

## Lize Malan

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**From:** Lize Malan <lize@lizemalan.co.za>  
**Sent:** 24 March 2023 12:01 PM  
**To:** 'pdealmeida@sahra.org.za'  
**Cc:** Doug Jeffery <doug@dougjeff.co.za> (doug@dougjeff.co.za); Adél Groenewald (Adel@dougjeff.co.za)  
**Subject:** Proposed development of Portion 11 of Farm 1426, Paarl  
**Attachments:** Avec la Terre\_LMP\_03112022.pdf; Pt 11 Farm 1426, Paarl NID Graphic Material.pdf  
**Importance:** High

Dear Ms De Almeida

I am a heritage consultant involved in the proposed development of Portion 11 of Farm 1426, Paarl. This property borders on Portion 2 of Farm 942, Paarl where the Madiba/Mandela Prison House is situated. The attached document illustrates the location of the site and its relationship with the declared property to its west.

I have looked through the SAHRA file for the declaration, and when the site was proposed for declaration, the proposal specifically referred to the werf with the house, warders house, and the fenced area. There was also reference to appointing a land surveyor to prepare a diagram for the area to be declared. The impression I got from the file was that there was pressure to get the declaration gazetted in time for Pres Mandela's 90<sup>th</sup> birthday in 2009 and that it was probably as a result of this that the whole Portion 2 of Farm 942 was declared.

I was also involved in the rezoning of the site Mandela Prison House site in 2013 (and the extension of the rezoning approval in 2016). At the time, the CMP, of which I have a 2012 version, proposed that the declared area be significantly reduced to the area immediately around the house that comprised the fenced area (and also that the name be changed to the Mandela Prison House). The motivation was that the remainder of the property had no heritage value and that reducing the size of the declared area, would reduce the burden for management of the remainder of the land on SAHRA / DAC. Below is an extract from the CMP (draft from 2012):

*It should be noted that the declared area is about 42ha. in extent and comprises the original farm, Portion 2 of the farm Watervliet. It is clearly evident that the majority of the farm has no heritage significance. Heritage significance resides in the house itself, the immediate context, and the visual spatial relationships, particularly the views westwards to the Simonsberg Mountains. The proposed revision and readjustment of the extent of the declared area is a central recommendation of the ICMP and is addressed in the sections below.*



Whether this proposal was ever actioned is not so relevant to my query at this stage, but it has a bearing on the likely impact of development to the east of the cadastral property on which the Mandela Prison House is situated. In response to the application for the development of Portion 11 of Farm 1426, Paarl, the Drakenstein Municipality asked for your comment on the matter, as the *entire* Portion 2 of Farm 942 is still a declared National Heritage Site at this stage.

Portion 11 of Farm 1426, together with the small holdings to the south has been earmarked for mixed-used development in the approved Drakenstein SDF. The proposed development entails two-storey commercial buildings at the eastern end of the site, facing onto the R301 and the intersection of the R301 and Schuurmansfontein Road with residential development with a maximum height of two storeys on the remainder of the site. The site will be screened with tree planting on its boundaries. Note that along the boundary to west between the site and Mandela Prison House property a strip of 12,5m wide will have to be transferred to the Drakenstein Municipality for a future road. The Drakenstein Municipality foresees that a secondary north-south road will run along this boundary in future (secondary to the R301). It is our view that this road should be screened with planting in the road reserve on the western side of the road when it is eventually constructed (planned for the medium to long term). In the meantime, the developer intends to plant trees in what will be the eastern verge of the future road, with the permission of the Municipality.

It is our opinion that the proposed development of Portion 11 of Farm 1426, Paarl will not impact on the significance of the Mandela House, given the very extensive buffer area between the actual Mandela House complex and the proposed development, the extensive landscaping proposed around the site and the fact that it is the views to the west from the Mandela House (i.e. to the side facing away from the property in question), that are significant. The visual specialist, Ms Fi Smit, has confirmed that the proposed development will not be visible from the Mandela House due to the topography and vegetation (existing). The proposed additional landscaping on the site would ensure that this lack of visibility is retained, should the vegetation on the Mandela House site change. (In this regard it is also noted that the landscaping plan in the CMP indicates more planting behind the Mandela house).

I attach the landscaping plan for Portion 11 of Farm 1426, which illustrates the proposal and a document indicating the location and context of the site.

Could you kindly provide us with comment on the proposed development of Portion 11 of Farm 1426, Paarl.

I look forward to hearing from you.

Thanks and regards

Lize

  
Lize Malan

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