



**THE BOSCHENDAL FOUNDERS' ESTATES
MASTER REVIEW COMMITTEE**

**Final Comment of the MRC
in re Founder's Estates No. 9**

An online meeting of the Master Review Committee ("MRC") was held on 17 October 2022 via MS Teams to consider the revised design proposals for Founders' Estate 9 prepared by Sean Mahoney of StudioMAS dated 30 September 2022. The members of the MRC present included: William George (Boschendal (Pty) Ltd); Sarah Winter (Specialist); and Nicolas Baumann (Specialist); and Richard Summers (Richard Summers Inc) chaired the meeting.

FINAL SUBMISSION FOR FOUNDERS' ESTATE 9

The final design proposal considered by the Committee at the MRC meeting held on 17 October 2022 included the following documents:

- StudioMAS cover letter regarding the final submission for Founders' Estate 9 dated 30 September 2022 (Annexure "A");
- StudioMAS revised drawings for Founders' Estate 9 (Revision C) dated 20 September 2022 (Annexure "B"), namely:
 - Greater Locality drawing (drawing no. A 100 – 100: Revision C) prepared by Sean Mahoney of StudioMAS dated 30 September 2022;
 - Locality and Access drawing (drawing no. A 100 –101: Revision C) prepared by Sean Mahoney of StudioMAS dated 30 September 2022;
 - Proposed Development Plan drawing (drawing no. A 100 – 102: Revision C) prepared by Sean Mahoney of StudioMAS dated 30 September 2022;
 - Site Plan Existing Contours drawing (drawing no. A 100 – 103: Revision C) prepared by Sean Mahoney of StudioMAS dated 30 September 2022;
 - Proposed Site Plan drawing (drawing no. A 100 – 104: Revision C) prepared by Sean Mahoney of StudioMAS dated 30 September 2022;

- Proposed Roof Plan drawing (drawing no. A 100 – 105: Revision C) prepared by Sean Mahoney of StudioMAS dated 30 September 2022;
 - Proposed Plan drawing (drawing no. A 100 – 106: Revision C) prepared by Sean Mahoney of StudioMAS dated 30 September 2022;
 - Proposed Longitudinal Sections drawing (drawing no. A 100 – 110: Revision C) prepared by Sean Mahoney of StudioMAS dated 30 September 2022;
 - Proposed Cross Sections drawing (drawing no. A 100 – 111: Revision C) prepared by Sean Mahoney of StudioMAS dated 30 September 2022;
 - Proposed Elevations drawing (drawing no. A 100 – 112: Revision C) prepared by Sean Mahoney of StudioMAS dated 30 September 2022; and
 - Perspectives drawing (drawing no. A 100 – 113: Revision C) prepared by Sean Mahoney of StudioMAS dated 30 September 2022.
- StudioMAS visual impact study for Founders’ Estate 9 dated 29 September 2022 (Annexure “C”); and
 - The landscape report for Founders’ Estate 9 prepared by Franchesca Watson Garden Designer dated September 2022 (Annexure “D”).

FINAL COMMENT ON THE PROPOSAL

The Committee’s final comment and recommendations regarding the revised design proposal tabled for Founders’ Estate No. 9 is as follows:

- The revised design proposal is in compliance with the Boschendal Estate Founders’ Estates Design Guidelines.
- The revised design proposal entails an amendment to the configuration of the Developable Area for Founders’ Estate No. 9 and the amendment is supported by the MRC as it allows for a more recessive design response which follows the site contours.
- The Committee’s requirements (as set out in the MRC Interim Comment dated 26 August 2022) for further information with respect to visual impacts and landscape plans have been satisfied by the additional information tabled by StudioMAS dated 30 September 2022 as described above.



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- The StudioMAS visual impact study for Founders' Estate 9 dated 29 September 2022 clearly demonstrates that the revised design proposal will have minimal visual impact on the scenic route network and demonstrates a sense of fit of the built form in response to site specific conditions and the landscape context.
- The landscape report for Founders' Estate 9 prepared by Franchesca Watson Garden Designer dated September 2022 complies with the Draft Landscape Guidelines for the Founders Estates (Oberholzer) and the landscaping response to the site provides a positive precedent for using the natural plant species endemic to the Founders Estates landscape.

The MRC recommends that the proposals and landscaping proposals are approved.

Chairperson

Richard Summers

17 October 2022