

**SOUTH AFRICAN HERITAGE
RESOURCES AGENCY**

BLOCK C, CASTLE OF GOOD HOPE, CAPE TOWN, 8000
PO BOX 2771, CAPE TOWN, 8001
TEL (021) 465 2198 - FAX (021) 465 5789

Our Ref: 9/2/084/181 & 9/2/111/14
Your Ref:
Enquiries: Mrs S Warnich-Stemmet
Date: 17 June 2009

Mr Graham Jacobs
8 Fontein Street
DARLING
7345

Fax: 022 492 3320
Email: arcon@megaserv.net

Dear Mr Jacobs

**APPLICATION FOR PROPOSED SUBDIVISION OF GLENDIRK ESTATE FOR RESIDENTIAL
DEVELOPMENT ON ERF 10373, CONSTANTIA**

The above application reviewed by the SAHRA Built Environment and Landscape Committee (Belcom) meeting held on 4 June 2009, refers.

Belcom Decision:

After much discussion of the properties in question, the committee decided to ratify their previous letter of comment (please see attached copy).

Should you have any queries in this regard to the Belcom, please do not hesitate to contact the Provincial Manager, Beverley Crouts-Knipe at bcrouts-knipe@wc.sahra.org.za.

Yours sincerely


Beverley Crouts-Knipe
PROVINCIAL MANAGER, WESTERN CAPE
For SAHRA BELCOM COMMITTEE

CC: enviro@shands.co.za
info@holtman.co.za
Ms C Jikelo, Heritage Western Cape, Fax 021 483 9842



SOUTH AFRICAN HERITAGE
RESOURCES AGENCY
212 BUITENGRACHT SREET, CAPE TOWN, 8000
PO BOX 2771, CAPE TOWN, 8001
TEL (021) 424 5026 - FAX (021) 424 5027

Our Ref: 9/2/084/0181
Your Ref:
Enquiries: Gregory Ontong
Date: 3 February 2009

Mr Graham Jacobs
8 Fontein Street
Darling
7345

E-mail: arcon@megaserv.net
Fax: (022) 492 3320
Tel: (022) 492 3320
Cell: 0836585636
Copy: enviro@shands.co.za
info@hollmann.co.za

For Attention: Mr. Graham Jacobs

Dear Sir

RE: Proposed Subdivision of Glendirk Farm for Residential Development on Erf 10373, Constantia: Review of Final Basic Assessment Report (9/2/084/0181).

The abovementioned document was reviewed at the SAHRA BELCom meeting held on 23 January 2009.

The proposals discussed and presented by Mr. Graham Jacobs and Mr. Rick Menell were for the subdivision and development of 8 portions of the property, Erf 10373, Glendirk Farm, Constantia. Refer to the map Diagram 8- Subdivision proposals (Preferred alternative) incorporating information from Site Development Plan No 10 (June 2007) in the "Proposed Development of Erf 10373, Glendirk, Constantia – Final Basic assessment Report, May 2008".

In its deliberations, the committee found:

- That the development of the properties, one to the south (number 5) and four to the northeast (numbers 1-4) of the farm, is acceptable.
- Further, that the selling-off of properties 1-4 was not problematic because it would not affect the feasibility of the viticultural activities negatively nor require departure from the Rural Use zoning. It would also not have a negative impact on the existing heritage resources on the farm (the Manor House) nor on the larger cultural landscape as it would fit in with developmental patterns of the adjacent precinct.
- The commitment by Mr. Rick Menell, not to further subdivide and develop the site for a period of 25 years, is commendable and is therefore encouraged.
- However, the subdivision and development of the part of the property situated at the southeastern most tip of the site: division number 6 on Diagram 8, in agreement with Mr Graham Jacobs, is not supported.

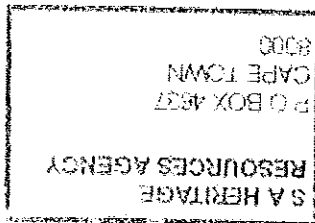
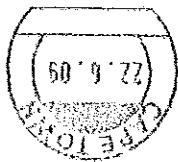
The Final Basic Assessment Report, dated May 2008, is therefore acceptable *in principle* as a heritage assessment as part of the EIA process; however, the final Heritage Impact Assessment should be submitted to SAHRA for approval.

Should you have any queries in this regard, please do not hesitate to contact the Provincial Manager, Beverley Crouts-Knipe at bcrouts.knipe@wc.sahra.org.za.

Yours Sincerely

Beverley Crouts-Knipe
PROVINCIAL MANAGER, WESTERN CAPE
For SAHRA BELCOM COMMITTEE

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South African Heritage Resources Agency
Block C, Castle of Good Hope.
Cape Town
8000

GLEN DIRK FARM
ERF 10373, CONSTANTIA

FOCUSED HERITAGE IMPACT ASSESSMENT DRAFT
(May 2008)

1 Introduction, Site Description & Brief

1.1 Introduction & General Project Description

Glendirk Farm comprises 54,9 ha of strategic farmland surrounded by residential suburbs (Bishops Court, Klaassensbosch, Hohenhort and Alphen) on the edge of the Constantia Valley. It is situated between Klaassens Rd to the north/northeast, the M3 (Simon Van der Stel) freeway to the east, as well as Spilhaus Ave and Leith Rd (off Alphen Drive) to the southwest. This property, together with a few other land parcels forms a more or less unbroken strip of rural green space surrounded by suburbia, extending to the southeast over the M3. It comprises the last remaining agricultural land in the area. (Diagrams 1&2).

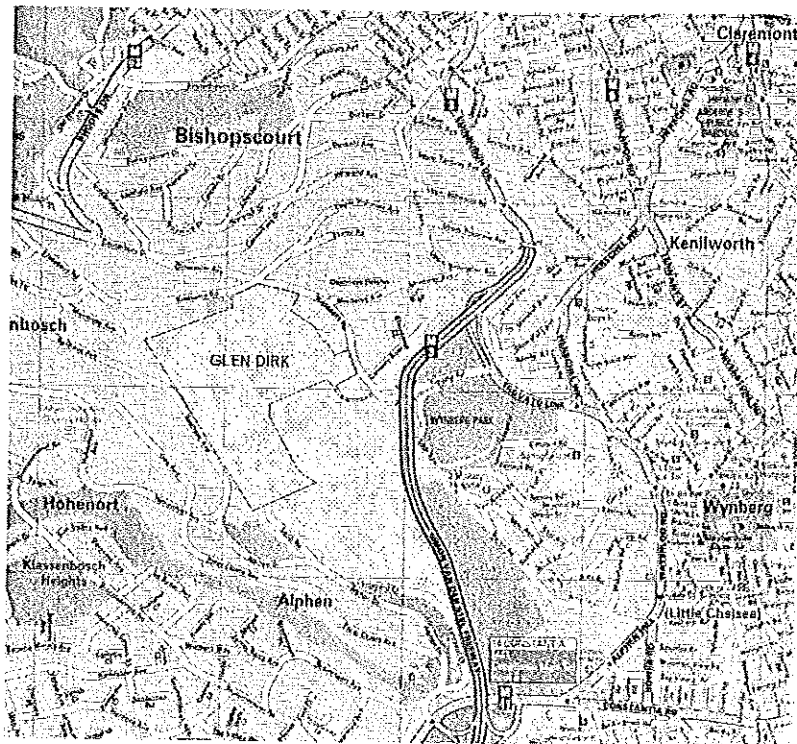


DIAGRAM 1: Location of the site between Bishops Court (north) and Alphen (south). The Simon Van der Stel freeway (M3) is to the east. Access is via Trovato Rd under the M3 & then via Klaassens Rd onto the site. A service access on the south side of the property is via Alphen Drive and Leith Rd. (North on top. Scale: each grid block represents a distance of approx. 0,9km x 0,9km).

Approximately two thirds of the site is under vines, some of which are still comparatively young. This is because the owners have only recently begun using the site for wine grape production as a means of augmenting income for maintaining the estate. There are, however, no packaging or winemaking facilities on the farm.

The economic sustainability of the estate has become a source of growing concern for its owners, committing unsustainably large sums of money towards its maintenance in recent years, notwithstanding the income currently derived from its land. The Menell family, which has owned the estate for the last 57 years, has, consequently, been obliged to consider alternative means of ensuring the viability and sustainability of

Draft 3: HIA Report: Proposed Subdivision and Rezoning at Glen Dirk Farm, Erf 10373 Constantia. © ARCON Architects & Heritage Consultants (CS Design CC).

the property into the future. Their proposal is to apply for subdivision, rezoning and then limited development, subject to strict design guidelines, of carefully selected portions of the property for single residential purposes. Members of the family will continue to reside on the land and, therefore, have a vested interest in ensuring that the proposals do not negatively impact on the significance of the landscape. The property is currently zoned Rural Use (according to the Divisional Council Zoning Scheme). The purpose of the proposed subdivision and rezoning is, therefore, to fund the property's future maintenance and, thereby, secure its future.

1.2 The Site

Glen Dirk is one of a number of surviving remnants of once extensive farmlands within Constantia that existed until the 20th century suburban invasion of the valley. It makes up a substantial portion of one of four key 'Agricultural Anchors' that have survived this suburban invasion between approximately 1950 and the 1990's. The survival of these 'Agricultural Anchors' has been described as "...of critical importance to the perpetuation of the desired character of the Valley" (Constantia/Tokai Growth Management Plan: 1992, p44).



DIAGRAM 2: Contemporary aerial view of the site showing its vineyards and landscape garden characteristics. The course of the Burgersbosch Kloof stream, which begins at the base of the elevated manor house terrace, is marked by the dense patterns of exotic trees creating a green spine bisecting the cultivated lands of Glen Dirk and its neighbour to the east/northeast. The red line indicates the approximate boundary of the property.

The property extends from its highest point at its northeast corner just below Bishops court Ridge, to its lowest point at the southeast end where the middle of the Burgersbosch Kloof stream forms a boundary to the site. The northern and western portions of the property are planted with vines, while the central and

eastern portions of the site are densely planted with exotic trees. This forms a substantial green spine, centrally bisecting the cultivated lands of Glen Dirk and its immediate neighbour to the east (Diagram 2). The entire property is ringed with trees creating a private enclave that is largely hidden from public view, apart from a few exceptions. These include views afforded private residents on adjoining properties, some limited views from the end of Vineyard Close, and parts of the M3.

The centrepiece of the property is the small manor house designed by Sir Herbert Baker and completed in 1901. This building is architecturally and historically highly significant as a very early example of Baker's Cape Revival style. It has been likened to a miniature Grootte Schuur because of similar massing and gables to that of Cecil John Rhodes' mansion, which was completed a few years earlier and is only a few kilometres further north in Rondebosch. It enjoys a spectacular setting framed by tall pines and imposing mountain backdrops beyond (Images 1&3).

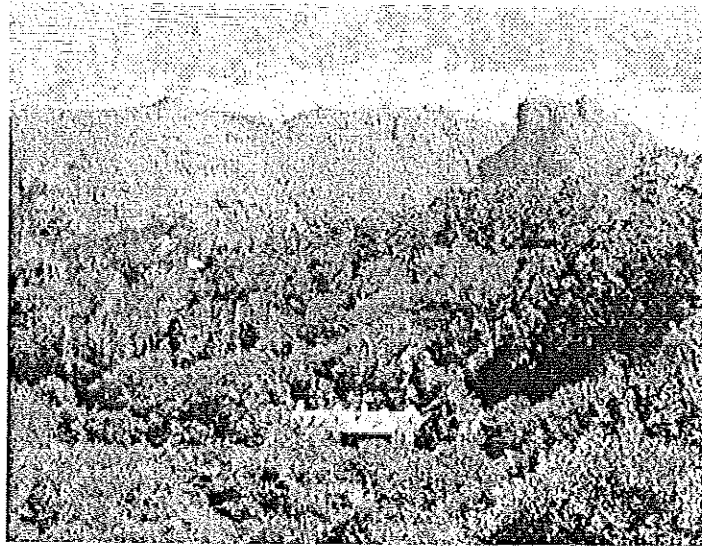


IMAGE 1: View of the Glen Dirk manor house from the main approach road within the site showing its dramatic setting of pines and mountain backdrop.



IMAGE 2: View of the Old Farm Manager's House from the lower vineyards. This house is off the site but still maintains a (secondary) visual relationship with the manor house.

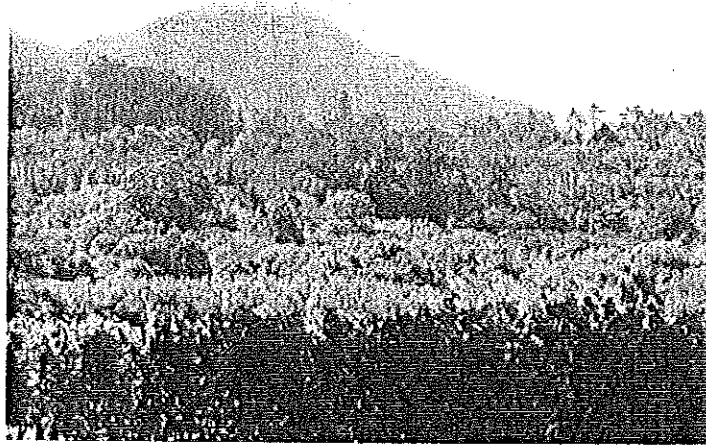


IMAGE 3: View of the manor house from the Leith Rd service entrance looking over the lower vineyards towards the mountain backdrop in the distance.

A second Cape Revival house, probably also designed by Baker¹, and likely to have been constructed for the farm manager (now alienated from the property but still owned by the Menell family) is situated to the northwest of the main entrance to the site (Image 2). Although now off the property, its architectural relationship with the main homestead remains, with no built visual barriers between it and the Glen Dirk property.

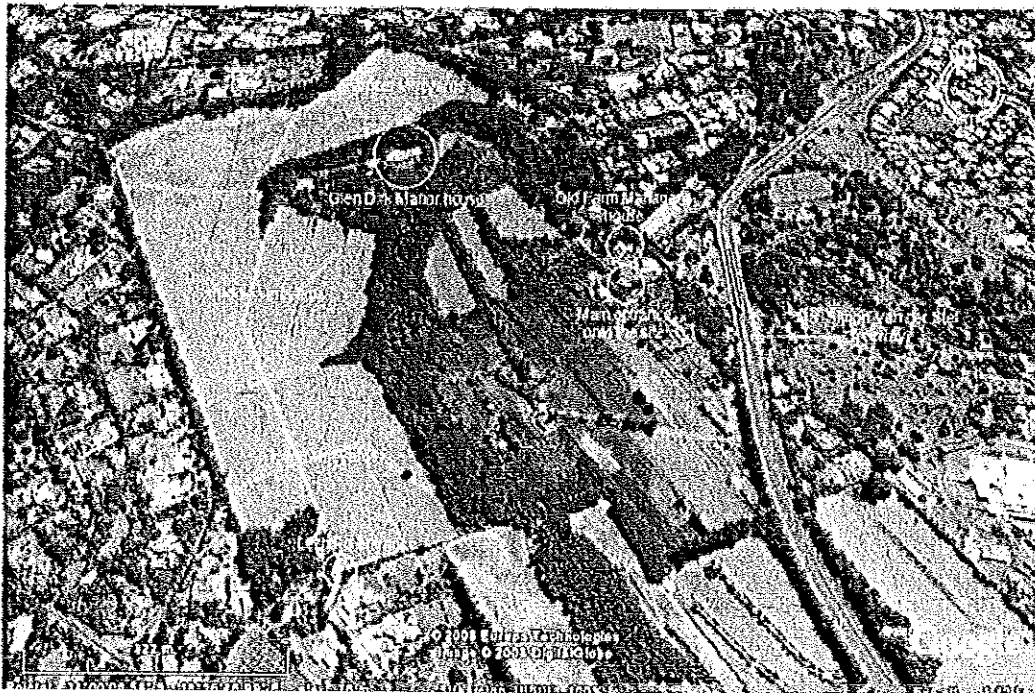


IMAGE 4: Aerial view of the site showing the nature of the topography in 3D. Note that the upper vineyards are not visible from the main approach towards the manor house (compare with Image 1). The manor house is located on an elevated terrace overlooking Burgersbosch Kloof enjoying views as far as Fish Hoek. Most of the large rectilinear green space in the centre of this image does not form part of the property.

¹ Archival research has failed to uncover records of this building although it bears the strong stamp of Baker's office.
 Draft 3: HLA Report: Proposed Subdivision and Rezoning at Glen Dirk Farm, Erf 10373 Constantia. © ARCON Architects & Heritage Consultants (CS Design CC).

Taking the above into consideration, the study area has been defined in terms of three overlapping zones (contexts) defined below:

1.2.1 The Immediate Context:

Defined principally by the extent of the site itself, i.e. erf 10373 bounded by Klaassens Road, Spilhaus Ave, as well as the immediately adjoining properties to the northeast and southwest. Erf 13166 is particularly noteworthy in that it contains extensions of the rectilinear cultivated landscape patterns of Glen Dirk.

1.2.2 The Intermediate Context:

Defined roughly by the amount of the surviving agricultural land extending from Klaassens Road southeast over the M3 (Simon van der Stel) Freeway to Alphen Hill, i.e. the full extent of the northernmost of the 'Agricultural Anchors' identified in the Constantia/Tokai Growth Management Plan (1992).

1.2.3 The Macro Context:

Defined as all areas beyond the Intermediate context and including the Constantia-Tokai Valley at large, adjacent scenic routes, public open space, riverine corridors and scenic mountain backdrops.

1.3 The Brief

ARCON Architects and Heritage Consultants were approached in late 2006 by urban planners Jonathan Holtmann & Associates, acting on behalf of the owners of Glen Dirk, to assess the heritage impact of the proposed subdivisions and rezonings in terms of Section 38 of the National Heritage Resources Act (NHRA). This work forms part of an over-arching environmental impact assessment undertaken by the Environmental Discipline Group of Ninham Shand (South) (PTY) Ltd. for submission to the Western Cape provincial Department of Environment and Development Planning (DE&ADP). This report has been prepared primarily for Heritage Western Cape, which is required to provide its written comment on the proposals in terms of Section 38 (8) of the Heritage Resources Act (25:1999). This comment has to be taken into account by DE&ADP as the statutorily responsible body in this instance, before it can issue its Record of Decision on the proposals.

The work includes the following:

- A baseline heritage assessment of the site taking into account the heritage constraints on the property; and
- A heritage assessment report to be incorporated into the Basic Environmental Impact Assessment Report (BAR) prepared by Ninham Shand (South) (PTY) Ltd.

The assessment report is based on Design Indicators informed by a Heritage Statement of the site, both included in this document. All work is in accordance with the National Heritage Resources Act (NHRA) including assessment criteria and report structure. This document is one of a number by specialists informing the over-arching EIA prepared for the site.

2 Assumptions & Limitations of this Study

2.1 Availability of Information

This report is based on information that is currently available. Conclusions and recommendations are, consequently, limited by the amount of definitive information available at the time of this assessment.

2.2 Statement of Heritage Significance (Heritage Statement)

Given the multi-faceted and dynamic interpretation of cultural significance with the passing of time and constantly changing interest groups, it is not possible to make a definitive statement of heritage significance. This HIA nevertheless seeks to obtain as clear an idea of heritage resources within the study area as currently possible.

2.3 The Scope & Nature of this Assessment

Heritage resources impacted on by the proposed subdivisions are defined only in broad contextual terms, i.e. relating to the site and its setting as parts of a larger cultural landscape. Nothing of intrinsic significance exists on, or near to the affected portions of the site apart from:

- the Old Farm Managers House, in one instance; and
- possible archaeological and botanical material identified in this report.

Other than the Old Farm Manager's House, the affected areas contain no structures older than 60 years, nor are they close to any visually sensitive groups of architectural/historical significance. This includes the historic Glen Dirk manor house.

Because of the scale of the proposal, this report focuses on assessing, in principle, its planning and broad spatial merits in a heritage context with particular emphasis on visual impact. (Refer also to **Section 3: Scope of this Study**). Evaluation of the proposed residential subdivisions is limited to assessing location, with reference to preliminary residential footprint proposals by Michael Dall Architects. Assessment of the landscaping proposals is also limited at this point, although guided by the information provided in the design guidelines. The landscaping proposals, including a detailed landscape plan, are to be developed once the planning process proceeds further. Assessments, including mitigation recommendations are, consequently, bound by the amount of information available at the time of drafting this report.

2.4 Visual Impact Assessment

A visual impact assessment report (VIA) for the site has been undertaken as a separate study by Earthworks Landscape Architects as part of the EIA. The HIA and VIA studies are to be regarded as complementary, notwithstanding differences in emphasis for interpreting visual impact in these two studies. It is the author's experience that VIA's place greatest emphasis on degree of visibility and visual contrast, while HIA's tend to place greater emphasis on the nature of that visibility/contrast, in relation to the cultural landscape.

2.5 Archaeological Significance

Given the disturbed nature of the property within and around the areas affected by the proposed subdivision, no archaeological investigations have yet been undertaken and, therefore do not inform this report. However, records reveal pre-existing structures within some of the areas affected by the subdivision proposals. These are not likely to have been constructed prior to 1901, but may just be older than 100 years (of pre-1908 vintage). These sites have been identified, and provision made for site inspections by a qualified archaeologist during early stages of construction, including encountering possible human remains.

2.6 Input from Interested & Affected Parties

As part of the over-arching EIA process, Ninham Shand's Environmental Discipline Group is managing the public engagement process. So far, this has included an extensive public consultation exercise engaging Interested and Affected Parties (IAP's) although comment from the Cape Institute of Architects and the SA Heritage Resources Agency² has yet to be received. Public consultation therefore does not form part of this document, other than in general terms as part of the assessment in **Section 11** of this report.

2.7 Current Financial Feasibility of the Farm

² Given that the property has been identified as a potential Grade 1 (National Heritage) Site in terms of the 2007 study of tangible heritage resources in the Constantia/Tokai Valley.

It is assumed that the viability studies of Glen Dirk farm indicating that its operation and maintenance are no longer economically sustainable in the medium to long-term, are, indeed, accurate.

3 Process to date & Scope of this Study

In accordance with instructions received from the property owners, a Notice of Intent to Develop (NID) application was prepared by ARCON Architects and Heritage Consultants (CS Design CC) for the site in question. It was submitted to Heritage Western Cape for its response on 19 July 2007 with a copy to DEA&DP for noting. A 'Record of Decision'³ dated 20 August 2007 was finally received after a protracted delay. This 'Decision' confirms the NID application and endorses the recommendations contained in the NID, as follows:

That an HIA be done focusing on:

- *Visual impact of the proposed new developed (sic) subdivisions in relation to the rural landscape of the property, with particular attention to:*
 - 1 *The approach and landscape setting of the Glen Dirk homestead;*
 - 2 *Views from the homestead looking southwards;*
 - 3 *The architectural integrity of the secondary homestead (the Old Farm Manager's House) off the property but adjacent to one of the proposed subdivisions;*
 - 4 *Views from beyond the site looking in, particularly from the Simon van der Stel Freeway and Spilhaus Avenue; and*
 - 5 *Impacts from the proposed new residence (sic), with particular attention to overall roof shape, landscaping, scale and massing.*
- *The integration of landscaping into the proposed development in order to mitigate negative visual impacts from surrounding areas.*
- *An archaeological watching brief for each of the site excavations, which is regarded as sufficient.*

Based on the above 'Decision' from Heritage Western Cape and the recommendations contained in the NID, the scope of this report is limited to considering the following (apart from an additional consideration arising from subsequent documentary research findings, and which is identified in vi below):

- i. The elaboration of the Heritage Statement in the NID stating that Glen Dirk has great local aesthetic, scenic significance as a remnant of an historical space system within Constantia, and as a cultural garden/agricultural landscape containing a homestead associated with an architectural pioneer of the time; and further stating that the homestead and its setting is regarded as a rare example of its period and probably of regional significance.
- ii. The further investigation of existing conservation and planning documentation in order to place the proposals in their planning and landscape context.
- iii. Assessment of visual impacts relating to the built environment from beyond the site, as well as from the main homestead looking southeast; as well as the architecture of the proposed new dwellings, with particular attention to roofscape, scale, massing, orientation and landscaping.
- iv. Archival research and a deeds survey limited to placing specific light on the development morphology of the site including roads, cultivation and tree planting, so as to inform appropriate development, including landscaping, for the future.
- v. Publications with particular reference to those dealing with Herbert Baker.

³ *Technical point:* DEA&DP is, in this instance, the statutory body responsible for issuing the Record of Decision (ROD) on this project. Its ROD must, however, take into consideration all comments from Heritage Western Cape in terms of Section 38(8) of the National Heritage Resources Act (25: 1999). This means that the abovementioned response must be regarded as a *comment* and not a ROD. This is the reason for the use of quotation marks for the term 'Record of Decision'.

- vi. Identification of sites of historical archaeological potential in order to inform the archaeological watching brief for each of the affected sites as endorsed by Heritage Western Cape.

4 Methodology

The author has visited, reviewed, photographed and assessed the site, not only in terms of its overall location and visual/spatial context, but also in terms of available historical reference material and statutory planning context. More specifically, this has involved the following:

- Research: site specific and contextual,
- Identification of potential historical archaeological constraints
- Analysis of overall site location
- Identification of contextual spatial informants
- Establishment of cultural significance based on standard NHRA criteria as set out in the NID document endorsed by Heritage Western Cape.
- Identification of emerging heritage issues
- Identification of heritage related design informants based on the above; and
- Assessment of development impacts and recommendation of mitigation measures based on statutory EIA Regulations in terms of the Environment Conservation Act.

5 Statutory Context

This HIA is undertaken as part of an Environmental Impact Assessment commissioned in terms of the regulations of the National Environment Management Act. Nonetheless, it has to meet the requirements of the National Heritage Resources Act (NHRA). The purpose of the NHRA [Section 38(8)] is, however, to avoid duplication of work where jurisdictions overlap between these two sets of legislation. Note that the Cape Provincial environmental authority (DEADP) requires a letter of comment from HWC responding to this assessment before it will issue a Record of Decision (ROD) for the EIA. This ROD is, in turn, required to inform the local authority's response to the rezoning application. This would include any special heritage-related conditions that it may wish to apply as part of the subdivision and rezoning approvals.

The following legislation is to be observed:

5.1 The National Heritage Resources Act (NHRA) No 25 of 1999 with particular reference to:

5.1.1 Section 38(1)

Requiring consideration of an HIA in the event of the proposed development falling within one or more of the following project description categories:

- a. The construction of a road, wall, powerline, pipeline, canal or any other form of linear development or barrier exceeding 300m in length;
- b. The development of a bridge or similar structure exceeding 50m in length;
- c. Any development or other activity which will change the character of a site
 - i) exceeding 5000sq m in extent; or
 - ii) involving three or more existing erven or divisions thereof; or
 - iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or
 - iv) the costs of which will exceed the sum set in terms of regulations by SAHRA or a provincial heritage resources authority;
- d. The rezoning of a site exceeding 10 000sq m in extent; or
- e. Any other category of development provided for in regulations by SAHRA or by a provincial heritage authority.

Comment: The proposed subdivisions and rezoning are likely to trigger Section 38a, and do trigger Sections 38c i) and 38d as set out above. The scope of work of the HIA has been established in terms of the Heritage Western Cape endorsed NID as set out in Section 3: 'Process to Date & Scope of this Study'.

5.1.2 Section 34 (demolitions of structures older than 60 years) & 35 (Archaeology)

Section 34: *Comment:* There are no surviving structures older than 60 years on those portions of the site affected by the proposals. However, there is documentary evidence of pre-existing buildings on some of the affected sites, the remains of which may come to light during construction. This would require at least some archaeological investigation and possible controlled excavation if confirmed to be older than 100 years. (See also Section 35 below).

Section 35: In terms of Section 35(4), no person may, without a permit issued by the responsible authority (either SAHRA or HWC, depending on the nature of the finds) do any of the following, which can be summarized as:

- a. Destroying, damaging or disturbing any archaeological/palaeontological or meteorite site;
- b. Destroying, damaging, disturbing collecting or owning any archaeological/palaeontological material or meteorite;
- c. Trading or exporting any archaeological/palaeontological material or meteorite; and
- d. Bringing on site or using any equipment for assisting in the detection or recovery of such archaeological/palaeontological material or meteorites.

Archaeological material means, amongst others: artefacts, human and homonid remains, artificial features and structures older than 100 years.

Comment: A watching brief by a suitably qualified archaeologist is called for in terms of the NID as endorsed by Heritage Western Cape. This would apply during preliminary stages of excavation at onset of construction.

5.2 The National Environmental Management Act (NEMA)

The National Environment Management Act provides for circumstances under which Environmental Impact Assessments are required. The proposed development would trigger the following activities as detailed in Regulation 386 of Section 24 of the National Environmental Management Act (no. 107 of 1998) (NEMA) EIA Regulations (April 2006):

- *Activity No. 1 (k) – "The construction of facilities or infrastructure, including associated structures or infrastructure, for – the bulk transportation of sewage and water, including storm water, in pipelines with – (i) an internal diameter of 0,36 metres or more; or (ii) a peak throughput of 120 litres per second or more;"*
- *Activity No.15 - "The construction of a road that is wider than 4 metres or that has a reserve wider than 6 metres;"*
- *Activity No. 16 (a) – "The transformation of undeveloped, vacant or derelict land to – establish infill development covering an area of 5 hectares or more, but less than 20 hectares;"*
- *Activity No. 18 – The subdivision of portions of land 9 hectares or larger into portions of 5 hectares or less."*

Comment: Given the above, environmental authorization is required from the competent environmental authority, namely DEA&DP, via the EIA process outlined in sections 22 to 26 of R385, i.e. a Basic Assessment. As far as been ascertained by the planning and environmental consultants, the proposed development will *not* trigger any activities listed in terms of R387, which require a comprehensive Scoping or Full Environmental Assessment.

Consequently, a separate application has been prepared and submitted to the relevant authorities for consideration, with the request that this and the planning applications be processed and advertised concurrently.

5.3 Municipal Zoning Scheme Implications

The proposals require the following applications in terms of the Land Use Planning Ordinance (15:1985):

- subdivision of Erf 10373 into eight portions with the remainder continuing to function as the family estate; and
- rezoning of these new portions from Rural Use [Divisional Council Zoning Scheme] to Single Residential Zone.

The proposals will also require an application to amend the Guide Plan (Metropolitan Structure Plan of 1988).

Comment 1: In terms of the Zoning Scheme, the minimum erf size for properties zoned for Rural Use is 21,5Ha. This means that as of right, the site could be subdivided into two portions of 25Ha each: each with its own set of dwellings and service buildings. This could, potentially, result in undesirable residential inroads into historical agricultural spaces, as well as development at odds with the spatial integrity of the estate. This is particularly pertinent when considering Glen Dirk's strategic contribution to the spatial character of the area as 'Agricultural Anchor' in terms of the Constantia/Tokai Growth Management Plan (refer Section 6.1 below).

Comment 2: Any approvals will, no doubt, be subject to conditions of subdivision and rezoning as imposed by DEA&DP and the local authority, with input from Heritage Western Cape, and using the analysis and recommendations contained in this report as an important basis for this decision-making.

6 Review of Relevant Studies & Policy Documents

For Sections 6.3 & 6.4 below, refer also to the rezoning application document by Jonathan Holtmann & Associates.

6.1 The Constantia/Tokai Growth Management & Development Plan: 1992

This comprehensive document was prepared in response to growing concerns at the increasing loss, through overdevelopment, of the scenic character of this famous historic valley with its special rural, rustic and sylvan qualities. This study is used as the primary documentary basis for assessing development impacts in Section 11 of this report.

The report identifies four rurally zoned groups of farms making up the remnants of the once extensive farmlands in the valley. These areas are referred to as the 'Agricultural Anchors' of the valley. Glen Dirk occupies a strategic position in terms of this report, comprising a large portion of the northernmost of these anchors. Although the document is not an approved structure plan, it was prepared for the then Local Council of Constantia Valley, and is recommended for use as a growth management tool in the Draft South Peninsula Spatial Development Framework. It is frequently used as a basis for assessing new development proposals in the area.

The following objectives, policies and actions identified in this management plan are relevant with regard to the property:

6.1.1 Regarding subdivisions:

- Section 13.1.3: "The Council is committed to retaining existing minimum subdivision standards as the basis for considering future subdivision".
- Section 13.1.3: "No application to subdivide a property below the existing subdivisional rights pertaining to such property shall be allowed unless such subdivision shall constitute a substantial benefit to the Valley as a whole. Whether or not a subdivision as aforementioned constitutes a material benefit to the Valley shall be at the absolute discretion of the Council".

Draft 3: HIA Report: Proposed Subdivision and Rezoning at Glen Dirk Farm, Erf 10373 Constantia. © ARCON Architects & Heritage Consultants (CS Design CC).

6.1.2 Regarding the control of residential developments:

- *Section 11.2.1* “The study expresses the intention that residential development be firmly controlled with regard to its location, type, amount and intensity. It states that as a general principle, future residential development should be accommodated through selective sub-division with existing residential areas, where appropriate”.
- *Section 13.1.2: Housing objectives and principles* (Areas of particular relevance are italicised for purposes of this study). These principles are numbered as appearing on the table entitled ‘Housing Principles’ on p108 of the study):
 - 1 As property sizes change, so the conditions that relate to the public edge of the property and the building(s) on the property should change
 - 2 *Boundary materials on the larger properties should be transparent and/ or unobtrusive. On the public fronts, the public environment should extend into the privately owned space. Along the boundary, only the entrance points should be accentuated.* As properties become smaller, privacy becomes a factor and boundary materials could become less transparent and harden, from vegetation against wire fences to hedge, timber, painted brick and plastered surfaces. Preference should be given to the more natural materials. Materials such as precast concrete units, with or without exposed aggregates, ornamentation and face brick should be discouraged.
 - 3 Boundary materials on larger properties should as far as possible be natural (hedges, timber fences etc). In all cases the transparent and/or unobtrusive material used on the public edges of the larger properties should return for at least 10-15m along side boundaries from their intersection with the public boundary. As properties get smaller, so boundary materials can become less transparent.
 - 4 Building lines on street and public frontages should increase as properties become larger. *On the larger plots, buildings should be concentrated as far away from the public frontage as possible.* As the properties become smaller so the building line can reduce to the existing minimum standard. Where on an existing public edge (where) an established ‘built’ edge exists, any new development should respect the edge and conform to it.
 - 5 *The larger the plot, the further the building should be placed from the edge of the property.* As plots become smaller, flexibility in terms of placement of buildings decreases and the existing minimum standards should remain in force.
 - 6 Coverage: N/A
 - 7 Maximum building height: 2,5 storeys.
 - 8 Form and Layout: *Generally pavilion type buildings, surrounded by open space. Encourage sympathetic roof profiles.* In the case of smaller plots, encourage the shaping of courtyards and courts through building layout for privacy, outdoor spaces and views.
 - 9 *Encourage lush landscaping.* In the case of smaller plot sizes, encourage screen planting and framing of views. *Preference should be given to porous surfaces and materials for hard and paved areas.*
- *Section 13.1.3:* “Council will give favourable consideration to those development proposals which contain and give special attention to qualities where the elements, pattern and arrangement of layouts reflect a Cape theme in the form of appropriately scaled axis, vistas, foci, shared access werfs, linear and clustered tree planting and buildings, roof silhouettes, courtyards, materials and textures”.

6.1.3 Regarding the protection of agricultural land:

- *Section 13.1.3:* “The Council is committed to preventing the expansion of housing into agricultural land”.

6.1.4 Regarding agricultural (and forestry) production

- *Section 11.2.1:* The unique combinations of terrain, soils and climate and the resultant productivity of the land, indicate that the remaining mid-slopes and foothills, and areas zoned Rural, should continue to be dominated by agricultural and forestry production for the metropolitan and national markets. Agriculture and forestry should remain vigorous working components of the valley, and the Plan should ensure their survival and encourage their expansion, wherever suitable conditions exist.

6.1.5 Regarding the recognition and protection of the open space riverine system:

- *Section 12.5:* The Development Plan recognizes the extensive, though incomplete, riverine open space network running from the forests, through the farmlands and residential areas towards the Zandvlei. It is regarded as unique and unparalleled in the Peninsula, being an asset of much more than local significance.
- *Section 12.5:* An object is identified to achieve, as far as possible, a self-managing, low maintenance, high quality multi purpose riverine open space system.
- *Section 12.7:* An object is identified to perpetuate and enhance the Valley's rural qualities using trees to frame, link and border significant topographical features, farmlands, riverine, route and focal elements".
- *Section 12.7:* "The local council will ensure the conservation of riverine vegetation and habitats".

6.1.6 Regarding the conservation of historic buildings and their settings

- *Section 12.1.2:* The objective is identified to protect and conserve the historic buildings and complexes, together with all other site-making features.

6.2 Tangible Heritage Resources in the Constantia-Tokai Valley: Towards a Conservation Management Plan for this portion of the Cape Winelands Cultural Landscape (2007)

This study follows on the 1992 Growth Management Plan (see Section 6.1) and is aimed at achieving appropriate heritage resource protection for the Constantia/Tokai Valley. This study was given impetus on the basis of:

- The recommendations of the 1991 Todeschini Japha Report on the Valley which, although adopted as policy by the local authority, were never formally implemented;
- Heritage legislation which changed with the introduction of the new National Heritage Resources Act in 1999, and introduced a new system of grading for heritage resources;
- The nature of developments in the built environment in the intervening years;
- Agreement, in principle, by HWC and the SA Heritage Resources Agency (SAHRA) in 2005, to include parts of the Constantia/Tokai area in the Cape Winelands Cultural Landscape, proposed as a Grade 1 Heritage Resource. This required up to date inventories of all heritage resources in the affected areas.

In the updated inventory of heritage resources in Section 4 (p68) of this document, Glen Dirk is proposed as a Grade 1 heritage site.

6.3 South Peninsula Spatial Development Framework (August 2001)

The primary focus of this document is the preservation of agricultural uses, together with the appropriate control of subdivisions to avoid the creation of uneconomical land units. Amongst others, it states that:

- *The subdivision of agricultural land should be restricted to prevent its subdivision into uneconomical units;*
- *The recreational and tourism potential of agricultural practices, i.e. wine farming and stables, should be encouraged;*
and
- *The rural character and ambiance of the area should be protected and permitted development must be in keeping with landscape character*

While focusing on the preservation of agricultural units, this document also calls for the containment of urban sprawl, mentioning that "...a denser urban form is required to increase the efficiency of the system and to relieve development pressure on the natural environment". However, no specific reference is made with regard to properties such as Glen Dirk, i.e. rural agricultural pockets situated within the urban edge and surrounded by residential development.

6.4 The Guide Plan (Metropolitan Structure Plan (1988)

This document sets out general guidelines for development within the Cape Metropolitan Area. Because of the wide area covered and a resultant lack of detail, it is not possible to accurately define the implications
Draft 3: HLA Report: Proposed Subdivision and Rezoning at Glen Dirk Farm, Erf 10373 Constantia. © ARCON Architects & Heritage Consultants (CS Design CC).

with regard to Glen Dirk in terms of location and extent. However, an interpretation of the relevant diagram is that most of the property is reserved for Agricultural Purposes along the western side of the M3, thereby affecting a portion of the site. This interpretation is, however, subject to confirmation by the local authority.

7 Establishing Cultural Significance: Definition & Purpose

The purpose of establishing cultural significance is to identify those aspects and elements within the site that are sensitive to future interventions and which, therefore, need to be recognized and respected by the proposals.

Cultural significance is defined in Section 2(vi) of the NHRA, as: "... aesthetic, architectural, historical, scientific, social, spiritual linguistic or technological value or significance". These aspects of significance have been considered during the prescoping (NID) phase of this study, resulting in the brief Heritage statement below, which has been endorsed as part of the NID by Heritage Western Cape. This states that:

Glen Dirk has great local aesthetic, scenic significance as a remnant of an historical spatial system within Constantia, and as a cultural garden/ agricultural landscape containing a homestead associated with an architectural pioneer of the time. The homestead and its setting is regarded as a rare example of its period and probably of regional significance.

From the above, it will be gathered that the property has no known scientific, social, spiritual, linguistic or technological value.

The purpose of this section is, therefore, to elaborate on the aspects highlighted in this Heritage Statement, i.e. essentially visual impact on the cultural landscape relating particularly to historical and aesthetic/spatial (including scenic) significance.

8 Provisional Statement of Heritage Significance (Diagrams 3&4)

8.1 Historical Morphology of the Site informing Historical Significance

The following brief overview is based on the interpretation of various transfer diagrams, a number of key surveys depicting the site, the architectural drawings for the Glen Dirk homestead, and a number of published sources.

- 1850 A substantial piece of land including the property now known as Glen Dirk, comprising 94 Morgen and 38 Square Roods (SG 574/1850) forms part of the estate of the late widow of Thomas Hendrik Dreyer Snr. The land is called Burgersbosch alias Wolvegat. Although this diagram shows a number of features at the head of the Burgersbosch Kloof stream to the south of the present manor house, it is more likely that these represent large rocks or other geographical features, rather than buildings. (No buildings are shown in this position on later diagrams).
- 1854 This land, together with a number of other land parcels, is acquired by Dirk Cloete (SG 1194/1885: Title Deed CQ 21-2), and incorporated into Alphen. Alphen now expands to an extent of 340 Morgen 208 Square Roods. Of interest is evidence that a portion of the historic wild almond hedge, planted by Jan van Riebeeck in 1660 to secure the then boundary of the Cape Settlement, ran along the northern boundary of the property at what is now the intersection of Klaassens Rd, and Gloucester & Upper Primrose Avenues.
- 1887 At this stage the property, including the area covered by the present remainder of Glen Dirk (i.e. erf 10373), is still undeveloped and probably uncultivated (Diagram 3A), with what is presumably natural vegetation concentrated in the valley following the course of the Burgersbosch Kloof stream.

A vegetation belt that is likely to have included the Van Riebeeck almond hedge is clearly visible along the northern boundary of the site.

- 1901 The 1901 Cape Peninsula Survey reveals the first known evidence of cultivation on the site (**Diagram 3B**). This is likely to have included vineyards along what are now the middle and lower slopes of present-day Glen Dirk. The upper portion of the property remains uncultivated. Two dwellings now appear on this site. One is clearly the newly completed homestead by Sir Herbert Baker for Louis Cloete, described as a mini Groote Schuur by Keath (Fransen, p127). The other is a structure at the southernmost corner in a treed setting. A further three structures are visible adjacent to Klaassens Road but these sites no longer form part of the property in question. No evidence exists of the Old Farm Manager's House, at this stage.
- 1931 The 1931 Cape Town & Environs Survey (**Diagram 3C**) shows the site substantially as in 1901, with the exception that the Old Farm Manager's House is now visible to the east (off the present site) with a further structure to the west of the main homestead. The structure at the southernmost corner is clearly visible, now no longer surrounded by trees. An orchard is indicated along the course of the Burgersbosch Kloof stream. It is possible that this orchard already existed by 1901.
- 1944 The upper portion of the site remains uncultivated and thinly populated with trees (SG aerial survey: **Diagram 3D**). The lower and mid-portions remain under vines, with an additional vineyard planted to the east of the Burgersbosch Kloof stream. A number of long sheds have appeared on the elevated terrace adjacent to the manor house. The orchard evident in 1931 has, by now, shrunk in size with cultivated areas extending up to the stream. The dwelling on the southwest corner of the property is clearly visible, once more surrounded by trees. At this stage, the site is still almost entirely surrounded by farmlands.
- 1951 The property is acquired by the Menell family (according to certificate of consolidated title T. 3998/1951).
- 1953 The landscape appears to be substantially unchanged (SG aerial survey: **Diagram 3E**), with the exception of a plantation on the upper half of the property. These trees would have to have been of a rapid growing species, e.g. pines, to grow so rapidly in under a decade. Increasing suburban inroads into the surrounding areas are evident.
- 1989 The trees on the property have now reached maturity, (SG aerial survey: **Diagram 3F**) including around the manor house. The long sheds on the manor terrace appear to have been removed. The dwelling on the southwest corner of the site also appears to have gone. Residential development now virtually surrounds the property. There are still no vineyards on the upper portion of the property, which remains under (presumably) pines.
- 2008 Current aerial views (**Diagrams 2 and 4**) reflect a site, which still remains substantially unchanged apart from the significant addition of new vineyards on the upper reaches of the property. These vineyards replace the former plantation that has now been substantially removed.

8.1.1 Historical Significance

Key Statement 1: Glen Dirk is a surviving portion of a large estate once forming part of Alphen, one of the key estates in the Constantia Valley owned by one of its leading families, i.e. the Cloetes of Constantia. It is reasonably possible that Glen Dirk ('Dirk's Glen') is named after Dirk Cloete, who acquired the property (along with other land parcels) in 1885.

Key Statement 2: The property appears to have been substantially uncultivated until the late 19th century. The lower portions around the Burgersbosch Kloof stream were the earliest to be cultivated. Earliest vineyards appear to have been planted between 1887 and 1901. Orchards may have also existed along the course of the stream by 1901.

Key Statement 3: The upper portions of the property have only relatively recently been cultivated (i.e. after 1989). Prior to this, the area constituted a (presumably pine) plantation that was planted at some stage between 1944 and 1953. Prior to this, the area appears to have remained uncultivated, probably because the upper slopes were farthest from the water source.

Key Statement 4: The earliest buildings on the property are the main homestead, completed in 1901 and designed by Sire Herbert Baker; and a structure possibly pre-dating this on the southernmost corner of the site. This latter building, which no longer exists, may have pre-dated the homestead, but is unlikely to have pre-dated 1885.

8.1.2 Composite Statement:

Glen Dirk has considerable regional historical significance as:

- A surviving farm in the historic Constantia Valley on which vineyards have continued to be maintained from the late 19th Century to the present;
- A former portion of one of the key estates of the historic Constantia Valley associated with the Cloete family; and
- The site of one of Herbert Baker's earliest Cape Revival houses, completed only a few years after Groote Schuur.

8.1.3 Additional Comments:

The upper portion of the property was not cultivated until the late 20th Century when it was laid out with vineyards. Prior to this (between 1944 and 1953) this area was a tree plantation, presumably prepared on uncultivated land.

8.2 Significant Sites & Signature Spatial Relationships informing Aesthetic/Spatial Significance: Key to Diagram 4:

- i. *Structures in place by 1944 (in excess of 60 years old to NHRA Section 34):* Identified on the basis of the 1901 and 1944 surveys (A & B). The main homestead was completed in 1901 based on building plans dated the same year. The architect was Sir Herbert Baker (refer also Section 8.1.1). Although the 2007 Heritage Resources Study and Inventory (refer Section 6.2) states that this building was originally thatched, there is no evidence to support this and, indeed, the Baker drawings (**Annexure 2**) indicate an asymmetrical pitch, clay tiled roof (presumably 'Broseley' tiles). This suggests that the manor house (with tiled rather than thatched roof) was intended to present itself as a purposefully prominent element in the landscape. The Old Farm Manager's House is not indicated on the 1901 map, but appears on the 1944 aerial survey. Stylistically, this building appears to date back to the first decade of the 20th century.
- ii. *Structured platforms in place by 1944 (in excess of 60 years old to NHRA Section 34):* The Baker drawings of the homestead indicate the previous slope across the site in the position of the main house, suggesting that the terrace was constructed with this structure and completed by 1902.
- iii. *Road patterns in place by 1901:* Indicates the early road alignments on the site based on the 1901 map (B) and, therefore, older than 100 years.
- iv. *Agricultural patterns in place by 1901:* Indicates the early agricultural patterns on the site, i.e. mainly vineyards. This patterns survive virtually unaltered from this time.
- v. *Primary focal point.* Identifies the primary focal point on the property, i.e. the manor house. This has, quite clearly, been located to be the centrepiece in the immediate landscape.
- vi. *Secondary focal point.* Identifies the Old Farm Manager's House as a secondary focal point in the immediate landscape. Note that this property is no longer part of the site, but retains its visual links with the main property. It is also occupied by a family member of the family which owns the main property.

- vii. *Trees forming a signature backdrop to a site of high scenic quality*: Identifies the extent of the tree backdrop framing the manor house as architectural centrepiece on the property.
- viii. *Trees forming a backdrop contributing to an intermediate context of high scenic quality*: Identifies the tree belts along the northern boundary of the site set against the mountain backdrop beyond. These elements help to define the special character of the broader, *Intermediate* context of the site (refer to definition in Section 1.2.2) i.e. contributing to the northern 'Agricultural Anchor' of the Constantia/Tokai Valley.
- ix. *Other trees lending considerable character to a site of high scenic quality*: Identifies groups of trees making a general, but considerable, contribution to the special quality of the property, (i.e. the *Immediate* context in terms of the definition in Section 1.2.1).
- x. *Other trees lending some character to a site of high scenic quality*: Identifies trees lending character to specific localised areas within the property, rather than to the site as a whole.
- xi. *Significant approach view alignment*. Identifies major view alignments in the course of approaching the main homestead.
- xii. *Stream line of historical significance*. Identifies the line of the Burgersbosch Kloof stream which is a significant historical landscape structuring element running through the site.
- xiii. *Implied main landscape structuring axis*. Identifies an implied axis giving structure to the man-made landscape based on the position of the main homestead and the configuration of the planting patterns, including those extending beyond the present boundaries of the site.
- xiv. *Potentially visually permeable edge between the site and the public realm*: Identifies edges with potential for re-establishing visual links from public areas into the presently hidden agricultural realm of the property.
- xv. *Scenically intrusive elements* Identifies elements detracting from the scenic rural integrity of the property.
- xvi. *Site with historical archaeological potential (pre-existing structures)*: Identifies sites with known or suspected remains of pre-existing historical archaeological remains older than 100 years. These sites have been identified using early survey diagrams, including map B as a basis.
- xvii. *Area with possible historical archaeological potential (Van Riebeeck's Hedge)*: Identifies the area on the property closest to the position of part of Van Riebeeck's hedge planted in 1660 to secure the then boundary of the Cape Settlement.

8.2.1 Aesthetic/Spatial Significance

Key Statement 1: Glen Dirk comprises a landscape of outstanding aesthetic scenic significance, strategically located in one of the last surviving rural areas within the Constantia/Tokai Valley.

Key Statement 2: This landscape is made up of two main portions: the lower (southern) reaches which have a more structured landscape pattern defined by the elevated architectural centerpiece of the manor house; and the open, unobstructed vineyard areas to the north and west. The agricultural patterns of the lower reaches extend beyond the site, clearly identifying the property as part of a larger, extended rural landscape within a broader suburban setting.

Key Statement 3: Apart from the upper (northern) reaches, the agricultural patterns, including vineyards, remain substantially unaltered since at least 1901. The upper reaches comprised a (probable) pine plantation, at least until 1989. The current upper vineyards are, therefore, relatively recent.

Key Statement 4: The manor house has intrinsic significance as a fine example of pioneering work by a recognized architectural master; as well as contextual significance as a primary structuring element and focal point within a landscape of great scenic quality. There is evidence to suggest that its contextual role as major structuring element was intentional.

Key Statement 5: Not all landscape features contributing to the character of the site remain part of the site. These include the Old Manager's House and the agricultural patterns on adjacent erf 13166 to the southeast.

Key Statement 6: The scenic rural quality of the property has been negatively impacted upon by aesthetically inappropriate adjacent development and landscaping in one particular instance.

8.2.2 Composite Statement.

Glen Dirk has considerable regional aesthetic/spatial significance as:

- A cultural landscape of great aesthetic quality integrating an architectural centrepiece of recognized merit and rarity, produced by a recognized master of the period;
- A strategic rural agricultural scenic expanse contributing significantly to the special character of the broader Constantia/Tokai Valley, proposed as of national heritage significance for incorporation as part of the Cape Winelands Cultural Landscape; and
- Containing some of the last surviving vineyards in the Valley, complimented by surviving concentrations of trees. The more elevated of these tree concentrations have considerable contextual significance, contributing to the characteristic skyline of the upper foothills of the Valley.

8.2.3 Additional Comments.

(i) The more tightly structured landscape patterns on the property gravitate towards its centre, no doubt following the Burgersbosch Kloof stream, which once fully bisected the property prior to its subdivision into smaller units. This tight, rectilinear structure of smaller scale cultivated spaces partitioned by tree belts towards the middle of the property, is reinforced by the central location of the homestead. This implies a central axis through the valley with the homestead at its head. Note that this is particularly evident when read in conjunction with the adjoining farm on erf 13166, which shares contiguous landscape geometries with the lower portion of Glen Dirk.

(ii) The upper portion of the site was, until relatively recently, densely packed with trees similar to other areas on the upper foothills of the Valley. The recently created open vineyard expanse in this area therefore contrasts spatially with the earlier treed landscape, i.e. as it existed on this portion of the property for most of the 20th century.

(iii) The strategic nature of at least one of its boundary edges provides an opportunity for visually re-linking part of the surrounding public realm with the rural landscape of the site.

8.3 Archaeological Significance

Although not strictly part of the HWC-endorsed scope of work for this report, a number of comments can be made regarding archaeological potential based partly on the information contained in Section 8.1 (Historical Morphology) and Diagrams 3&4:

(i) There is clear evidence that a number of pre-existing buildings occurred on the property by 1901, (i.e. more than 100 years ago). These sites have historical archaeological potential and are identified in Diagrams 4&5. There is also some possibility that historical archeological material may come to light along the northernmost boundary of the site in the vicinity of the Klaassens Rd/Gloucester & Primrose Ave intersection where a portion of Van Riebeeck's wild almond hedge once existed.

(ii) A number of other sites, now no longer part of the property, contained buildings by 1901 close to the Klaassens Rd boundary. These sites are not identified on Diagrams 4A & 5, but evidence of their existence can be found on the 1901 Cape Peninsula Survey (Diagram 3B & 4B).

(iii) Most of the mid and lower portions of the property will have been disturbed by agricultural activity. It is, therefore, likely that possible precolonial archaeological material will have either been decontextualised or even destroyed. Nonetheless, precolonial material may exist along the course of the Burgersbosch Kloof stream. Note, however, that this does not fall within the area affected by this study.

8.4 Scientific Significance

Although not strictly part of the HWC-endorsed scope of works for this report, it can be confirmed that the property has been identified by an expert botanical consultant as having *no botanical significance*. This is because of the disturbed nature of the land resulting from agricultural activities over more than a century. Apart from some semi-natural vegetation occurring at the main entrance to the property (not recommended for rehabilitation due to proliferation of invasive alien species), vegetation is mostly exotic. Apart from the vineyards covering most of the site, this includes substantial numbers of exotic trees, including bluegums, pines, European oaks, camphor, poplar and yellowwoods.

These planted areas, while not identified as being of botanical significance, do have cultural significance in terms of their contribution to a landscape of outstanding historical and scenic significance.

9 Subdivision Informants

The cultural significance of the site would clearly be sensitive to further subdivision with particular regard to visual impact arising from consequent new development.

Particular attention would, therefore, need to be given to:

- The location and extent of such new subdivisions;
- The overall visibility of any consequent new development, with particular attention to potential contrast with a landscape of high scenic quality. Factors affecting nature of visibility include: configuration; density; extent; elevation against slopes; and relationship to existing tree canopies and skylines.
- The envelope configurations and scale of individual units, with particular attention to overall heights and roof shapes;
- Architectural finishes of individual units; and
- The integration of driveways and new architecture with the topography of the site.

At the same time, a subdivision proposal presents a number of opportunities for the property with particular regard to:

- Solving its current viability problems and, thereby, ensuring its sustainability into the future;
- Ensuring an environmentally appropriate configuration for further subdivision that is not simply determined by compliance with the 21,5Ha minimum area stipulated by the Zoning Scheme;
- Re-establishing visual access from portions of the public realm into currently concealed rural agricultural areas of the site; and
- Mitigating negative impacts from visually intrusive elements along the southern edge of the property.

9.1 Interpretation of the Brief & the No-Subdivision (No-Development) Option

At the highest hierarchical level, the concept needs to be given direction by four central concerns, namely: the owner's right to exercise the land use rights entrenched in the property; a need to ensure the agricultural viability of the property into the future, given the essential contribution of this activity to the overall character of the Valley; a need to ensure environmentally responsible development given the particular sensitivity and strategic location of the site; improving visual access of the site's special rural scenic qualities from surrounding areas; and securing this into the future, even though not a public right. These concerns need to be carefully balanced in order to resolve the inherent tensions surrounding them.

The purpose of the design informants is to provide guidance for new development that balances these concerns in the interests of the common good. Given the development rights of the owner, as well as a serious need to ensure the property's sustainability into the future, exercising a 'no-subdivision/development' option is considered neither viable, feasible, nor in its interests as a highly significant heritage resource.

9.2 Subdivision Informants: General Spatialisation

The informants for assessing the proposals are drawn from the Identification of Significant Sites and Signature Spatial Relationships on the property (Diagram 4), as well as the Objectives, Policies and Actions contained in the Constantia/Tokai Growth Management Plan (1992) as reviewed in Section 6.1.

These informants are spatialised as set out below:

9.2.1 Subdivision Informants in terms of this Heritage Assessment. Key to Diagram 5

- i. *Key structuring element as viewed from the south:* Identifies the main homestead as the key built structuring element on the site, and occupying a strategic position at the head of the Burgersbosch Kloof facing south.
- ii. *Primary focal point.* Identifies the primary focal point on the property, i.e. the main homestead. This has, quite clearly, been located to be the centrepiece in the immediate landscape.
- iii. *Secondary focal point.* Identifies the Old Farm Manager's House as a secondary focal point in the immediate landscape. Note that this property is no longer part of the site, but retains visual links with the main property.
- iv. *Signature view cone to be retained:* Identifies the primary area within which signature views towards the centrepiece on the property (the main homestead) are significant, with particular emphasis on the two main approach roads. Clear views towards the homestead from within this area should be retained, and any intrusive alterations avoided.
- v. *Other view cones to be retained if at all possible:* Indicates other areas from which clear views towards primary and secondary viewpoints should be retained, if at all possible, and any intrusive alterations avoided. The 'if at all possible' condition relates to the fact that these areas fall beyond the site and, therefore, beyond the immediate control of this project.
- vi. *Road alignments to be retained:* Identifies the two main approach roads towards the homestead for historical and aesthetic reasons. It is from these alignments that the best 'set-piece' views of this significant building in its rural setting, are obtained.
- vii. *Agricultural space to be retained.* Identifies for historical and aesthetic reasons, the agricultural space strongly characterising the property and contributing to the highly significant aesthetic qualities of the broader Constantia Valley.
- viii. *Existing planting patterns to be substantially retained and consolidated:* Identifies, for historical and aesthetic reasons, planting patterns other than vineyards, to be retained and consolidated. These patterns are recognised as making a highly significant contribution to the overall character of the property, as well as the broader Constantia Valley. It is recognised that a number of these patterns continue beyond the property and, therefore, unfortunately fall beyond the control of this project, even though conservation-worthy.
- ix. *Planting patterns that could be extended, if necessary:* Identifies planting patterns (mainly tree groups) that could be extended either to consolidate edges/reinstate earlier patterns, or mitigate negative visual impacts on the periphery of the property.

- x. *Planting patterns that could conditionally be modified for limited new development:* Identifies planting patterns (mainly trees) contributing, to a lesser extent, to the scenic qualities of the property and which, therefore, could be either relocated or moved under controlled conditions. Such relocations and/or removals would need to be subject to an approved landscape plan/landscape policy for the site.
- xi. *Planting patterns that could be conditionally modified to re-establish a scenic view:* Identifies planting patterns (mainly trees) which could be cleared of their attendant undergrowth in order to re-establish views into parts of the site's rural landscape currently screened from surrounding public areas.
- xii. *Visual intrusions (off the site) to be mitigated by screen planting:* Identifies elements detracting from the scenic rural integrity of the property, and deserving on-site mitigation.
- xiii. *Site with historical archaeological potential (pre-existing structures):* Identifies sites with known or suspected remains of pre-existing historical archaeological remains older than 100 years. These sites have been identified using early survey diagrams, including map B as a basis.
- xiv. *Area with possible historical archaeological potential (Van Riebeeck's Hedge):* Identifies the area on the property closest to the position of part of Van Riebeeck's hedge planted in 1660 to secure the then boundary of the Cape Settlement.

9.3 Design Informants: Landscaping & Architectural Proposals

In addition to the above, the following informants apply, and are used as a basis for assessing impacts as set out in the HIA Assessment Tables A-C. Many are drawn and adapted from the Objectives, Policies and Actions contained in the 1992 Constantia/Tokai Growth Management Plan. Where this is the case, the applicable clauses in the Management Plan from which the informant is derived, is identified in brackets.

9.3.1 The overall character of the site

- a. *Rural Qualities:* Every effort should also be made to perpetuate and enhance the rural qualities of the site using trees to frame, link and border significant topographical features including its focal elements, agricultural lands farmlands, and central riverine course. (Section 12.7).
- b. *Cape Theme:* Development proposals should contain/give special attention to achieving: elements, patterns and layout arrangements that reflect a Cape theme in the form of appropriately scaled axes, vistas, foci, shared access werfs, linear and clustered tree planting, buildings, roof silhouettes, courtyards, materials and textures. (Section 13.1.3).

9.3.2 The conservation of the site's historic buildings and settings

- *Historic Buildings & Features:* Every effort should be made to protect and conserve the historic buildings and all other site-making features on the property. (Section 12.1.2).

9.3.3 Subdivisions:

- a. *Minimum Standards:* Existing minimum subdivision standards are to be retained as the basis for considering future subdivisions. (Section 13.1.3)
- b. *Minimum Limitations:* No application to subdivide a property below the existing subdivisional rights pertaining to such property should be allowed unless such subdivision constitutes a substantial material benefit to the Valley as a whole. The interpretation of what constitutes such a benefit would be at the absolute discretion of the local authority. (Section 13.1.3)

9.3.4 Control of new residential developments:

- a. *General Controls:* Residential development should be firmly controlled with regard to location, type, amount and intensity. As a general principle, future residential development should be

accommodated through selective sub-division with existing residential areas, where appropriate. (Section 11.2.1).

- b. *Objectives & Principles:* Housing objectives and principles should address the following (Section 13.1.2):
- i *Public edge & new buildings:* As property sizes change, so the conditions that relate to the public edge of the property and the building(s) on the property should change.
 - ii *General nature of boundary materials:* Boundary materials should be transparent and/or unobtrusive. On the public fronts, the public environment should extend, or appear to extend into the privately owned space. Along the boundary, only the entrance points should be accentuated. Preference should be given to the use of more natural materials. Materials such as precast concrete units, with or without exposed aggregates, ornamentation and face brick would be discouraged. Razor wire is to be avoided at all costs, and electric fences visible from beyond the boundary of any new subdivision should be avoided.
 - iii *Choice & application of boundary materials:* Boundary materials should, as far as possible, be natural (hedges, timber fences etc). In all cases the transparent and/or unobtrusive material used on the public edges of the larger properties should return for at least 10-15m along side boundaries from their intersection with the public boundary.
 - iv *Location of new buildings:* Buildings should be concentrated as far away from the public frontage as possible. Where on an existing public edge (where) an established 'built' edge exists, any new development should respect the edge and conform to it. The larger the plot, the further the building should be placed from the edge of the property.
 - v *Retaining walls:* No retaining wall should exceed a height of 1,2m. Such walls could, where necessary, be stepped at intervals not closer than 1,5m. Materials should be as per the boundary walls
 - vi *Building Height:* Maximum building height should not exceed 2 storeys or as more specifically determined in the architectural guidelines, with particular attention to slope 'worst case scenarios'.
 - vii *Overall building form:* Pavilion type buildings would be encouraged with sympathetic roof profiles. Such buildings should be surrounded by appropriate planting, the purpose being to merge as discretely as possible with the surrounding landscape.
 - viii *General nature of landscaping:* Lush landscaping in keeping with the landscape character of the property, will be encouraged. Preference should be given to porous surfaces and materials for hard and paved areas.

9.3.5 Protection of agricultural land:

- *Residential expansion:* The expansion of housing into agricultural land should be avoided. (Section 13.1.3).

9.3.6 Agricultural (and forestry) production

- *Sustaining agricultural and forestry production:* The remaining mid-slopes and foothills of the Valley, and areas zoned Rural, should continue to be dominated by agricultural and forestry production for the metropolitan and national markets. Agriculture and forestry should remain vigorous working components of the Valley, and their survival and expansion should be encouraged, wherever suitable conditions exist. (Section 11.2.1)

9.3.7 Recognition and protection of the open space riverine system:

- a. *Conservation of the Burgersbosch Kloof stream:* The riverine open space network running through the Valley, of which the Burgersbosch Kloof stream is a part, should be regarded as an asset of much more than local significance. (Section 12.5).
- b. *Contribution to the broader riverine system:* Every effort should, therefore, be made for the Burgersbosch Kloof stream to become, as far as possible, self-managing and low maintenance in order for it to make a positive contribution to achieving a high quality, multi-purpose riverine system in the Valley. (Section 12.5).
- c. *Conservation of vegetation and habitats:* Riverine vegetation and habitats are to be conserved. (Section 12.7).

9.3.8 Landscape Design

- a. *Construction on slopes exceeding 1:4:* Apart from in special cases, no proposed subdivisions should be located on slopes exceeding 1:4 in accordance with the Western Cape Provincial Guideline for the Management of Development on Mountains, Hills and Ridges in the Western Cape.
- b. *General planting & buffer zones:* Building setbacks of minimum 12m should be allowed along common boundaries of new subdivisions, with the overriding understanding that new buildings are to be placed as centrally on each new subdivision as possible. These setbacks should act as buffer zones, which are to retain all existing trees and, where possible, further consolidated with other tree and shrub species typical of the Constantia Valley. Such species would include pines and oaks.
- c. *Lighting and services:* All external lighting facing the parent property, including all agricultural areas, should be limited to low level (max 0.9m high) illuminated bollards and fittings attached to buildings, rather than free-standing poles, which should be avoided. All external light fittings are to cast light indirectly and exposed light sources should be strongly discouraged. All services including electricity and telephone lines should be concealed below ground, both within and beyond the site boundaries. The location of all electronic transmission/reception devices including TV and wireless internet antennae, satellite dishes etc, will require clear guidelines in order to minimize their visual impact, particularly with regard to roofscapes. Guidelines are similarly required for solar panels, wind generators and any other forms of technology that have potential to create negative visual impacts on the environment.
- d. *General security issues:* Wherever possible, foot patrols and unobtrusive building-mounted closed circuit infra-red TV surveillance would be preferred to free-standing security walls, fences, gates and booms, particularly on common boundaries with the parent property.
- e. *Advertising signboards,* as well as any illuminated or backlit objects (including walls of buildings) apart from normal domestic lighting and light fittings, should be avoided.

9.3.9 Integrated Landscape Plan

An integrated landscape plan is, therefore, a crucial component of the development proposals. It should be drawn up in conjunction with the architectural guidelines to ensure compatibility, and include the following:

- i Proposed positions of building footprints reflecting maximum footprints permitted in terms of the architectural guidelines (see below);
- ii Details and positions of planting patterns including accurate positions of trees;
- iii Nature and designs of walls (including typical sections through retaining walls showing mitigation of visual impacts, fences and other possible physical barriers;
- iv Design and finishes of road surfaces and pathways; and
- v Indications of changes to the existing levels including locations of any cut and fill patterns and building platforms.

9.3.10 Architectural Design

- a. The architecture of the development should express appropriate and pragmatic responses to the local rural conditions of the Valley, rather than being self-conscious, literal, style-bound architectural pastiche.
- b. *Objectives & Principles:* Architectural design should address the following:
 - i *Architectural expression:* Producing integrated landscaping and architecture that merges with (as opposed to commanding) its setting, i.e. deriving expression from appropriate, conservation-

- mindful and resource-efficient responses to local microclimate, topography and physical context, instead of being simplistic, superficial and thoughtless stylistic borrowings from elsewhere. This would include the use of basic, unadorned symmetrical pitched roofs with truss spans preferably not exceeding 7m.
- ii *Location*: buildings are to be well set back behind green buffer zones as outlined in paragraph 9.3.8b (*General planting & buffer zones*).
 - iii *Orientation relative to predominant slopes*: Arranging buildings with eaves lines running parallel with, rather than at right angles to the natural contours; and avoiding, or minimizing, the use of gable ends facing down predominant slopes;
 - iv *Shape and orientation of subdivisions*: Ensuring that setback lines, subdivision orientation and configurations will not result in building envelopes that are intrusive or over-scaled. This is particularly relevant for the higher slopes of the property.
 - v *Overall height and scale*: Scaling down multi-level buildings by making use of attic space with skylights and dormers for upper storeys/mezzanines. Multi-storey height wall plates with correspondingly shallower roof pitches would be strongly discouraged. A maximum height from natural mean ground level to roof ridge should be specified as part of the design guidelines for the property, with particular attention to slope conditions;
 - vi *Use of verandas and lean-to's*: Incorporating verandas or lean-to structures, particularly on the downhill side of a subdivision, so as to act as scaling elements. This is particularly relevant for the higher slopes of the property.
 - vii *Cuts into the hillside*: Avoiding deep cuts into the hillside where possible, and where unavoidable, ensuring that these cuts are mitigated with screen planting and carefully constructed stepped embankments merging with the surrounding natural landforms as in paragraph 9.3.4bv (*Retaining walls*);
 - viii *Wall finishes*: Using simple external wall and floor surfaces deriving their adornment from the natural and honest use of materials including local stone, simple plaster trim, all in light tones reflecting the surrounding topography and vegetation. Plain white finishes should be avoided, and face brick is to be avoided at all costs. Large glass expanses could be used on the understanding that they would be in the shadow line of a canopy overhang of at least 2,5m, and that the building as a whole would be screened with buffer planting as in paragraph 9.3.8b (*General planting & buffer zones*).

10 Key Design Performance Priorities

This report acknowledges and recognizes the benefits of the proposed subdivision of Glen Dirk for its sustainability as a strategic heritage resource of great value. Because of this high heritage value, the manner in which development resulting from this subdivision manifests itself on the landscape, is clearly crucial. The following key priorities are, therefore, identified as important performance benchmarks for establishing appropriate development, with particular emphasis on visual impact, and should be read in conjunction with the design informants in the preceding Section 9.

10.1 General Priorities

Priority 1: Achieving development that, in the first instance, reflects a positive and sensitive response to the local landscape with particular reference to distinctive topographical features (e.g. ridge lines, tree belts and architectural focal points), slope gradient, slope orientation, biophysical resources including exotic plants and trees traditionally associated with the area, and signature spatial relationships.

Priority 2: Achieving development that reflects a uniformity of scale and pattern that will not intrude beyond mature tree canopy lines in the Medium to Long Term, nor is at odds with the natural contours of the property.

Priority 3: Achieving a composite development skyline that does not detract from surrounding natural features, with particular attention to the orientation of eaves lines and gable ends, the strategic use of hipped or other scaled-down roof ends, and determining appropriate maximum roof heights.

Draft 3: HLA Report: Proposed Subdivision and Rezoning at Glen Dirk Farm, Erf 10373 Constantia. © ARCON Architects & Heritage Consultants (CS Design CC).

Priority 4: Ensuring, given the strategic location of the property within a rural pocket surrounded by urban development, that new development patterns are contextually appropriate within the receiving rural environment, particularly with regard to extent, density, grouping, massing, scale and overall envelope characteristics.

Priority 5: Introducing new development (including planting) that strengthens and consolidates existing natural edges, and/or reinstates lost spatial relationships.

Priority 6: Ensuring new development has an architectural language deriving expression from appropriate, conservation-minded and resource-efficient responses to local microclimate, topography and physical context.

Priority 7: Developing a composite landscape design strategy for the property that strives to integrate its distinctive landscape features with new development resulting from the proposed subdivisions. This would include integration of landscaping and architectural patterns, with particular attention to vegetation, surfaces and landforms characterizing the property.

11 Assessment of Impacts

11.1 The Proposals

This report assesses one development alternative derived from a series of previous subdivision layouts for the property (refer Diagrams 6&7) below. The preferred alternative is shown on Diagram 8. The 'no-development' option is not considered further for reasons given in Section 9.1 of this report.

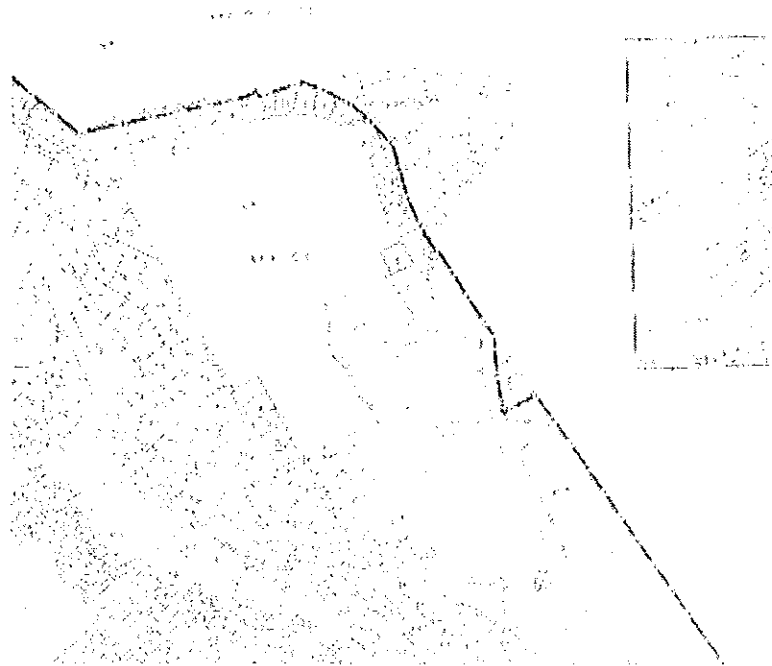


DIAGRAM 6: Previous Alternative A with 11 subdivisions

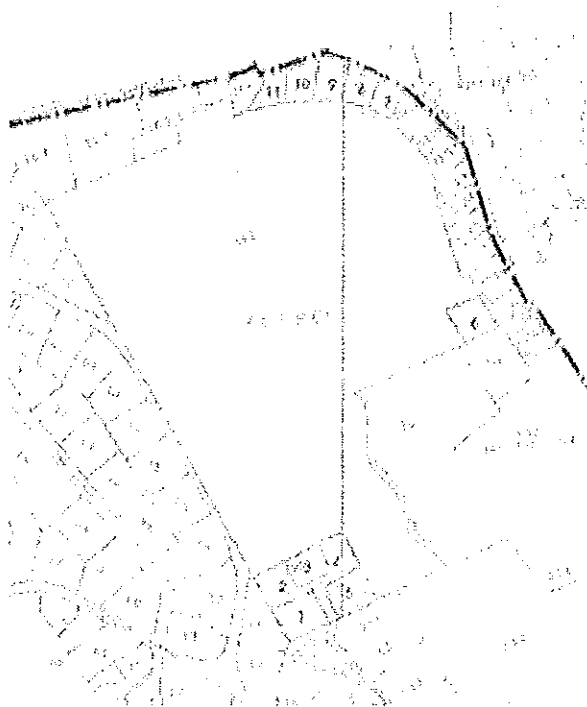


DIAGRAM 7: Previous Alternative B with 11 subdivisions

The planning consultants for the project discussed the preferred layout alternative (**Diagram 8**) with local authority planning officials and tested it against the zoning scheme regulations of the Old Divisional council Zoning Scheme. This was used as a basis for formulating the proposed layout and densities for the property. The previous proposals (**Diagram 6&7**) were screened out because of their implications relating to density, as well as their more readily apparent implications relating to visual impact, slope gradient and use of existing vineyard space (i.e. appreciated without more detailed VIA study).

11.2 Documentation

This assessment refers to the following documentation:

Jonathan Holtmann & Associates

- *Subdivision Alternative A (Diagram 6)*
- *Subdivision Alternative B (Diagram 7)*

Michael Dall Architects

- *Preferred Subdivision/ Site Development Plan (Diagram 8)*

11.2 Assessment Criteria

A full description of the criteria and terms used in the assessment of the proposals is provided in **Annexure 1** of this report, and is in accordance with EIA criteria. The main body of the assessment is arranged in tables for brevity and ease of use (**Tables A-C**) with table headings arranged in accordance with the criteria and terms explained in **Annexure 1**.

11.3 Additional Assessment Considerations

In addition to the assessment **Tables A-C**, a number of other relevant issues affect the evaluation of the proposal. They are tested below in terms of the impact that the proposed development may have on them.

Draft 3: HLA Report: Proposed Subdivision and Rezoning at Glen Dirk Farm, Erf 10373 Constantia. © ARCON Architects & Heritage Consultants (CS Design CC).

11.3.1 Impact on the Urban Edge

The site falls within the established Urban Edge, constituting a positive anomaly within the surrounding urban landscape, along with other agricultural landholdings within its immediate and intermediate context. It is, therefore, important that both new and existing boundaries be dealt with as 'soft' edges, i.e. taking special care in the design and treatment of security barriers and fencing in order to reduce visual barriers and, where possible, re-establish lost views into the agricultural areas.

11.3.2 Impact on the cultural landscape of the Constantia/Tokai Valley

In analyzing the cultural landscape and context of the site with reference to **Tables A-C**, the following key points should be noted *viz.*:

- i Impacts on cultural significance considered of primary importance relate to the scenic, rural agricultural landscape as a whole, rather than certain discrete elements contained therein. Although some of these singular elements, such as the manor house, are of great intrinsic historical and architectural significance, they are substantially unaffected by the proposals. Furthermore, botanical areas are virtually unaffected.
- ii The proposed new residential subdivisions would occupy 5,03Ha of the current total area of the property, which is 54,9094Ha. This means that just under 9,2% of this current total area is being proposed for subdivision, in order to ensure the retention of the remaining 90,8% as rural agricultural land in perpetuity. The remaining 49,8Ha is considerably greater than the 21,5Ha minimum restriction placed on subdivisions within the Valley, although this would be achieved through the relaxation of this same restriction on the proposed new subdivisions, i.e. in order to regularize 7 areas of 6 500 sq m each and one area of 4 845 sq m.
- iii Proposed Portion 6 (Diagram 8) is considered problematic in terms of its location within an historic vineyard space, even though relatively unexposed in relation to the M3. This is because the site would be visible from large parts of the property itself, but even more significantly: because it would involve residential encroachment (albeit limited) into historical vineyard space. As such, the situation would be at variance with Section 13.1.3 of the Constantia/Tokai Growth Management Plan. There is a concern that visual impacts from development on this site may not be capable of acceptable mitigation.
- iv The gravitation of the proposed subdivisions to the periphery of the property in order to retain intact, the special spatial integrity of its main 'central' part, is seen as positive. Note that the key signature features and spatial relationships occur in this 'central' part. Further subdivision here (as of 'right') could, indeed, be highly destructive.
- v Portions 1-4 are located between existing residential subdivisions in areas not readily visible from beyond the property, and with limited exposure from within the site. Notably, the VIA has confirmed that these subdivisions would not be visible as intrusions in the backdrop to the Glen Dirk manor house given the concentration of trees separating the manor house from the upper vineyard. The slopes in parts of the subdivided portions, however, exceed 1:4, i.e. not in accordance with the provincial Guideline for the Management of Development on Mountains, Hills and Ridges. Nonetheless, existing tree densities in this area, together with the area's relative isolation from the rest of the property, are strong factors mitigating negative impacts from construction cut and fill. Furthermore, the use of trees (particularly pines) to screen new development on these portions would hark back to the area's former use as a plantation. Consequently, successful mitigation of visual impacts from the construction of new dwellings on these portions, is regarded as feasible in principle, notwithstanding the slope.
- vi Apart from Portion 6, no historic vineyard space or forestry production areas are affected by the proposals. While some trees would need to be removed for the construction of the proposed new

residential units, successful mitigation is in the form of compensation planting and consolidation of existing green buffer areas is regarded as feasible.

- vii More specific architectural and landscaping impacts remain untested pending the completion of design and landscape guidelines for the proposals.

11.3.3 Ensuring the sustainability of the property as a viable agricultural working unit within a rural area of outstanding historical and scenic significance.

Glen Dirk Farm is on a single erf, and is currently used as a large family estate. Approximately two thirds of the property is being used for agricultural purposes, mainly wine grape production. There are, however, no processing, packaging or winemaking facilities on the property.

Escalating rates and massive maintenance costs have resulted in the economic sustainability of the property becoming an increasing source of concern to the owners, notwithstanding the income derived from its vineyards, which has proved to be relatively limited. The problem has been exacerbated by the land being substantially underdeveloped, unlike other farms in the valley such as Buitenverwachting, Groot Constantia, and Constantia Uitsig, all of which are supported by substantial commercial undertakings including restaurants, wineries, hospitality facilities and corporate function centres.

The owners regard the conservation of the estate as the primary objective of the proposed subdivision and rezoning process. The lack of sufficient income is now beginning to place the long-term sustainability of the estate in jeopardy. Given these problems, subdividing the property into two lesser portions (as of 'right') is seen as merely exacerbating the current negative feasibility situation. Consequently, the owners have calculated that the development of residential opportunities would give the estate the necessary financial stability to sustain it into the future, thereby ensuring the conservation of its very special rural agricultural landscape, and thereby enabling its agricultural activity to continue.

It should be noted that the planned subdivisions are, according to the owners, proposed on the least productive land on the property.

11.3.4 Economic Benefits to be derived from the Development (NHRASection 38(3) [d])

The capital value of the project, on completion, is anticipated at between R100million and R120million, a substantial portion of which will enable the property to be economically sustainable into the future.

The proposals will result in 20 new employment opportunities during the construction phase, 80% of which would be to previously disadvantaged individuals. 16 permanent employment opportunities would be created during the operational phase with a current value, over the first 10 years, of R576 000.00. 80% of this would go to previously disadvantaged individuals.

While the above economic benefits may be regarded as relatively modest, the overriding concern is aimed at conserving this estate, identified as a heritage resource of national significance.

11.3.5 Restoration of lost scenic views into the site from surrounding public areas

Despite the substantial size of the Glen Dirk Estate, views into and across the property are relatively limited from immediately abutting roads, due to the concentration of trees and undergrowth along its boundaries. Nonetheless, **Diagram 4** (Significant Sites & Spatial Relationships) and **Diagram 5** (Subdivision Informants) identify the potential for restoring scenic views along a significant portion of its southwest boundary on Spilhaus Ave. In the interests of consolidating and reinforcing the scenic contribution of the property to the strategic 'Agricultural Anchor Area', of which the estate forms a significant part, the owners are prepared, as a condition of subdivision and re-zoning, to restore scenic views from Spilhaus Ave into the site by clearing undergrowth around existing trees along this edge. They are, furthermore, prepared to guarantee, in perpetuity, that no future wall or other visual barrier will be built along this edge, as is their development right. This would significantly improve visual access into the site from viewpoints other than the current limited stretches on the M3 to the east of the property.

Draft 3: HLA Report: Proposed Subdivision and Rezoning at Glen Dirk Farm, Erf 10373 Constantia. © ARCON Architects & Heritage Consultants (CS Design CC).

11.6.6 Input from Interested and Affected Parties

The proposals have been publicly advertised through various means⁴. The first public advertisement appeared on 12 September 2007, providing Interested and Affected Parties (IAP's) until 15 October 2007 to register as such. Registered IAP's were given an opportunity to comment on the EIA Basic Assessment Report between 23 November 2007 and 31 January 2008. Public response has, until now, therefore been of a preliminary nature. Response to this HIA, including feedback from the SA Heritage Resources Agency and the Cape Institute of Architecture as recommended in report, has yet to be obtained.

The most significant comments received so far, are from the Constantia Property Owners Association, and the Simon van der Stel Foundation. Both object to the proposals, which are summarised as follows:

Constantia Property Owners Association (CPOA): Given that the property has been graded in the report on Tangible Heritage Resources in the Constantia Tokai Valley (2007) and is recommended as part of the Cape Winelands Cultural Landscape proposed as a UNESCO World Heritage Site, the following concerns are expressed:

- Visual impacts associated with the proposed houses on the ridge, are regarded as negative, being highly visible from the M3; and
- The proposed subdivision would set a dangerous precedent not only for other farms in the valley, but also for Glen Dirk itself which could result in its eventual piecemeal break-up.

Simon van der Stel Foundation (SvdSF):

- The proposals contradict the Constantia/Tokai Conservation Management Plan and are not in keeping with the Cape Winelands Cultural Landscape proposed as a World Heritage Site (as already mentioned above); and
- Would set a precedent for other farms in the Valley to follow.

In response, it must be stated that the negative visual impacts referred to by the CPOA probably refer to Plates 13&14 of the VIA. *These photomontages are incorrect* and the VIA has been amended accordingly (refer to the revised VIA dated May 2008 by Earthworks Landscape Architects). The HIA does, however identify Ptn 6 as problematic, for reasons already provided in Section 11.3.2 iii of this document.

The SvdSF's concerns that the proposals contradict the Constantia/Tokai Conservation Management Plan are not substantiated. Contrary to this opinion, it is the view of the author that the proposals are, with a number of highlighted exceptions, substantially in keeping with this document. Details of this analysis are contained in Assessment Tables A-C, and summarized in Section 11.3.2 of this report. Concerns that the proposed subdivision could set a negative precedent are shared, and, therefore have been carefully addressed bearing in mind the over-arching concerns for the viability and sustainability of this special rural agricultural landscape into the future.

12 Conclusions & Recommendations

The following conclusions and recommendations are based on the nature of the submission to date, i.e. without consideration of either a landscape plan or architectural and landscape design guidelines. These findings are to be read in conjunction with assessment Tables A-C.

12.1 Conformity in terms of the Key Design Informant Priorities (Section 10)

⁴ Full details are contained in the EIA Basic Assessment Report.

<p>Priority 1: Achieving development that, in the first instance, reflects a positive and sensitive response to the local landscape with particular reference to distinctive topographical features (e.g. ridge lines, tree belts and architectural focal points), slope gradient, slope orientation, biophysical resources including exotic plants and trees traditionally associated with the area, and signature spatial relationships.</p>
<p><i>Medium-High Conformity</i> based on the current SDP (with possibility of confirming higher conformity after testing the proposed architectural and landscape design guidelines against the subdivision guidelines contained in this report). With mitigation: <i>Consequence: Low-Medium Impact.</i> (with possibility of confirming either <i>Low</i>, or <i>Low - Medium Impact</i> with aid of the above guidelines).</p>
<p>Priority 2: Achieving development that reflects a uniformity of scale and pattern that will not intrude beyond mature tree canopy lines in the Medium to Long Term, nor is at odds with the natural contours of the property.</p>
<p>With the exception of Ptn 6: <i>Medium- High Conformity</i> based on current information provided on the SDP, but subject to testing the proposed architectural and landscape design guidelines against the subdivision informants contained in this report. With mitigation: <i>Consequence: Low-Medium Impact.</i></p> <p>With regard to Ptn 6: <i>Low Conformity</i> resulting in <i>Consequence: Medium-High Impact.</i></p>
<p>Priority 3: Achieving a composite development skyline that does not detract from surrounding natural features, with particular attention to the orientation of eaves lines and gable ends, the strategic use of hipped or other scaled-down roof ends, and determining appropriate maximum roof heights.</p>
<p>The proposed architectural and landscape design guidelines till to be tested against the subdivision guidelines contained in this report</p> <p>With mitigation: <i>Consequence: Still to be determined.</i></p>
<p>Priority 4: Ensuring, given the strategic location of the property within a rural pocket surrounded by urban development, that new development patterns are contextually appropriate within the receiving rural environment, particularly with regard to extent, density, grouping, massing, scale and overall envelope characteristics.</p>
<p><i>Medium-High Conformity</i> based on the current SDP (with possibility of confirming higher conformity after testing the proposed architectural and landscape design guidelines against the subdivision guidelines contained in this report). With mitigation:</p>

<i>Consequence: Low-Medium Impact</i>
Priority 5: Introducing new development (including planting) that strengthens and consolidates existing natural edges, and/or reinstates lost spatial relationships;
<i>High Conformity</i> particularly with regard to the north-east edges of the upper vineyard, and the Spilhaus Ave edge where the owners have indicated willingness to restore views into the estate's mid and lower vineyards, and ensure that no visual barriers (e.g boundary walls) are constructed along this boundary in the future. With mitigation: <i>Consequence: Low Impact.</i>
Priority 6: Ensuring new development has an architectural language deriving expression from appropriate, conservation-minded and resource-efficient responses to local microclimate, topography and physical context.
The proposed architectural and landscape design guidelines will to be tested against the subdivision guidelines contained in this report With mitigation: <i>Consequence: Still to be determined.</i>
Priority 7: Developing a composite landscape design strategy for the property that strives to integrate its distinctive landscape features with new development resulting from the proposed subdivisions. This would include integration of landscaping and architectural patterns, with particular attention to vegetation, surfaces and landforms characterizing the property.
With the exception of Ptn 6: <i>Medium- High Conformity</i> based on current information provided on the SDP, but subject to testing the proposed architectural and landscape design guidelines against the subdivision informants contained in this report. With mitigation: <i>Consequence: Low-Medium Impact.</i> With regard to Ptn 6: <i>Low Conformity</i> resulting in <i>Consequence: Medium-High Impact.</i>

12.2 Conclusions

12.2.1 The subdivision and rezoning strategy for the estate represent, in general, a carefully considered means of ensuring the sustainability of this highly significant property into the future, given the unsustainable, increasingly negative economic situation that the property now finds itself in. The proposals would ensure its retention as a working rural agricultural landscape into the future, while at the same time conserving its most significant material and spatial assets for future generations. The manner in which the strategy is implemented should, however, be exercised with great caution to ensure that the underlying objective of conserving this landscape is, indeed, achieved.

12.2.2 The subdivision involving one large central remainder portion and a number of relatively small new peripheral portions is regarded as preferable to the estate being simplistically subdivided into two portions, as

of 'right'. This will conserve the spatial integrity of its main signature spaces that could, otherwise, be seriously affected to the detriment of its special sense of place. Reservations, nonetheless, exist regarding the location of Portion 6 (Diagram 8). It is, therefore, recommended that this portion be excluded from the subdivision application.

12.2.3 A number of the new portions on the northeast edge of the property adjacent to Klaassens Rd are on sites that include gradients in excess of 1:4, i.e. in excess of the provincial Guideline for the Management of Development on Mountains, Hills and Ridges. However, these slopes are extensively covered in trees, while sufficient setbacks are provided for in the SDP to ensure adequate additional screen planting, where needed. Development on these portions is therefore, regarded as acceptable in principle and in this instance, notwithstanding slopes being in excess of the Guideline in some places.

12.2.4 The proposals generally perform well when measured against the HIA Design Informants, although still subject to an assessment of architectural and landscape design guidelines, which should be made a condition of the rezoning and subdivision approval. The subdivision informants are largely based on the 1992 Constantia/Tokai Growth Management Plan. This means that the proposals are seen as substantially in accordance with the Management Plan, barring a number of exceptions that are highlighted in the Assessment Tables (A-C). These exceptions relate principally to the location of Portion 6, but also address the issue of slopes in excess of 1:4 on Portions 1-4.

12.2.5 The owners' willingness to restore views into what is currently a 'viewlocked' edge along Spilhaus Ave, and ensure their retention in perpetuity, is regarded as a significant public spirited contribution to the special rural experience of the 'Agricultural Anchor,' of which the Glen Dirk estate forms a significant part.

12.3 Recommendations

This report, consequently recommends that the proposal for the proposed subdivision and rezoning of Glen Dirk on Erf 10373, Constantia, as set out in this report be approved, in principle, subject to the following conditions:

12.3.1 That an Integrated Landscape Plan in accordance with Section 9.3.9 of this report, together with landscape design guidelines, be prepared for the proposals with input from Heritage Western Cape, addressing, in particular, mitigation of negative visual impacts, and to the final approval of the City of Cape Town using the design informants in this report as yardstick;

12.3.2 That residential developments on the new subdivision portions be subject to architectural guidelines, emphasizing overall massing, roof configuration, scale, and ground slopes in excess of 1:4, giving this precedence over architectural detail; and that these guidelines recognize the maximal retention of existing trees as screening elements. These guidelines are to be subject to input from Heritage Western Cape, and to the final approval of the City of Cape Town;

12.3.3 That the abovementioned landscape and architectural guidelines be underpinned by the Subdivision Informants contained in Section 9 of this report, and assessed accordingly;

12.3.4 That proposed subdivision Portion 6 as located in Diagram 8 of this report, be excluded from the subdivision and rezoning application;

12.3.5 That undergrowth on the property adjacent to Spilhaus Ave as shown on Diagram 5 of this document, be cleared between the mature trees along this edge, with the purpose of restoring views onto the property from Spilhaus Ave, and that a restriction be placed on this edge preventing the construction of a boundary wall or other visual barrier, in order to ensure the retention of these views in perpetuity; and

12.3.6 That a watching brief be conducted during construction on all new subdivided portions, by a suitably qualified archaeologist qualified in the fields of both pre-colonial and historical archaeology.

GRAHAM JACOBS

Draft 3: May 2008

Draft 3: HIA Report: Proposed Subdivision and Rezoning at Glen Dirk Farm, Erf 10373 Constantia. © ARCON Architects & Heritage Consultants (CS Design CC).

DIAGRAM 3

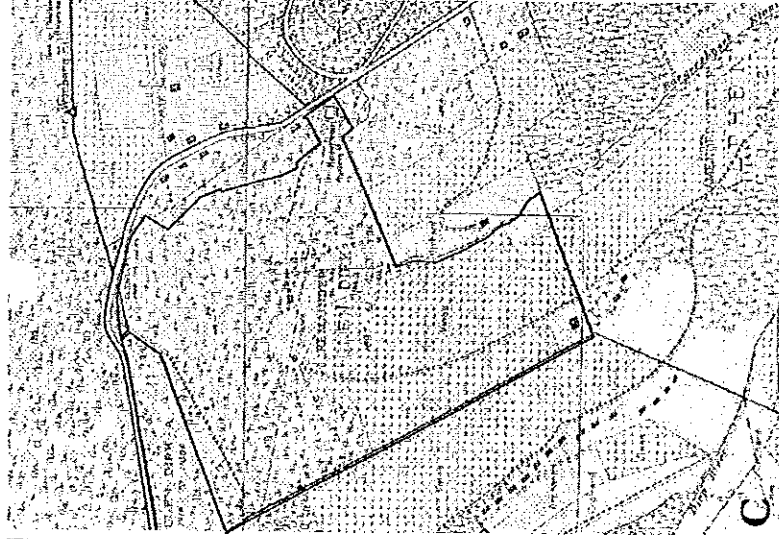
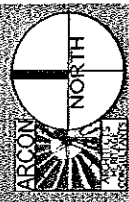
Historical Microtopography: Glen Dork Farm



The diagram illustrates the historical microtopography of the Glen Dork Farm area, showing the relationship between the land's physical features and the various survey boundaries and structures. The map includes a grid of survey lines and labels for various features such as 'Glen Dork Farm', 'Wynberg Park', and 'Mitschell's Office'. The diagram is divided into three main sections: A (top), B (middle), and C (bottom), each showing a different perspective or detail of the farm's layout.

HIA

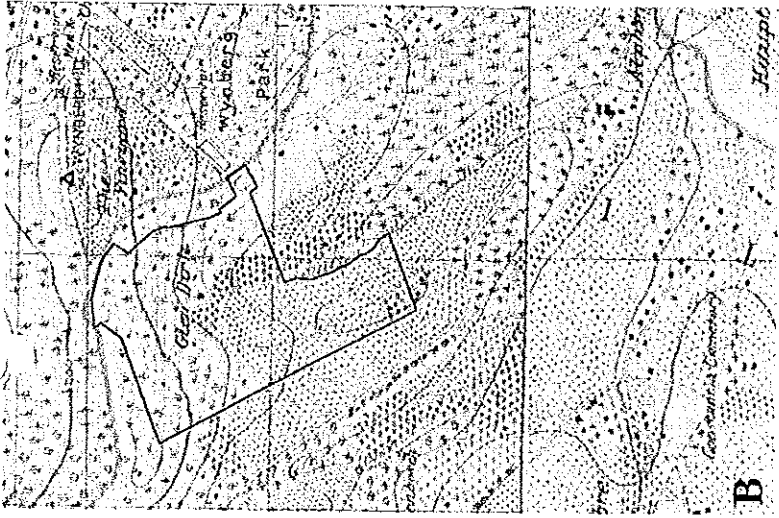
Historical Information Agency
 10000 Highway 100, Suite 100, Glen Dork Farm
 ERM 10000/10000/10000



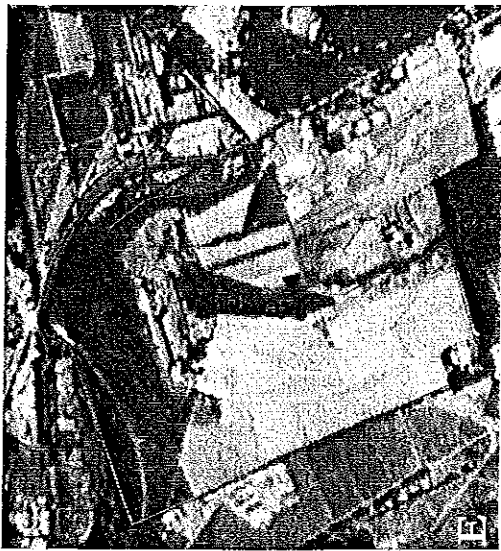
1931 Cape Town & Environs Survey detail (City of Cape Town: Land Information Branch digital database)



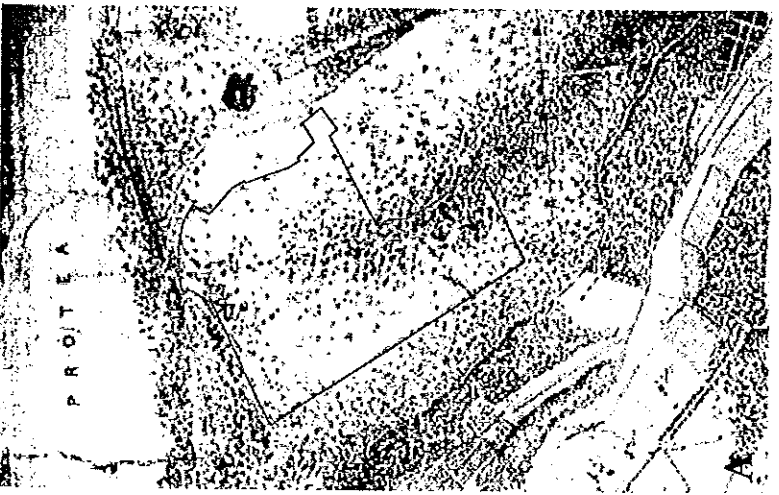
1989 (SG Aerial Survey)



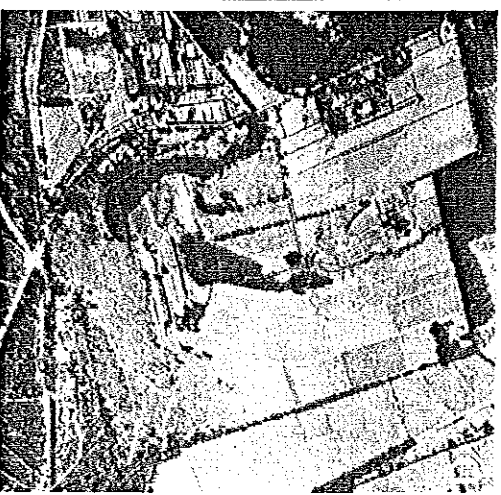
1901 Cape Peninsula Survey detail (City of Cape Town: Land Information Branch digital database)



1953 (SG Aerial Survey)



1887 Mitchell Survey detail (SG Office: original in colour framed on office wall)



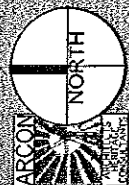
1944 (SG Aerial Survey)

DIAGRAM 8

Subdivision proposals (Preferred Alternative)

Location of the Community Center Site
Development Plan No. 10 (June 2007)
Reference: BN 75-10 Rev 02
by Michael Dehn Architects

- 1. Subdivision
- 2. Community Center Site
- 3. Community Center Site
- 4. Community Center Site
- 5. Community Center Site



Annexure 1

Assessment Criteria

This annexure includes a full description of the criteria and terms used in the assessment of the proposals in this report. It is to be read in conjunction with Tables A - C which are structured in accordance with the criteria and terms explained herein.

Tables A- C use the following abbreviations:

HDI 9.3.4a. (for example): Refers to a typical numbered clause in the Heritage Design Informants in Section 9.3.4a. of this report.

DP1 (for example) refers to Key Design Performance Priority 1 in Section 10 of this report.

I&C2. 1 (for example): Refers to Issue 1 in the second Issues & Concerns Table compiled by the Environmental Discipline Group of Ninham Shand (South) (PTY) Ltd, from current responses by Interested and Affected Parties to the subdivision proposals.

1 Assessment Table Headings

- Impacts generated by Subdivision/New Development: Description
- Measurement and Duration of Impacts
- Significance of Impacts on Heritage Resources
- Informant References
- General Comments and Mitigation Recommendations
- Confidence of the assessment.

2 Breakdown of Table Headings

Description of Impacts includes:

(i) Nature of impacts:

Physical and material aspects of the impact,
Nature of the visual impact including impact on architectural qualities
Associational impacts
Impact on environmental/scenic contexts

(ii) Measurement and Duration of Impacts:

Extent of Impacts:

Regional (Macro): applies to the Constantia/Tokai Valley area as defined in Section 1.2.3 of the HIA report.

Sub-Regional (Intermediate): applies to the Agriculture Anchor area defined in Section 1.2.2 of the HIA report.

Local (Immediate): applies to the extent of the site itself, as defined in Section 1.2.1 of the HIA report.

(iii) Rating of Impacts:

- *Positive*: Constitutes an improvement, consolidating significance and local character.
- *Neutral*: Drawbacks counterbalanced by benefits, or else neither positive nor negative.
- *Negative*: Will negatively affect cultural significance and/or local character.

(iv) Measurement of Impacts and related mitigation required.

- *High negative*: difficult to mitigate: Requires substantial, thorough mitigation measured against at least 6 monthly monitoring reports as part of an environmental management plan: where necessary requiring further mitigation until satisfactory in terms of the management plan.
- *Medium negative*: Of some concern; requires mitigation measured against at least annual monitoring reports as part of an environmental management plan: where necessary requiring further mitigation until satisfactory in terms of the management plan.
- *Low negative*: involving minimal or no mitigation. Requires once-off evaluation after mitigation, where mitigation is applicable.
- *Positive impact* enhancing the heritage resource. Requires no mitigation

(v) Duration of impacts:

- *Permanent*
- *Long term (10 years or more)*
- *Medium term (5-10 years)*
- *Short term (1-5 years)*
- *Temporary (during construction or remediation)*

(vi) Significance of Impacts on Heritage Resources

Significance of impacts refers to the measurement of impacts against the degree of cultural significance of the heritage resource. This ensures that the levels of significance in terms of the impacts on heritage resources are assessed and summarized. (Cultural significance is defined as “historical, architectural aesthetic environmental, social or technological/scientific value or significance.”[NHRA]).

Significance is measured as (abbreviations in bold):

- *No significant impact*
- *Low significant impact*
- *Moderately significant impact*
- *Highly significant impact*

(vii) Informant References

Identification of design informants and IAP issues pertinent to a specific assessment. (Abbreviated as outlined at the beginning of this annexure)

(vii) General Comments and/or Mitigation Recommendations

A general summation of the nature of a specific impact (where necessary), with general recommendations regarding the nature of mitigation required, where applicable.

(viii) Confidence of the Assessment

This measures the degree of certainty upon which a specific assessment is based, and to which successful mitigation, where applicable, would be achieved. These ratings are, therefore, influenced by the amount of information upon which an assessment is based. Lower ratings would, for example, be through lack of more detailed information, including with regard to architectural and landscaping proposals available at this stage. Measured as follows:

- *High Confidence*: 75% or greater degree of certainty
- *Medium Confidence*: 50-75% degree of certainty
- *Low Confidence*: 25-50% degree of certainty
- *Minimal Confidence*: no-25% degree of certainty

TABLE A

Read with Section 9: (Subdivision Informants), Section 11: (Assessment of Impacts) and Diagram 9 of the HIA report, as well as the VIA specialist report by Earthworks Landscape Architects. Note: Positive, Neutral, Low, Low Negative and Low-Medium impacts are indicated in black; Medium, Medium-High and High impacts are indicated in red.

IMPACTS GENERATED BY SUB-DIVISION PROPOSALS (UNMITIGATED): DESCRIPTION (PREFERRED ALTERNATIVE)	MEASUREMENT & DURATION OF IMPACTS	SIGNIFICANCE (UNMITIGATED) OF IMPACTS ON HERITAGE RESOURCES	INFORMANT REFERENCES	GENERAL COMMENTS & MITIGATION IMPLICATIONS	CONFIDENCE
<p>1 Impact on Overall Site Character</p> <p>1.1 Impact on rural qualities including tree patterns as framing, linking and edging elements of significant topographical features</p> <p>Relating to pin 6 (lower vineyards) and 1-4 (upper vineyards)</p> <p>Nature: <i>Neutral-Negative</i></p> <p>Relating to pins 5, 7 & 8</p> <p>Nature: <i>Neutral</i></p>	<p><i>Sub-regional</i> <i>Med Negative</i> Long term</p> <p><i>Sub-regional</i> <i>Low Negative</i> <i>Med-Long term</i></p>	<p><i>Med-High significant impact</i>, given that new unmitigated development on the southern end of the property (pin 6) will be visible from the M3, and subdivisions along the Klaassens Redupper vineyard edge (pins 1-4) may be partly visible through the tree backdrop immediately behind the manor house as approached from the south.</p> <p><i>Low significant impact</i>: given that these subdivisions would not substantially affect the rural quality of the site as in 1.1 above</p>	<p>HDI= Heritage Design Informant ref DP= Design Performance Priority ref</p> <p>HDI 9.3.1a, DP 1, 3, 4, 5, 7</p>	<p>Significance of impacts would be substantially mitigated by additional tree screening along the vineyard edge of pins 6, and 1-4, as well as the use of low-contrast finishes and low-profile roof configurations. In general: Impact without mitigation potentiality: Medium-High in general: Impact with mitigation potentiality: Low-Medium Apart from Pin 6 which would be Medium-High</p> <p>Significance of impacts would be mitigated by consolidation of existing tree belts & green buffer areas, as well as the use of low-contrast finishes and low-profile roof configurations. In general: Impact without mitigation potentiality: Medium in general: Impact with mitigation potentiality: None-Low</p>	<p><i>Med-High</i></p> <p><i>High</i></p>
<p>1.2 Development proposals reflecting a Cape Thomo.</p> <p>Nature: <i>As yet untested</i></p>	<p><i>Local</i> <i>Untested</i> <i>Substantially Long Term-Permanent</i></p>	<p><i>Untested</i>, will be assessed on the basis of the proposed architectural design guidelines, once completed.</p>	<p>HDI 9.3.1b, DP 1, 4, 6, 7</p>	<p>-</p>	<p><i>Medium (in the absence of photographs)</i></p>
<p>2 Conservation of Historic Buildings and Settings</p> <p>2.1 Impact on historic buildings and placemaking features on the site.</p> <p>Nature: <i>Neutral-Negative</i> (Backdrops to the main homestead not affected according to VIA)</p>	<p><i>Local</i> <i>Low Negative</i> <i>Med term</i></p>	<p><i>Low significant impact at most</i>, given that historic buildings on the site are unaffected, while site inspections suggest that there will be no significant impacts on the sites placemaking features.</p>	<p>HDI 9.3.2 DP 2, 4, 5, 6, 7</p>	<p>Significance of impacts would be mitigated by additional tree screening along the vineyard edge of pins 1-4, as well as the use of low-contrast finishes and low-profile roof configurations. Still subject to architectural/design guidelines for the property. In general: Impact without mitigation potentiality: Low in general: Impact with mitigation potentiality: None</p>	<p><i>High</i></p>
<p>3 Subdivisions</p> <p>3.1 Relaxation of minimum (area) standards for subdivisions, i.o. 21.5Ha</p> <p>Nature: <i>Neutral-Positive</i> (relating to conditional waiving of the minimum area stipulation)</p>	<p><i>Sub-regional</i> <i>Positive</i> <i>Permanent</i></p>	<p><i>Positive significant impact overall</i>, given that this would ensure sustainability of the spatial and scenic rural integrity of the property into the future, i.e. by avoiding subdivision of any of its signature central space & vineyards and, thereby, new dwellings in these areas.</p>	<p>HDI 9.3.3a & 3b, DP 1, 4, 7</p>	<p>Note: This evaluation does not apply to proposed Pin 6 (Diagram 8), which is regarded as problematic in terms of the 1992 Growth Management Plan and visual impact in the local context. Therefore: All portions apart from Pin 6: Mitigation: N/A Pin 6 without mitigation: High Pin 6 with mitigation: Medium-High</p> <p>Mitigation: N/A</p>	<p><i>High</i></p>
<p>3.2 Shape and orientation of proposed subdivisions</p> <p>Nature: <i>Neutral-Positive</i></p>	<p><i>Local</i> <i>Positive</i> <i>Permanent</i></p>	<p><i>Low significant impact at most</i>, given that proposed subdivision configurations allow plenty of room for appropriate orientation of buildings according to existing slopes, with acceptable setbacks for accommodating green buffer areas, where necessary</p>			<p><i>High</i></p>

TABLE B

Read with Section 9: (Subdivision Informants), Section 11: (Assessment of Impacts) and Diagram 9 of the HIA report, as well as the VIA specialist report by Earthworks Landscape Architects. Note: Positive, Neutral, Low, Low Negative and Low-Medium impacts are indicated in black; Medium, Medium-High and High impacts are indicated in red.

IMPACTS GENERATED BY SUB-DIVISION PROPOSALS (UNMITIGATED); DESCRIPTION (PREFERRED ALTERNATIVE)	MEASURE-MENT & DURATION OF IMPACTS	SIGNIFICANCE (UNMITIGATED) ON HERITAGE RESOURCES	INFORMANT REFERENCES	GENERAL COMMENTS & MITIGATION IMPLICATIONS	CONFL-DENCE
CONTINUED FROM TABLE A.....					
4 Control of New Residential Developments			HDI= Heritage Design Informant ref DP= Design Performance Priority ref		
4.1 Relationship to existing residential areas Nature: <i>Neutral</i>	Sub-regional Positive-Low Neg Permanent	Low significant impact overall, given that the proposed new subdivisions gravitate to the periphery of the property, adjacent to existing residential areas.	HDI 9.3.4a, DP 1, 6, 7	Mitigation of visual impacts from new development is possible using tree screening along the vineyard edge of plots 6, and 7-4, as well as the use of low-contrast finishes and low-profile roof configurations. In general: Impact without mitigation potentiality: Medium In general: Impact with mitigation potentiality: Low-Medium	<i>High</i>
4.2 Design of the public edge, and nature of the architecture on the sites in relation to their proposed subdivision sizes Nature: <i>As yet untested</i>	Local-Sub-regional Untested Substantially Long Term-Permanent	Untested. Will be assessed on the basis of the proposed architectural and landscape design guidelines, once completed.	HDI 9.3.4b(i) DP 1, 6, 7		
4.3 Choice and application of boundary materials Nature: <i>As yet untested</i>	Local Untested Substantially Long Term-Permanent	Untested. Will be assessed on the basis of the proposed architectural and landscape design guidelines, once completed.	HDI 9.3.4b(ii) & (iii) DP 1, 6, 7		
4.4 Location of new buildings within the proposed subdivisions Nature: <i>Positive</i>	Local Positive Substantially Long Term-Permanent	No significant impact: given that the dwelling footprints as indicated on the SDP (Diagram 6) are centrally located on each new subdivision, and at least 30m from existing vineyard boundaries, allowing sufficient space for the retention and consolidation of green buffer screening zones	HDI 9.3.4b(v); 9.3.8b DP 1, 6, 7	In general: Impact without mitigation potentiality: Low In general: Impact with mitigation potentiality: None-Low However, a new building on Pth 6 will increase the visual prominence of this site, regardless of the building's location thereon.	<i>Med-High</i>
4.5 Height of retaining walls Nature: <i>As yet untested</i>	Local-Sub-regional Untested Substantially Long Term-Permanent	Untested. Will be assessed on the basis of the proposed architectural and landscape design guidelines, once completed.	HDI 9.3.4b(v) DP 1, 6, 7		
4.6 Maximum building height Nature: <i>As yet untested</i>	Local Untested Substantially Long Term-Permanent	Untested. Will be assessed on the basis of the proposed architectural and landscape design guidelines, once completed.	HDI 9.3.4b(vi) DP 1, 6, 7		
4.7 Overall building form With regard to new building footprints: General Nature: <i>Positive</i>	Local Positive Substantially Long Term-Permanent	No significant impact: i.e. building footprints on the SDP (Diagram 8) indicate pavilion type buildings, which are substantially in accordance with the Design Informants & Constantia/Tokai Growth Management Plan although massing may need to be adapted to suit specific slopes in order to reduce cut and fill, & overall visual impact.	HDI 9.3.4b(vii) DP 1, 6, 7	Further mitigation of visual impacts would be achieved through the use of appropriately shaped roofs, use of scaling elements such as verandas, relationships of massing to contours, as well as appropriate finishes; all of which should be addressed in the architectural design guidelines, still to be completed. In general: Impact without mitigation potentiality: Low-Medium In general: Impact with mitigation potentiality: None-Low	<i>Medium</i> (in the absence of design guidelines)

<p>4.8 Use of lush landscaping in accordance with the character of the property, together with porous surfaces for paved areas Nature: As yet untested</p> <p>4.9 Orientation of new buildings relative to predominant slopes General Nature: <i>Positive</i></p>	<p><i>Local-Sub-regional</i> <i>Untested</i> <i>Substantially Long Term-Permanent</i></p> <p><i>Local</i> <i>Positive</i> <i>Permanent</i></p>	<p><i>Untested</i>. Will be assessed on the basis of the proposed landscape design guidelines, once completed.</p> <p><i>No significant impact, in principle</i>; given that buildings as provisionally located in the SDP (Diagram 8) are orientated predominantly along, rather than at right angles to the prevailing slopes.</p>	<p>HDI 9.3.4b(vii) DP 1, 6, 7</p> <p>HDI 9.3.10b(ii) DP 1, 6, 7</p>	<p>Architectural guidelines should elaborate on this. Mitigation: N/A</p>	<p>High</p>
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TABLE C

Read with Section 9: (Subdivision Informants), Section 11: (Assessment of Impacts) and Diagram 9 of the HIA report, as well as the VIA specialist report by Earthworks Landscape Architects. Note: Positive, Neutral, Low, Low Negative and Low-Medium impacts are indicated in black, Medium, Medium Negative, Medium-High and High impacts are indicated in red.

IMPACTS GENERATED BY SUB-DIVISION PROPOSALS (UNMITIGATED); DESCRIPTION (PREFERRED ALTERNATIVE)	MEASURE-MENT & DURATION OF IMPACTS	SIGNIFICANCE (UNMITIGATED) OF IMPACTS ON HERITAGE RESOURCES	INFORMANT REFERENCES	GENERAL COMMENTS & MITIGATION IMPLICATIONS	CONF-DENCE
CONTINUED FROM TABLE B.....					
5 Protection of Agricultural Land			HDI= Heritage Design Informant ref DP= Design Performance Priority ref		
5.1 Expansion of housing into agricultural land Entire site with the exception of proposed Plot 6 (Diagram 8) Nature: Positive	Local-Sub-regional/ Positive Permanent	No significant impact, given that the proposed subdivisions do not encroach onto either present or past agricultural land.	HDI 9.3.5 DP 1, 4	Mitigation: N/A	High
Proposed subdivision 6 Nature: Negative	Local-Sub-regional/ High Negative Permanent	High significant impact, given that Portion 6 will encroach into vineyard space in use since the late 19 th Century, even though limited in extent.		Given that this would result in the irretrievable loss of historical agricultural land: Impact without mitigation: High Impact with mitigation: Medium-High	High
6 Impact on Agricultural Production and Forestry	Regional/ Positive Permanent	No significant impact, given that the proposed subdivisions encroach neither onto present / past agricultural land, nor existing forest areas.	HDI 9.3.6 DP 1, 4	The underlying purpose of the subdivision proposals is to improve the viability of the property, thereby sustaining its agricultural production activities into the future. Given that sustainability of agricultural activity will not be affected and, indeed, consolidated, and given that existing forested areas are not affected: Impact without mitigation: None	High
6.1 Impact on the sustainability of agriculture and forestry in the Valley Nature: Positive	Regional/ Positive Permanent			Mitigation: N/A	High
7 Impact on the Open Space Riverine System	Regional/ Positive Permanent	No significant impact, given that the proposed subdivisions are confined to the periphery of the property, thereby avoiding the Burgersbosch Kloof stream.	HDI 9.3.7a,b&c DP 1, 4		High
7.1 Impact on the Burgersbosch Kloof stream running through the property Nature: Neutral	Local/ Low-Med Neg Medium Term	Med-High significant impact, given that these subdivisions do include slopes exceeding 1:4. However, given the proliferation of existing trees on these sites, exceeding the 1:4 gradient could be acceptably mitigated	HDI 9.3.8a DP 1	Acceptable levels of mitigation can be achieved using tree screening along the vineyard edge as well as the careful use of stepped retaining walls reinforced with appropriate planting subject to landscaping guidelines still to be completed Impact without mitigation: Medium-High Impact with mitigation: Low-Medium	Medium-High (in the absence of plans confirming positions of trees on steep slopes)
8 Landscape Design Implications	Local/ Low-Neg Permanent	No significant impact, given that slopes on these sites do not exceed a 1:4 gradient.	HDI 9.3.8a DP 1	Further mitigation of visual impacts from cuts into slopes can be achieved by consolidating existing tree screening and using carefully designed retaining structures reinforced with appropriate planting subject to landscaping guidelines still to be completed. Impact without mitigation: Low-Medium Impact with mitigation: None-Low	Medium As above
8.1 Planting on slopes exceeding 1:4				Impact without mitigation: Medium Impact with mitigation: Low	
Portion 4 Nature: Neutral-Negative					
Proposed plots 1-3, & 5-8 Nature: Neutral					

<p>8.2 General planting & buffer zones All subdivisions except ptn 6 Nature: <i>Neutral-Positive</i></p> <p>Portion 6 Nature: <i>Neutral-Negative</i></p>	<p><i>Local-Sub-regional Positive Permanent</i></p> <p><i>Local Low-Med Neg Long Term</i></p>	<p><i>No-Med significant impact</i> given that the proposed new dwellings have generous setbacks, allowing sufficient space for consolidating already existing tree clusters</p> <p><i>Med-High significant impact</i>, given that even though generous space exists on this site for green buffer zones, the site is in an exposed location visible from parts of the M3 with at least 10 or more years required for tree canopies to begin to reach an acceptable screening height.</p> <p><i>Untested</i>. Will be assessed on the basis of the proposed architectural and landscape design guidelines, once completed.</p> <p><i>Untested</i>. Will be assessed on the basis of the proposed architectural and landscape design guidelines, once completed.</p> <p><i>Untested</i>. Will be assessed on the basis of the proposed architectural design guidelines, once completed.</p>	<p>HDI 9.3.8b DP 1, 4, 7</p> <p>HDI 9.3.8c DP 1, 4, 7</p> <p>HDI 9.3.8d DP 1, 4, 7</p> <p>HDI 9.3.8e DP 1, 4, 7</p>	<p>Further mitigation of visual impacts using screen planting can be achieved by consolidating existing tree screening and planting additional screen planting. This will, however, take a number of years to become effective. Impact without mitigation: Low-Medium Impact with mitigation: None-Low</p> <p>Given that mitigation of visual impacts using screen planting will, however, take a number of years to become effective and may not be entirely satisfactory: Impact without mitigation: High Impact with mitigation: Medium</p>	<p><i>Medium-High</i></p> <p><i>Medium</i> (in the absence of landscape plans/guidelines)</p>
<p>8.3 Lighting and services implications Nature: <i>As yet untested</i></p>	<p><i>Local-Sub-regional Untested Substantially Long Term-Permanent</i></p>	<p><i>Untested</i>. Will be assessed on the basis of the proposed architectural and landscape design guidelines, once completed.</p>	<p>HDI 9.3.8c DP 1, 4, 7</p>	<p>Impact without mitigation: High Impact with mitigation: Medium</p>	<p>-</p>
<p>8.4 General security implications including walls, gates, fences, TV surveillance etc Nature: <i>As yet untested</i></p>	<p><i>Local-Sub-regional Untested Substantially Long Term-Permanent</i></p>	<p><i>Untested</i>. Will be assessed on the basis of the proposed architectural and landscape design guidelines, once completed.</p>	<p>HDI 9.3.8d DP 1, 4, 7</p>	<p>Impact without mitigation: High Impact with mitigation: Medium</p>	<p>-</p>
<p>8.5 Advertising & name boards</p>	<p><i>Local Untested Short Term</i></p>	<p><i>Untested</i>. Will be assessed on the basis of the proposed architectural design guidelines, once completed.</p>	<p>HDI 9.3.8e DP 1, 4, 7</p>	<p>Impact without mitigation: High Impact with mitigation: Medium</p>	<p>-</p>