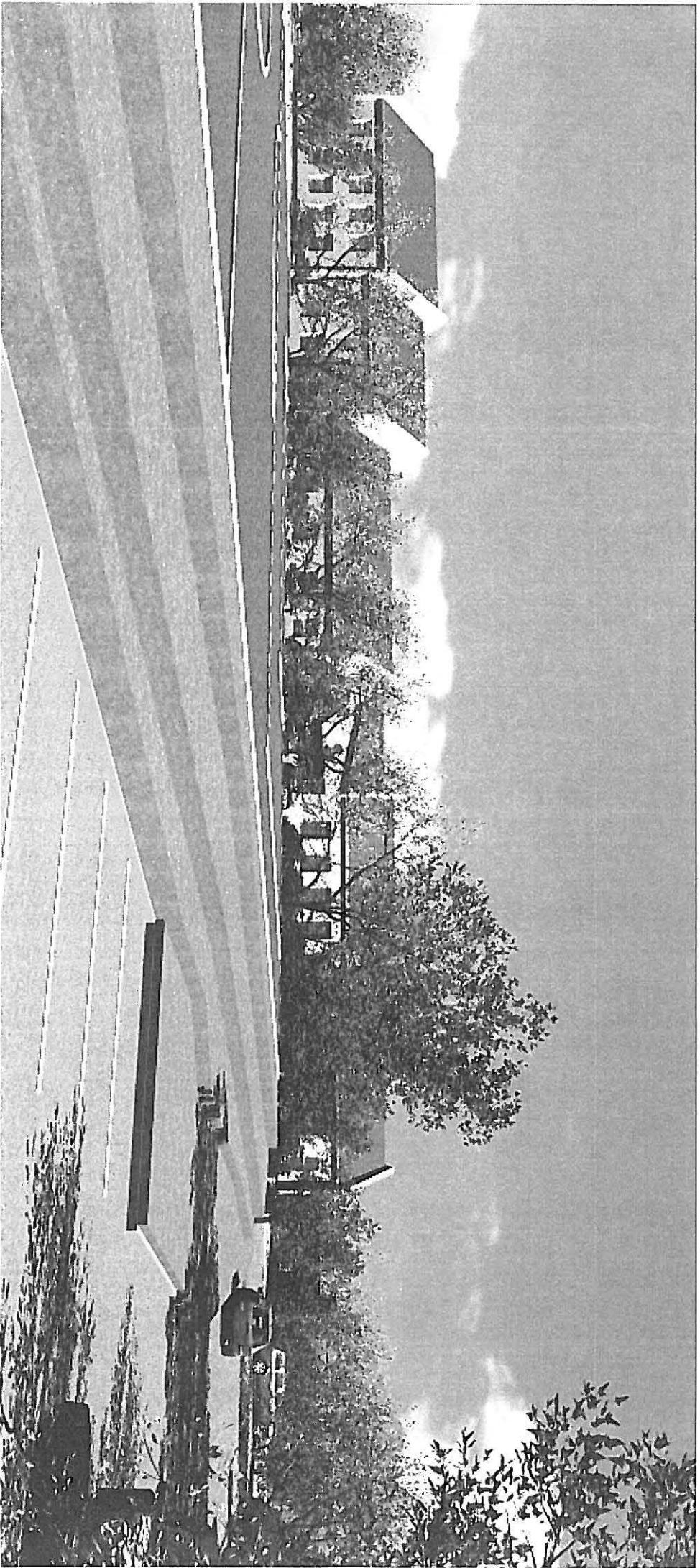
(Revised site development plan, 3D perspectives)

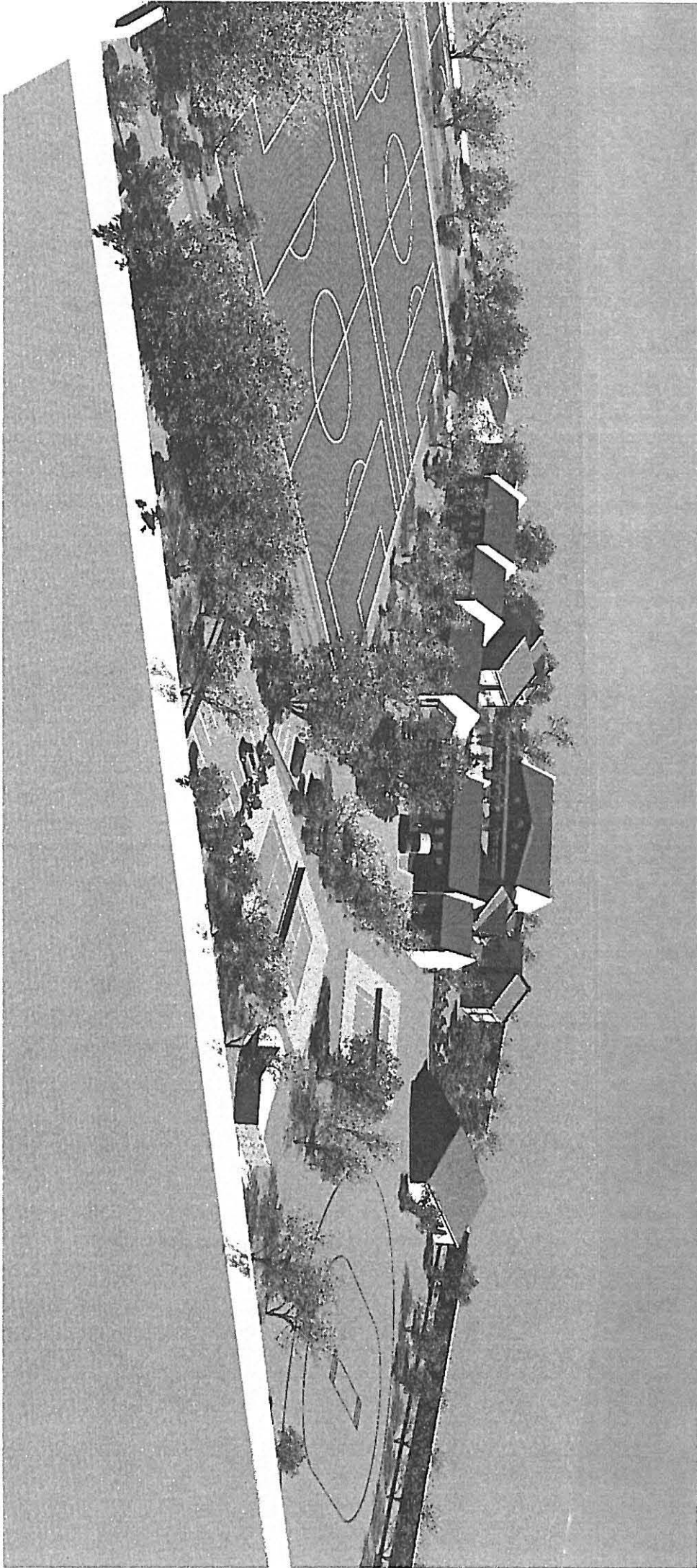
ANNEXURE 2





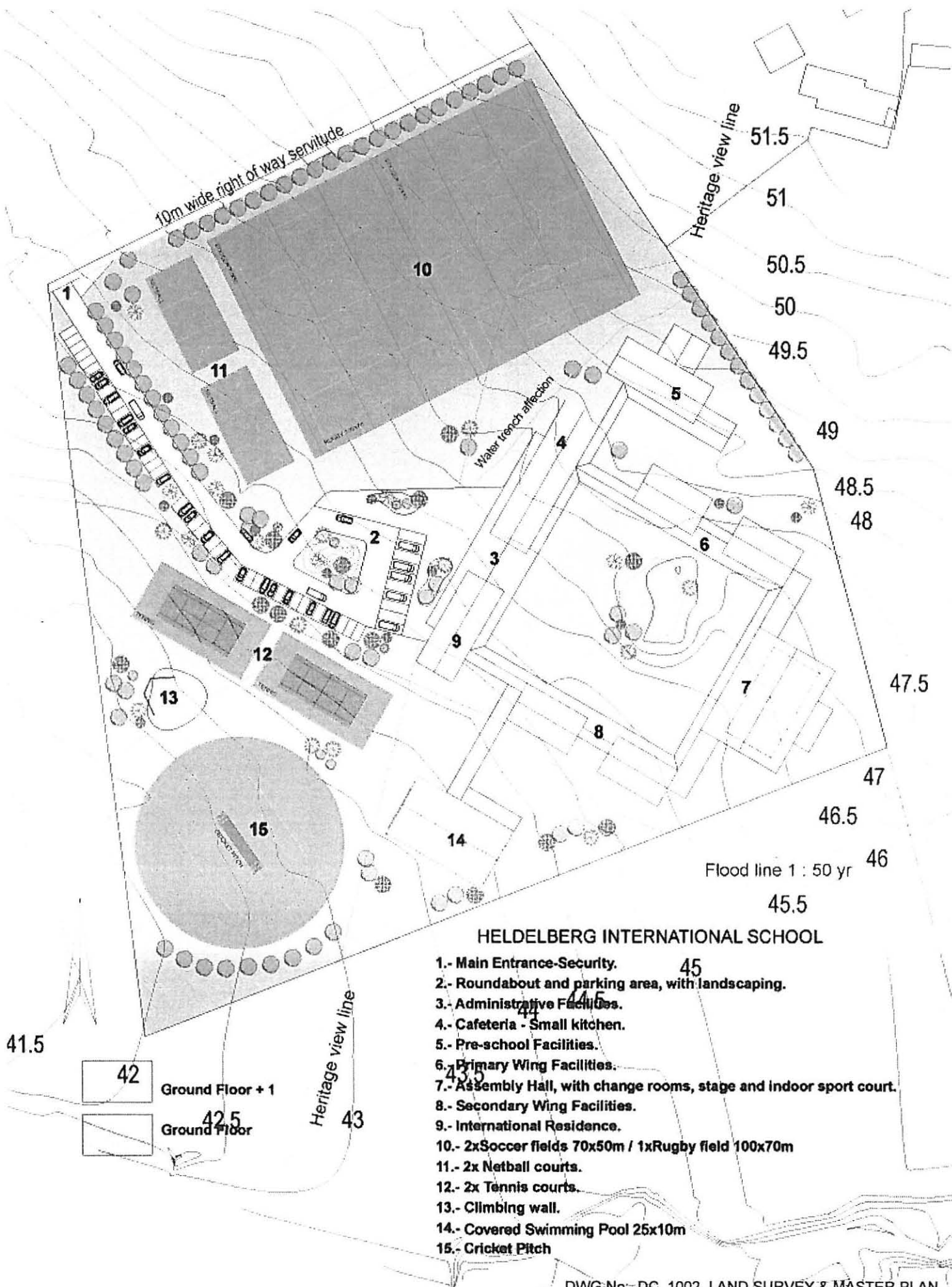






(Previous site development plan)

ANNEXURE 3



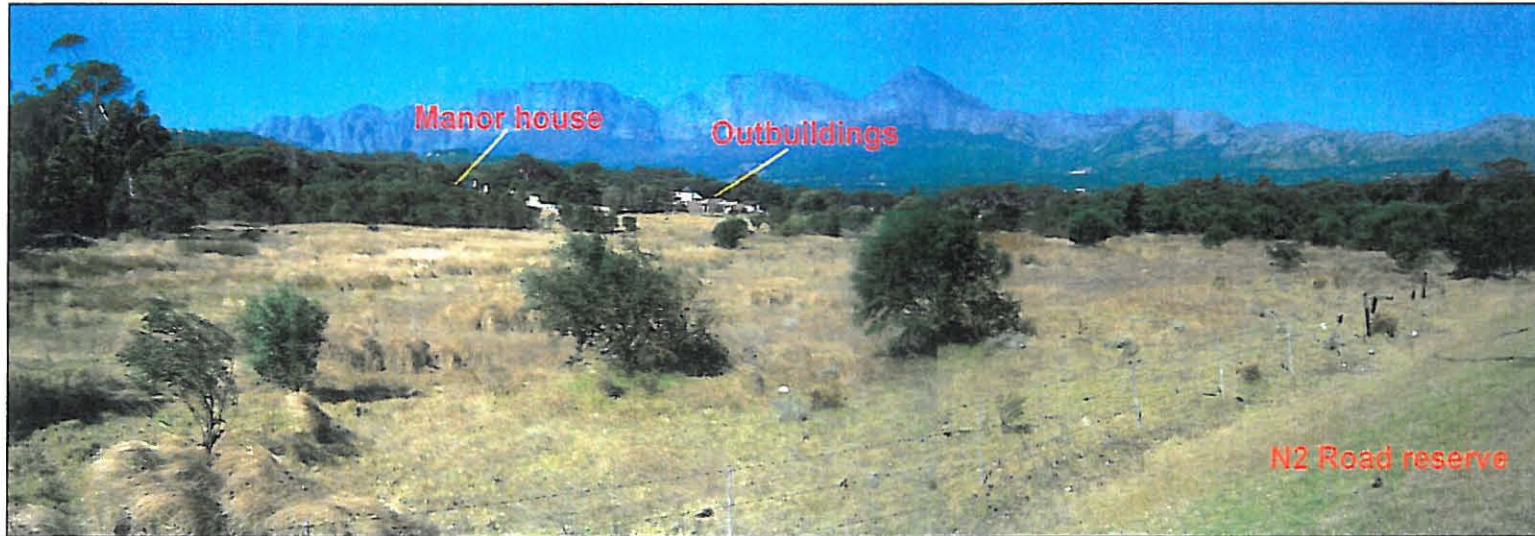
HELDEBERG INTERNATIONAL SCHOOL

- 1.- Main Entrance-Security.
- 2.- Roundabout and parking area, with landscaping.
- 3.- Administrative Facilities.
- 4.- Cafeteria - Small kitchen.
- 5.- Pre-school Facilities.
- 6.- Primary Wing Facilities.
- 7.- Assembly Hall, with change rooms, stage and indoor sport court.
- 8.- Secondary Wing Facilities.
- 9.- International Residence.
- 10.- 2x Soccer fields 70x50m / 1x Rugby field 100x70m
- 11.- 2x Netball courts.
- 12.- 2x Tennis courts.
- 13.- Climbing wall.
- 14.- Covered Swimming Pool 25x10m
- 15.- Cricket Pitch

42 Ground Floor + 1
42.5 Ground Floor

(Photographs)

ANNEXURE 4



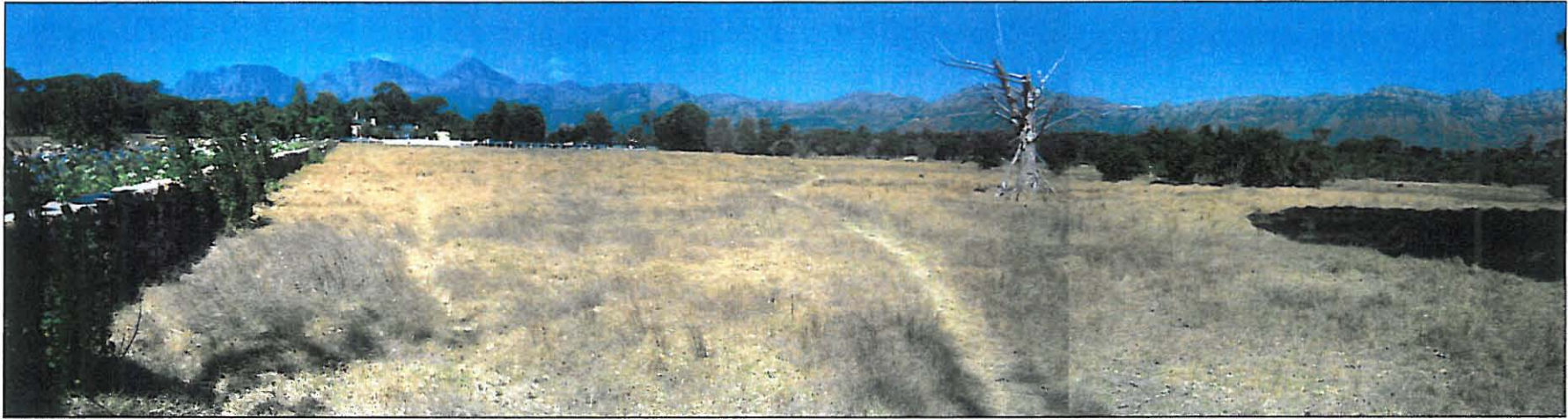
VIEW A: Facing north with subject property in the foreground. Relatively limited view of Broadlands manor house from N2 road reserve. Rural landscape character remain. Note that this photograph was taken during summer, preceding subsequent site visit by archaeologist during winter (site currently overgrown with lush kikuyu grass).



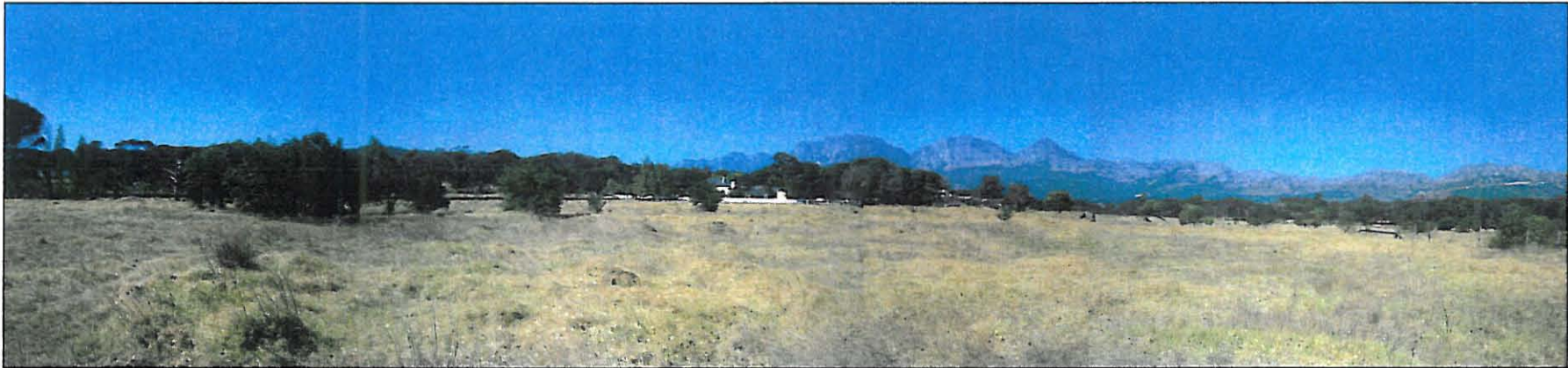
VIEW B: Section of access road to the subject property, parallel to N2



VIEW C: Axial approach road with Broadlands manor in background
Stone pine visible to the far right



VIEW D: Property as viewed from its eastern-most corner. Stonewalled, post 1944 axial approach road (servitude-right-of way) visible to the left. Broadlands manor house complex visible in the background



VIEW E: North-east facing view of the property taken from the southern boundary



VIEW F: Stone bridge structure to be retained/ location where former historic pathway intersected with non-perennial watercourse



VIEW G: View of earthen dam/ natural spring to be incorporated into proposed development



VIEW H: (Sequenced) Southern-most section of the property, N2 to the left. Earthen dam visible to the right



VIEW I: (Sequenced) Taken from directly south of Broadlands manor house, looking down axial approach road towards N2. Subject property in the background beyond timber fencing



VIEW J: (Sequenced) Subject site as viewed facing south-east from axial approach to Broadlands manor house

(Archaeological Impact Assessment)

ANNEXURE 5

SITE DEVELOPMENT PLAN

HELDELBERG INTERNATIONAL SCHOOL



Architect: Sergio Aguilar
 Chile ICA: 5411 Spain N° Colegiado: 14503-3
 Alvaro Casanova 540 - Peñalolen
 Santiago - Chile
 www.grupocreativo.com
 sergio.aguilar@grupocreativo.com

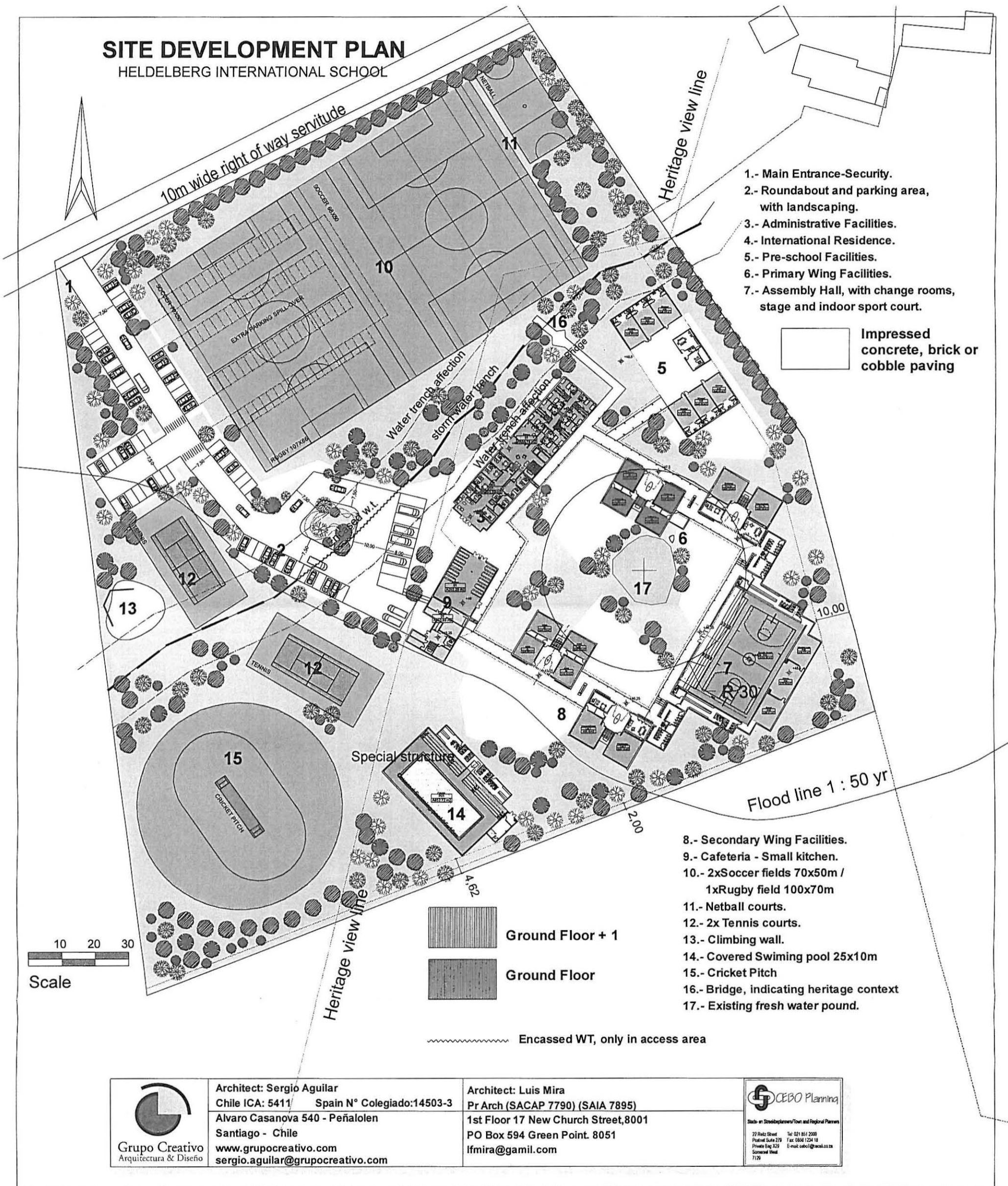
Architect: Luis Mira
 Pr Arch (SACAP 7790) (SAIA 7895)
 1st Floor 17 New Church Street, 8001
 PO Box 594 Green Point. 8051
 lfmira@gamil.com



State-entitled Surveyors/ Town and Regional Planners
 22 Rial's Street Tel: 021 851 2020
 Private Bag 219 Fax: 0658 1234 13
 Somerset West E-mail: cabo1@msc.co.za
 7120

SITE DEVELOPMENT PLAN

HELDELBERG INTERNATIONAL SCHOOL



- 1.- Main Entrance-Security.
- 2.- Roundabout and parking area, with landscaping.
- 3.- Administrative Facilities.
- 4.- International Residence.
- 5.- Pre-school Facilities.
- 6.- Primary Wing Facilities.
- 7.- Assembly Hall, with change rooms, stage and indoor sport court.

Impressed concrete, brick or cobble paving

- 8.- Secondary Wing Facilities.
- 9.- Cafeteria - Small kitchen.
- 10.- 2xSoccer fields 70x50m / 1xRugby field 100x70m
- 11.- Netball courts.
- 12.- 2x Tennis courts.
- 13.- Climbing wall.
- 14.- Covered Swimming pool 25x10m
- 15.- Cricket Pitch
- 16.- Bridge, indicating heritage context
- 17.- Existing fresh water pound.

Scale
10 20 30

Ground Floor + 1
Ground Floor

Encased WT, only in access area



Architect: Sergio Aguilar
Chile ICA: 5411 Spain N° Colegiado:14503-3
Alvaro Casanova 540 - Peñalolen
Santiago - Chile
www.grupocreativo.com
sergio.aguilar@grupocreativo.com

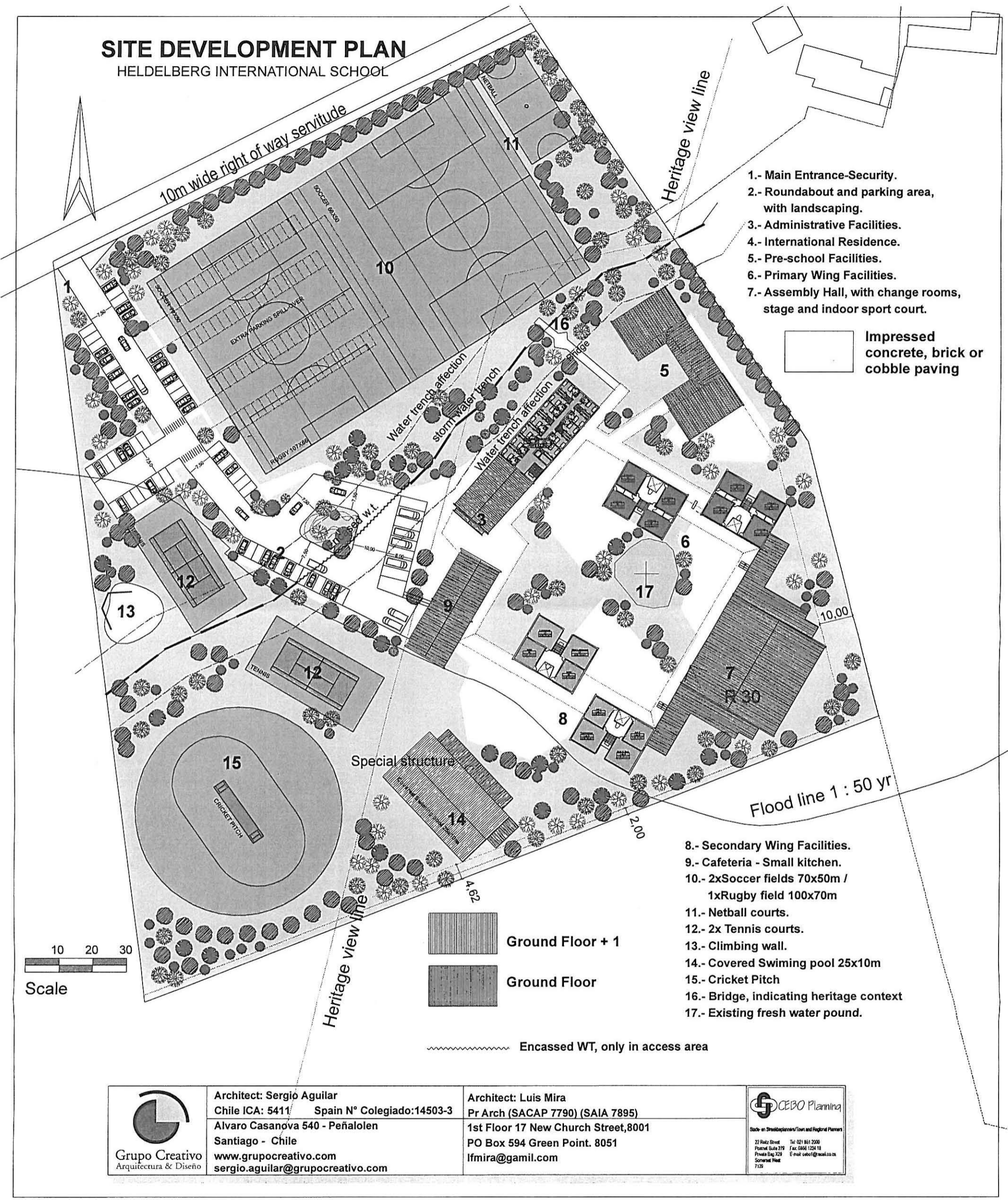
Architect: Luis Mira
Pr Arch (SACAP 7790) (SAIA 7895)
1st Floor 17 New Church Street, 8001
PO Box 594 Green Point. 8051
lfmira@gamil.com



CEBO Planning
State - in Streetscape/Town and Regional Planning
27 Reitz Street Tel: 021 851 2000
Pretoria 2091 Fax: 0868 1224 18
Private Reg. 423 E-mail: cebo1@cebo.co.za
Somerset West 7126

SITE DEVELOPMENT PLAN


HELDELBERG INTERNATIONAL SCHOOL




- 1.- Main Entrance-Security.
- 2.- Roundabout and parking area, with landscaping.
- 3.- Administrative Facilities.
- 4.- International Residence.
- 5.- Pre-school Facilities.
- 6.- Primary Wing Facilities.
- 7.- Assembly Hall, with change rooms, stage and indoor sport court.

 Impressed concrete, brick or cobble paving

- 8.- Secondary Wing Facilities.
- 9.- Cafeteria - Small kitchen.
- 10.- 2x Soccer fields 70x50m / 1x Rugby field 100x70m
- 11.- Netball courts.
- 12.- 2x Tennis courts.
- 13.- Climbing wall.
- 14.- Covered Swimming pool 25x10m
- 15.- Cricket Pitch
- 16.- Bridge, indicating heritage context
- 17.- Existing fresh water pound.

 Ground Floor + 1

 Ground Floor

 Encased WT, only in access area



Architect: Sergio Aguilar
 Chile ICA: 5411 Spain N° Colegiado: 14503-3
 Alvaro Casanova 540 - Peñalolen
 Santiago - Chile
 www.grupocreativo.com
 sergio.aguilar@grupocreativo.com

Architect: Luis Mira
 Pr Arch (SACAP 7790) (SAIA 7895)
 1st Floor 17 New Church Street, 8001
 PO Box 594 Green Point. 8051
 lfmira@gamil.com

