



Memo

To: LAND USE PLANING AND SURVEYING
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From: HERITAGE RESOURCES SUB-SECTION

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Collaborator number: 1706596

Reference number: 15/4/1 (20746) P

Date: 13 SEPTEMBER 2021

Subject: APPLICATION FOR AMENDMENT OF CONDITIONS OF APPROVAL, REMOVAL OF RESTRICTIVE CONDITIONS AND PERMANENT DEPARTURE IN TERMS OF SECTION 15(2) OF THE DRAKENSTEIN BYLAW ON MUNICIPAL LAND USE PLANNING 2018: ERF 20746, PAARL

RECEIVED APPLICATION ON 12 AUGUST 2021

1. PROPOSAL

The proposal entails an amendment of conditions of approval, removal of restrictive conditions and permanent departure on Erf 20746, Paarl in order to facilitate a mixed-use development comprising of residential and commercial/retail units.

2. EVALUATION

2.1 NATIONAL HERITAGE RESOURCES ACT No. 25 of 1999

On page 4 of heritage statement dated October 2020, by Cindy Postlethwayt, it is indicated that the Main Street entrance to the existing dealership is a reconstruction of the original entrance to the old Paarl Wine and Brandy Company. The reconstructed portico is therefore not older than 60 years.

2.2 DRAKENSTEIN MUNICIPAL ZONING SCHEME BYLAW 2018

In terms of the Drakenstein Municipal Zoning Scheme Bylaw 2018, the proposal is located inside of the Special Character Protected Area Overlay Zone of Paarl. The overlay zone is noted as an area of special historical, social, cultural and architectural value. The intention of this overlay is to mitigate the possible adverse impacts that a development or alteration may have on the significance of the area.

The existing motor dealership is of a two storey scale and the site slopes towards Main Street. The scale of the existing context consists of the following: two storey structures to the north along Main Street, which step up to four and five storeys behind the original buildings. To the south, the site is flanked by a five storey commercial building "Omni Park".

The largest structures within the broader context are the four and five storey buildings ("Omni Park", old "Picardi Hotel" and "Huis Vergenoeged").



2.3 DRAKENSTEIN HERITAGE SURVEY 2013

In terms of the Drakenstein Heritage Survey 2013, the proposal is located within the proposed Paarl Heritage Overlay Zone (HPOZ), which is noted as a proposed Grade 2 Heritage resource.

Paarl Central including Main Street is a historically evolved townscape, intact and authentic. Its significance derives from complex layering that represents over three centuries development. Development within the area ranges in scale and it exhibits high concentrations of architecturally and historically significant buildings. The proposed HPOZ is located within a distinctive scenic valley setting between the Paarlberg on one side and the distant Klein Drakenstein Mountains on the other.

The urban environment exhibits a general consistency of street access, siting, orientation, massing, scale and overall height. This pattern is interrupted by various landmark religious and institutional buildings and by multi-storey development. The environment also exhibits extensive patterns of tree planting that help to unify space and define edges, particularly along Main Street, Paarl.

3. CONCLUSION

Additional information was provided on 12 August 2021 and was submitted to the Advisory Committee on Town Aesthetics and Environmental Matters for Paarl on 01 September 2021.

The additional information indicates a five storey commercial and residential building along Main Street, Paarl. The building is setback from Main Street and from the side boundaries on the first to fourth floors, with a further setback of the fifth floor from Main Street.

In view of the above, the proposed amendment of conditions of approval, removal of restrictive conditions and permanent departure on Erf 20746, Paarl in order to facilitate a mixed-use development comprising of residential and commercial/retail units, is supported from a heritage point of view, on condition that:

- The building and landscape plans must be circulated to the committee for comment;
- Landscape plans must include any tree planting, additional landscaping and a maintenance plan;
- Additional landscaping must be introduced on the ground floor to reinforce existing planting patterns and soften the proposed façade;
- The existing landscaping must be maintained and protected as part of the proposed development;
- Additional trees of the same size must be planted for any trees that are removed;
- The rheinzinc roof cladding on the north elevation must be repeated on the south and west elevations;
- The existing reconstructed portico must be retained and protected during construction; and
- A color palette must be provided at building plan stage for the consideration of the committee.

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MR. W HENDRICKS
MANAGER: SPATIAL PLANNING AND HERITAGE