

**THE ESTABLISHMENT OF A RESIDENTIAL
DEVELOPMENT ON ERVEN 9038, 10103 AND 11427 IN
WELLINGTON, WESTERN CAPE**

NOTIFICATION OF INTENT TO DEVELOP

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Date: 29 July 2009

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Heritage Western Cape

Notification of Intent to Develop

Section 38 of the National Heritage Resources Act (Act No. 25, 1999)

Section 38 of the National Heritage Resources Act requires that any person who intends to undertake certain categories of development in the Western Cape (see Part 1) must notify Heritage Western Cape at the very earliest stage of initiating such a development and must furnish details of the location, nature and extent of the proposed development.

This form is designed to assist the developer to provide the necessary information to enable Heritage Western Cape to decide whether a Heritage Impact Assessment (HIA) will be required, and to establish the appropriate scope of and range of skills required for the HIA.

Note: This form must be completed when the proposed development does not fulfil the criteria for Environmental Impact Assessment as set out in the EIA regulations.

Its completion is recommended as part of the EIA process to assist in establishing the requirements of Heritage Western Cape with respect to the heritage component of the EIA.

1. It is recommended that the form be completed by a professional familiar with heritage conservation issues.
2. The completion of Section 7 by heritage specialists is not mandatory, but is recommended in order to expedite decision-making at notification stage. If Section 7 is completed:
 - Section 7.1 must be completed by a professional heritage practitioner with skills and experience appropriate to the nature of the property and the development proposals.
 - Section 7.2 must be completed by a professional archaeologist or palaeontologist.
 - Each page of the form must be signed by the heritage practitioner and archaeologist/palaeontologist.
3. Additional information may be provided on separate sheets.
4. This form is available in electronic format so that it can be completed on computer.

OFFICIAL USE

Date received:

Response date:

PART 1: BASE INFORMATION

| 1.1 PROPERTY | |
|--|--|
| Name of property | Stadsig |
| Street address or location (e.g. off R44) | Off Church Street |
| Erf or farm number/s | 9038, 10103 and 11427 |
| Town or District | Wellington |
| Responsible Local Authority | Drakenstein Municipality |
| Magisterial District | Wellington |
| Current use | 2 houses, 3 cottages, olive orchards and fallow fields |
| Current zoning | Residential |
| Predominant land use of surrounding properties | Residential to north, south and west; Agricultural to west |
| Extent of the property | 13.974ha |

| 1.2 CATEGORY OF DEVELOPMENT (S. 38 (1)) | X | <i>Brief description of the nature and extent of the proposed development or activity (See also Part 3.1)</i> |
|--|---|---|
| 1. Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length | | <p>Proposed development of 143 single residences on the 13.974ha property with bulk transportation of water/sewage and private access roads.</p> <p>Proposed density of 13 units per ha.</p> <p>There will be consolidation, re-zoning and subdivision of the 3 erven.</p> |
| 2. Construction of a bridge or similar structure exceeding 50 m in length | | |
| 3. Any development or activity that will change the character of a site— | | |
| a) exceeding 5 000 m ² in extent | X | |
| b) involving three or more existing erven or subdivisions thereof | | |
| c) involving three or more erven or divisions thereof which have been consolidated within the past five years | | |
| 4. Rezoning of a site exceeding 10 000 m ² | | |
| 5. Other (state) | | |

| 1.3 INITIATION STAGE OF PROPOSED DEVELOPMENT | | |
|---|---|---------------|
| Exploratory (e.g. viability study) | X | <i>Notes:</i> |
| Conceptual | | |
| Outline proposals | | |
| Draft / Sketch plans | | |
| Other (state) | | |

PART 2: HERITAGE ISSUES

| 2.1 CONTEXT | | |
|---------------------------------|--|--|
| X | <i>(check box of all relevant categories)</i> | <i>Brief description/explanation</i> |
| | Urban environmental context | On the border of the urban edge (<u>within the urban edge</u>), adjoining agricultural lands. |
| | Rural environmental context | |
| | Natural environmental context | |
| Formal protection (NHRA) | | |
| | Is the property part of a protected area (S. 28)? | No |
| | Is the property part of a heritage area (S. 31)? | No |
| Other | | |
| | Is the property near to or visible from any protected heritage sites? | No |
| | Is the property part of a conservation area or special area in terms of the Zoning Scheme? | No |
| | Does the site form part of an historical settlement or townscape? | No |
| | Does the site form part of a rural cultural landscape? | No, although adjoining the Bovlei section of the Cape Winelands Cultural Landscape (not yet declared) |
| | Does the site form part of a natural landscape of cultural significance? | No |
| | Is the site within or adjacent to a scenic route? | On the edge of the R303 which connects Wellington to the Bainskloof pass. |
| | Is the property within or adjacent to any other area which has special environmental or heritage protection? | No |
| | Do the general context or any adjoining properties have cultural significance ¹ ? | Adjoining the Bovlei section of the Cape Winelands Cultural Landscape (not yet declared) |

| 2.2 PROPERTY FEATURES AND CHARACTERISTICS | | |
|--|---|--|
| X | <i>(check box if YES)</i> | <i>Brief description</i> |
| | Has the site been previously cultivated or developed? | Yes, cultivated under vineyards, replaced recently with olive groves. |
| | Are there any significant landscape features on the property? | No. The property is on a slope, and ends on an embankment above the R303. |
| | Are there any sites or features of geological significance on the property? | No |
| | Does the property have any rocky outcrops on it? | No |
| | Does the property have any fresh water sources (springs, streams, rivers) on or alongside it? | No |
| | Does the property have any sea frontage? | No |
| | Does the property form part of a coastal dune system? | No |
| | Are there any marine shell heaps or scatters on the property? | No |
| | Is the property or part thereof on land reclaimed from the sea? | No |

| 2.3 HERITAGE RESOURCES² ON THE PROPERTY | | |
|---|--|--|
| X | <i>(check box if present on the property)</i> | <i>Name / List / Brief description</i> |
| Formal protections (NHRA) | | |
| | National heritage site (S. 27) | No |
| | Provincial heritage site (S. 27) | No |
| | Provisional protection (s.29) | No |
| | Place listed in heritage register (S. 30) | No |
| General protections (NHRA) | | |
| | structures older than 60 years (S. 34) | No, houses are all very recent. |
| | archaeological ³ site or material (S. 35) | Yes, Early Stone Age implements found on the property. |
| | palaeontological ⁴ site or material (S. 35) | No rock outcrops on the property |
| | graves or burial grounds (S. 36) | No |
| | public monuments or memorials ⁵ (S. 37) | No |
| Other | | |
| | Any heritage resource identified in a heritage survey (state author and date of survey and survey grading/s) | None, apart from the ESA archaeological material and the general context of the development adjoining the Cape Winelands. Survey conducted by Hart & Webley on 28 January 2009. |
| | Any other heritage resources (describe) | None |

| 2.4 PROPERTY HISTORY AND ASSOCIATIONS | | |
|--|--|--|
| X | <i>(check box if YES)</i> | <i>Brief description/explanation</i> |
| | Provide a brief history of the property (e.g. when granted, previous owners and uses). | This aspect of the study was not commissioned |
| | Is the property associated with any important persons or groups? | Not known |
| | Is the property associated with any important events, activities or public memory? | Not known |
| | Does the property have any direct association with the history of slavery? | Not known |
| | Is the property associated with or used for living heritage ⁶ ? | Not known but unlikely. |
| | Are there any oral traditions attached to the property? | Not known. |

| 2.6 SUMMARY OF CULTURAL SIGNIFICANCE OF THE PROPERTY (OR ANY PART OF THE PROPERTY) (S. 3(3)) | | |
|--|--|--------------------------------------|
| X | <i>(check box of all relevant categories)</i> | <i>Brief description/explanation</i> |
| | Important in the community or pattern of South Africa's (or Western Cape's, or local) history. | Not known but unlikely |
| | Associated with the life or work of a person, group or organisation of importance in history. | Not known but unlikely |
| | Associated with the history of slavery. | Not known |
| | Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons | Not known |
| | Exhibits particular aesthetic characteristics valued by a community or cultural group | No |
| | Demonstrates a high degree of creative or technical achievement at a particular period | No |
| | Has potential to yield information that will contribute to an understanding of natural or cultural heritage | No |
| | Typical: Demonstrates the principal characteristics of a particular class of natural or cultural places | No |
| | Rare: Possesses uncommon, rare or endangered aspects of natural or cultural heritage | No |
| Please provide a brief statement of significance | | |
| The most significant heritage aspect of the property is that it adjoins the Bovlei section of the Cape Winelands Cultural Landscape. In other words, while it is located within the urban edge, it will form the transition into the agricultural properties to the east. The Early Stone Age artefacts are a very ephemeral scatter, with little or no heritage significance as they are not in situ. | | |

PART 3: POTENTIAL IMPACT OF DEVELOPMENT

| 3.1 PROPOSED DEVELOPMENT | |
|--|---|
| Brief description of proposed development | Construction of 143 residential units with associated infrastructure and roads. |
| Monetary value | |
| Anticipated starting date | |
| Anticipated duration of work | |
| Does it involve change in land use? | There will be consolidation, re-zoning and subdivision of the 3 erven. They are currently under olive orchards or fallow fields. |
| Extent of land coverage of the proposed development | |
| Does it require the provision of additional services? (e.g. roads, sewerage, water, electricity) | Yes |
| Does it involve excavation or earth moving? | Yes |
| Does it involve landscaping? | Yes |

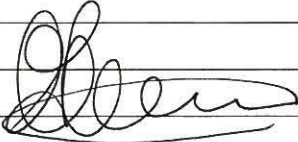
| | |
|--|--|
| Does it involve construction work? | Yes |
| What is the total floor area? | |
| How many storeys including parking? | |
| What is the maximum height above natural ground level? | |
| 3.2 POTENTIAL IMPACT | |
| What impact will the proposed development have on the heritage values of the context of the property? (e.g. visibility, change in character) | The development will have a visual impact particularly in so far it is situated on the edge of the Cape Winelands. While <u>not visible from the R303</u>, it will be visible from neighbouring properties across the road. |
| Are any heritage resources listed in Part 2 affected by the proposed development? If so, how? | The adjacent cultural landscape may be affected by the development. |
| Please summarise any public/social benefits of the proposed development. | |
| The development will provide 143 housing units and will create employment for the duration of the project. | |


PART 4: POLICY, PLANNING AND LEGAL CONTEXT

| X | <i>(check box if YES)</i> | <i>Details/explanation</i> |
|----------|---|---|
| | Does the proposed development conform with approved regional and local planning policies? (e.g. SDF, Sectoral Plans) | Falls within the urban edge for Drakenstein Municipality |
| | Does the development require any departures or consent use in terms of the Zoning Scheme? | |
| | Has an application been submitted to the planning authority? | |
| | Has their comment or approval been obtained? (attach copy) | |
| | Is planning permission required for any subdivision or consolidation? | |
| | Has an application been submitted to the planning authority? | |
| | Has their comment or approval been obtained? (attach copy) | |
| | Are there title deed restrictions linked to the property? | |
| | Does the property have any special conservation status? | No |
| | Are there any other restrictions on the property? | |
| | Is the proposed development subject to the EIA regulations of the Environment Conservation Act (Act 73 of 1989)? | |
| | Has an application (or environmental checklist) been submitted to DEA&DP What are the requirements of DEA&DP? | |
| | At what stage in the IEM process is the application (scoping phase, EIA etc.) | |
| | Has any assessment of the heritage impact of the proposed development been undertaken in terms of the EIA or planning | |

| | | |
|--|---|--|
| | process? | |
| | Are any such studies currently being undertaken? | |
| | Is approval from any other authority required? | |
| | Has permission for similar development on this site been refused by any authority in the past? | |
| | Have interested and affected bodies have been consulted? Please list them and attach any responses. | |

PART 5: APPLICANT DETAILS

| REGISTERED PROPERTY OWNER | | | |
|---------------------------|---|------|-------------|
| Name | Bommelstein Development (Pty) Ltd. | | |
| Address | 10 Ulanboom Crescent Platteklouf 7500 | | |
| Telephone | 021-9399205 | | |
| Fax | | | |
| E-mail | | | |
| Signature |  | Date | 10 Nov 2008 |

| DEVELOPER | | | |
|-----------|---|------|--|
| Name | Bommelstein Development (Pty) Ltd. | | |
| Address | 10 Ulanboom Cresc. Platteklouf 7500 | | |
| Telephone | 021-9399205 | | |
| Fax | 021-9399205 | | |
| E-mail | j.verkooyen@12move.nl | | |
| Signature |  | Date | |

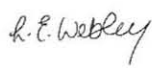
| PERSON RESPONSIBLE FOR COMPLETING THE FORM | | | |
|--|---|------|------------------|
| Name | Lita Webley | | |
| Address | ACO, Archaeology Dept, University of Cape Town, Private Bag, Rondebosch | | |
| Telephone | 021-650 2357 | | |
| Fax | 021-650 2352 | | |
| E-mail | Lita. Webley@ru.ac.za | | |
| Field of expertise & qualifications | Phd Archaeology. Completion of 60 HIA and AIA reports, involved in heritage consultancy since 1995. | | |
| Signature |  | Date | 11 February 2009 |

PART 6: ATTACHMENTS

| | |
|---|---|
| X | Plan, aerial photo and/or orthophoto clearly showing location and context of property. |
| | Site plan or aerial photograph clearly indicating the position of all heritage resources and features. |
| | Photographs of the site, showing its characteristics and heritage resources. |
| X | Relevant sketch proposals, development plans, architectural and engineering drawings and landscaping plans. |
| | Responses from other authorities. |
| | Responses from any interested and affected parties. |
| X | Any archaeological reports or other reports that may have been carried out on the property or properties within the immediate area. |
| | Any other pertinent information to assist with decision-making. |

PART 7. RECOMMENDATIONS BY HERITAGE SPECIALISTS

| 7.1 RECOMMENDATIONS OF GENERALIST HERITAGE PRACTITIONER | | |
|---|---------------|--|
| <i>Further investigation required</i> | <i>Yes/No</i> | <i>Describe issues and concerns</i> |
| Existing Conservation and Planning Documentation | | |
| Planning | | |
| Urban Design | Yes | Design of the residential units needs to be provided |
| Built Environment | No | No, the buildings on the property are all of recent date |
| Architecture/building fabric | No | |
| Cultural Landscape | Yes | Further investigation needed to understand the relationship of the property with the adjoining Cape Winelands Cultural Landscape |
| Visual Impact | Yes | While not visible from the road, due to an embankment and line of trees, the development will |

| | | |
|--|-----|---|
| | | be visible from further away (see report) |
| History | | |
| Published Information | No | Unlikely to be any available |
| Title Deeds Survey | Yes | This will determine whether the property was initially part of a larger farm which may have historic significance |
| Archival | Yes | Preliminary searches will indicate history of the property and possible significance |
| Oral History | No | |
| Social History | No | |
| Other specialist study (specify) | | |
| Public Consultation | | |
| Specialist Groups | | |
| Neighbours | | |
| Open House | | |
| Public Meeting | | |
| Public Advertisement | | |
| Other (specify) | | |
| No further specialist conservation studies required | | |
| Alternative development options and mitigation measures | Yes | Mitigation will be required to soften the line of the development at the juncture of the adjoining vineyards |
| No development option | | |
| Heritage Impact Assessment required, co-ordinated by a generalist heritage practitioner | | |
| Development inappropriate and should not be permitted. Further HIA not required. | | |
| Other recommendations (use additional pages if necessary) | | |
| <p>I have reviewed the property and the proposed development and this completed form and make the recommendations above.</p> <p>Name of Heritage Practitioner Dr Lita Webley (Archaeology Contracts Office)</p> <p>Qualifications, field of expertise: PhD Archaeology. Completion of 60 HIA and AIA reports, involved in heritage consultancy since 1995.</p> <p></p> <p>Signature. Date: 11 February 2009</p> | | |

| 7.2 RECOMMENDATIONS OF ARCHAEOLOGIST/PALAEONTOLOGIST | | |
|--|---------------|-------------------------------------|
| <i>Further investigation required</i> | <i>Yes/No</i> | <i>Describe issues and concerns</i> |
| Palaeontology | No | |
| Pre-colonial archaeology | No | |
| Historical archaeology | No | |
| Industrial archaeology | No | |
| No further archaeological or palaeontological investigation | No | |
| Other recommendations (use additional pages if necessary) | | |
| <p>I have reviewed the property and the proposed development and this completed form and make the recommendations above.</p> <p>Name of Archaeologist/Palaeontologist: Lita Webley</p> <p>Qualifications field of expertise: PhD Archaeology. Completion of 60 HIA and AIA reports, involved in heritage consultancy since 1995.</p> <p>Signature: Date: 11 February 2009</p> <p style="text-align: center;"><i>L. E. Webley</i></p> | | |
| | | |
| | | |

Notes:

- ¹ Cultural significance means aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance.
- ² Heritage resource means any place or object of cultural significance.
"Place" includes –
 - (a) a site, area or region;
 - (b) a building or other structure which may include equipment, furniture, fittings and other articles associated with or connected with such building or other structure;
 - (c) a group of buildings or other structures [and associated equipment, fittings, etc];
 - (d) an open space, including a public square, street or park; and
 - (e) in relation to the management of a place, includes the immediate surroundings.
- ³ Archaeological means —
 - (a) material remains resulting from human activity which are in a state of disuse and are in or on land and which are older than 100 years, including artefacts, human and hominid remains and artificial features and structures;
 - (b) rock art, being any form of painting, engraving or other graphic representation on a fixed rock surface or loose rock or stone, which was executed by human agency and which is older than 100 years, including any area within 10m of such representation;
 - (c) wrecks, being any vessel or aircraft, or any part thereof, which was wrecked in South Africa or in the maritime zone of the Republic, any cargo, debris or artefacts found or associated therewith, which is older than 60 years or which Heritage Western Cape considers to be worthy of conservation; and
 - (d) features, structures and artefacts associated with military history which are older than 75 years and the site on which they are found.
- ⁴ Palaeontological means any fossilised remains or fossil trace of animals or plants which lived in the geological past, other than fossil fuels or fossiliferous rock intended for industrial use, and any site which contains such fossilised remains or trace.
- ⁵ Public monuments and memorials means all monuments and memorials –
 - (a) erected on land belonging to any branch of ... government or on land belonging to any organisation funded by or established in terms of the legislation of such a branch of government; or
 - (b) which were paid for by public subscription, government funds, or a public-spirited or military organisation, and are on land belonging to any private individual.
- ⁶ Living heritage means the intangible aspects of inherited culture, and may include cultural tradition, oral history, performance, ritual, popular memory, skills and techniques, indigenous knowledge systems and the holistic approach to nature, society and social relationships.

**HERITAGE STATEMENT: PROPOSED DEVELOPMENT OF ERVEN
9038, 10103 AND 11427, WELLINGTON, DRAKENTSTEIN
MUNICIPALITY, WESTERN CAPE**

(Assessment conducted under Section 38 (1) of the
National Heritage Resources Act No 25 of 1999)

Prepared for:
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February 2009



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EXECUTIVE SUMMARY

The Archaeology Contracts Office was approached by Guillaume Nel Environmental Consultants to provide a Heritage Statement for the purposes of completing a Notice of Intent to Develop for the proposed residential development of erven 9038, 10103 and 11427 (approx. 14ha in size) situated on the eastern edge of Wellington, in the Drakenstein Municipality. The development will involve the consolidation, rezoning and sub-division of the erven for the establishment of a residential development consisting of 143 single residences as well as access roads and bulk infrastructure. The property lies on the urban edge of Wellington. Recently housing estates have been built on northern and western borders of the property. The Bovlei section of the Cape Winelands lies to the east. The property is currently covered in olive orchards and fallow fields and has 2 houses and 3 labourers' cottages.

Identified heritage resources are:

- Scatters of Early Stone Age artefacts;
- The context of the property on the edge of the Bovlei section of the Cape Winelands Cultural Landscape;
- The location of the property on the edge of a scenic route (R303 to Bainskloof Pass) and its visual impact from surrounding properties.

Archaeology: with regard the ephemeral distribution of Early Stone Age implements, it is anticipated that the impact of development on the archaeological record will be low. *Mitigation, if considered necessary by Heritage Western Cape, will involve the collection of a sample of material prior to site disturbance.*

Cultural Landscape: The property lies at the juncture between the built-up urban areas of Wellington and the agriculturally zoned farming areas to the east (Bovlei). As such, any development on the property will need to be sympathetic to the heritage significance of the Cape Winelands Cultural Landscape so as to provide a suitable transition between it and the built-up area. *One way in which this could be achieved would be by reducing the density of the development, particularly on the eastern edge bordering on the vineyards; suitable landscaping, in terms of vegetation breaks, would also assist in reducing the visual impact of the development.*

Scenic Route and Visual Impact: While the development will take place on the slope of a hill, located about 5-8m above the road and therefore limiting visibility from the road, it is important to note that the scenic R303 to Bainskloof Pass runs along the southern border of the property. A visual specialist will be able to assess the impact of the development from neighbouring properties, across the road. Proposals for mitigation may allow the impact of this development to be reduced.

1. INTRODUCTION

The Archaeology Contracts Office was approached by Guillaume Nel Environmental Consultants to provide a Heritage Statement and complete a Notice of Intent to Develop (NID) for the proposed residential development of erven 9038, 10103 and 11427 (approx. 14ha in size) situated on the eastern edge of Wellington, in the Drakenstein Municipality (Figure 1). The erven are located on the R303 road which runs along the southern border of the property from Wellington to the Bainskloof pass.

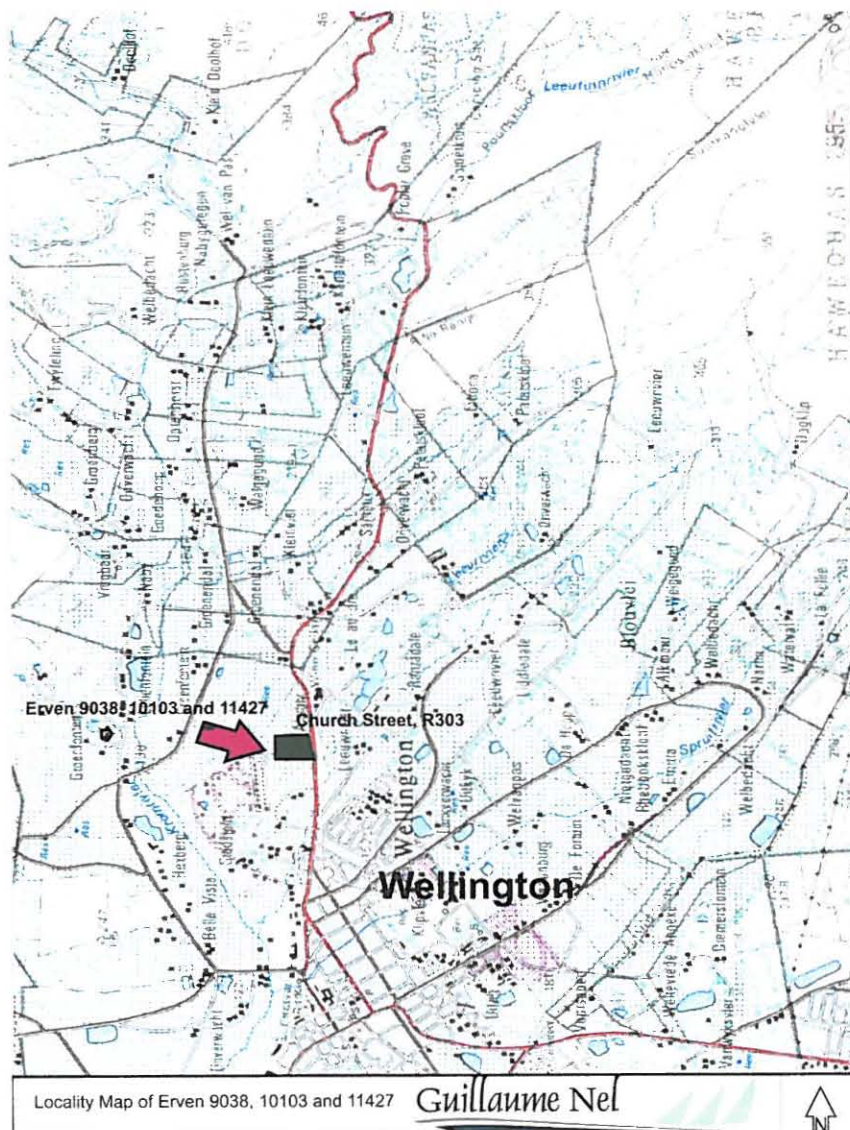


Figure 1: Map sheet 3319CA Wellington (Mapping information supplied by - Chief Directorate: Surveys and Mapping, Website: w3sli.wcape.gov.za). The black square indicates the affected erven. Note that the North arrow is incorrect.

2. DESCRIPTION OF AFFECTED ENVIRONMENT

The erven in question lie on the eastern edge of the town of Wellington. As such, it lies on the border of the Bovlei section of the Cape Winelands Cultural Landscape. However, encroaching residential development has already taken place up to the western and northern boundaries of the property (Figure 2). *The development on the western border is not evident on this aerial photograph which may be up to two years old.* The southern border consists of the extension of Church Street (the R303) which leads to Bainskloof Pass. The eastern edge of the property consists of rolling hills covered in vineyards, orchards, fields and homesteads up to the foot of the Hawequa Mountains.

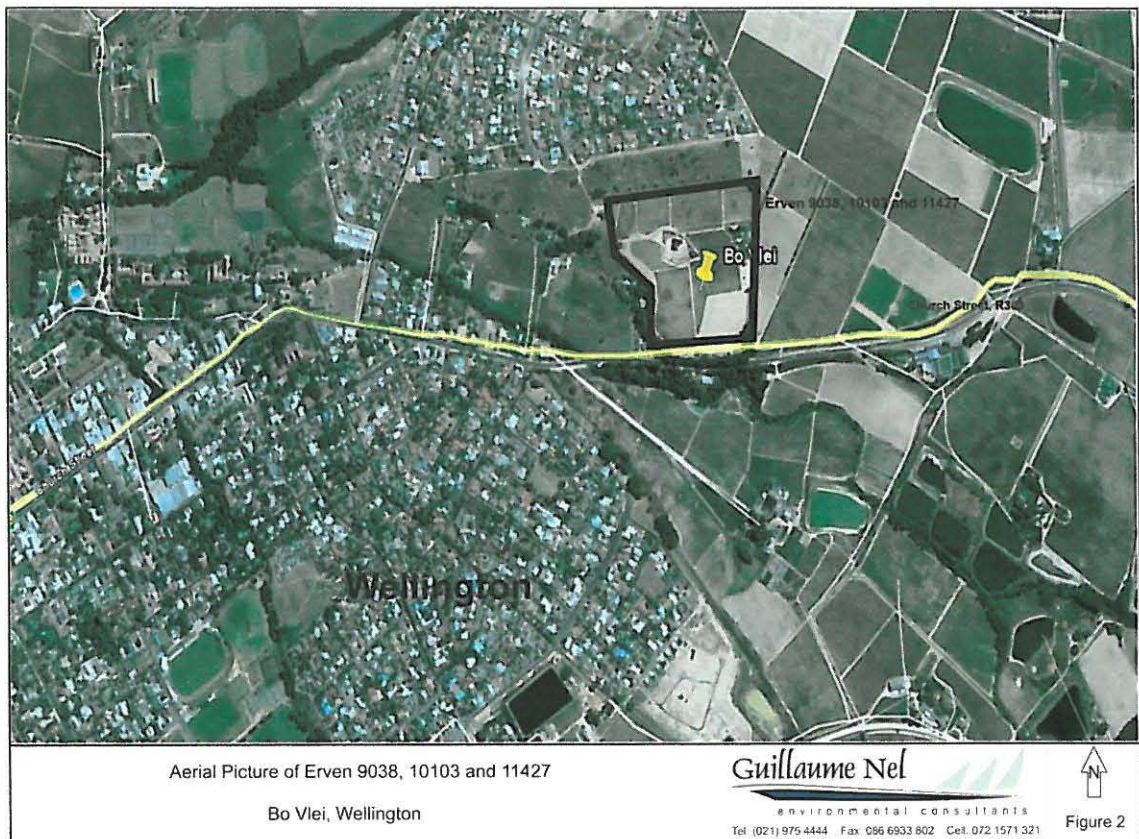


Figure 2: The location of the erven and the R303.

A closer aerial view of the property shows that it was covered in vineyards and that there are two concentrations of buildings on the erven, one in the centre of the property, the other on the eastern edge (Figure 3). Both houses are currently occupied. There are three labourers' cottages hidden in the eucalyptus trees on the southern edge of the property, adjoining the road. *However, the vineyards have been removed within the last 2 years (since the aerial photograph was taken) and a number of fields have been planted with young olive trees. Some of the fields have been left fallow.* There is a single gravel road which winds through the premises. The property is currently fenced.



Figure 3: This is an out-dated aerial view of the 3 erven. The vineyards have been removed, while some fields are now fallow, others are planted with young olive trees. The two housing complexes on the erven will be retained. The labourer’s cottages adjoin the road in the south. There is a new housing development (Bainsvallei) on the western edge of the property, not shown on this out-dated aerial view.



Left: View of the Hawequa Mountains from the eastern border of the property; note the vineyards in the foreground. Right: A view of the north-eastern edge of the property showing the housing development in the background and one of the residences to the right. The fallow lands in the foreground.



Left: The labourer's cottages on the southern edge of the property, adjoining the eucalyptus avenue. Right: the housing estate (Bainsvallei) on the western edge of the property. This development is not shown on the latest aerial views of the area (see Figure 3 above).

3. HERITAGE LEGISLATION

The National Heritage Resources Act, No 25 of 1999 (Section 38 (1)) makes provision for a compulsory notification of the intent to development when any development exceeding 5000 m² in extent, or any road or linear development exceeding 300m in length is proposed.

The NHRA provides protection for the following categories of heritage resources:

- Landscapes, cultural or natural (Section 3 (3))
- Buildings or structures older than 60 years (Section 34);
- Archaeological Sites, palaeontological material and meteorites (Section 35);
- Burial grounds and graves (Section 36);
- Public monuments and memorials (Section 37);
- Living heritage (defined in the Act as including cultural tradition, oral history, performance, ritual, popular memory, skills and techniques, indigenous knowledge systems and the holistic approach to nature, society and social relationships) (Section 2 (d) (xxi)).

The erven under consideration comprise a total area of 13.9747ha and this report therefore forms part of the compulsory notification of intent to develop (Section 38(1)).

4. DEVELOPMENT PROPOSALS

Erven 9038, 10103 and 11427 are zoned Residential and the development will entail the consolidation, rezoning and sub-division of these three erven with a total area of 13.9747ha. Consideration is being given to the construction and establishment of a residential development consisting of approximately 143 single residences (Figure 4). The houses currently on site (erven 58, 61, 65, 125 and remainder 144) will remain (Figure 3). Furthermore the construction of an access road (private road) and infrastructure for the bulk transportation of water and/or sewage in pipelines is also included in the development.



Figure 4: The layout of the residential development.

The development falls within the Urban Edge of the Drakenstein Municipality as approved in August 2007 (Figure 5). The map provided below shows the proposed urban edge as of October 2007, and the areas in yellow have not yet been approved.

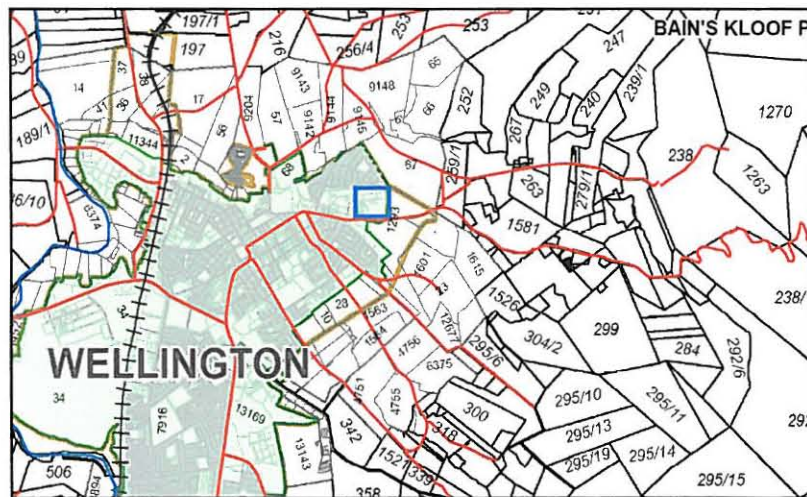


Figure 5: SDF – Proposed Urban Edge Oct 2007. Property indicated in blue.

5. METHODS

The property was surveyed by Hart and Webley on the 28 January 2009. The area was covered on foot and heritage sites recorded by means of a hand held GPS.

5.1 Limitations

There were no limitations to the survey. The fact that the vineyards had been recently removed and replaced with olive orchards meant that the ground was easy to cover and survey.

6. RESULTS

6.1 Archaeology

A number of Early Stone Age implements, including a few quartzite cores and a single handaxe and cleaver, were found scattered randomly across the property. While their GPS coordinates were recorded, they are not included in this report as there is no indication that they are *in situ*.



Left: A cleaver. Right: A handaxe. Both were found in the olive orchards some distance apart.

6.2 Built Environment

There are two sets of houses on the property, one located in the centre and one on the north-eastern edge. There are also three labourer's cottages on the southern boundary. All the houses will be retained during the development. All the houses are more recent than 60 years.

6.3 Cultural Landscape

The property is situated on the urban edge, with its eastern border uninterrupted agricultural lands consisting of vineyards, orchards and farmhouses stretching all the way to the Hawequa Mountains. Many of the farms on the adjoining properties contain historic farmhouses some dating back to the original 17th century grants to Dutch and French farmers. The Bovlei area is considered part of the Cape Winelands Cultural Landscape.

6.4 Scenic Route and Visual Impact

The R303 (extension of Church Street) which runs along the southern edge of the property, eventually winds through the Bainskloof Pass, an area of great scenic beauty.

provincial heritage sites (Grade 2), due to their cultural landscape qualities. This means that the opinions the Wellington Heritage and Environmental Committee will have to be obtained on the proposed development. While this fact does not necessarily affect the proponent's right to develop this particular property, it does serve to illustrate that the landscape context is considered to be sensitive and the proposal will need to be sympathetic to this.

7.3 Scenic Route and Visual Impact

The location of the development, along the R303 road to the Bainskloof Pass, while not visible from the road (which is lower than the embankment) will be visible from across the valley. A visual specialist might be able to mitigate this impact through reducing the density of the development and careful landscaping of the property.

8. RECOMMENDATIONS

8.1 Archaeology

Early Stone Age implements lie scattered throughout the property. Since this material is ephemeral and relatively equally dispersed throughout the property, its heritage significance is low. The impact of development on the archaeological record is considered to be low.

- Mitigation, if considered necessary by HWC, will involve collection of a sample of material prior to site disturbance.

8.2 Cultural Landscape

The property lies at the juncture between the built-up urban areas of Wellington and the agriculturally zoned farming areas to the east (Bovlei). As such, any development on the property will need to be sympathetic to the historic and cultural significance of the Cape Winelands so as to provide a suitable transition between it and the built-up area.

- One way in which this could be achieved would be by reducing the density of the development, particularly on the eastern edge bordering on the vineyards;
- Suitable landscaping, in terms of vegetation breaks, would also assist in reducing the visual impact of the development.

8.3 Scenic Route and Visual Impact

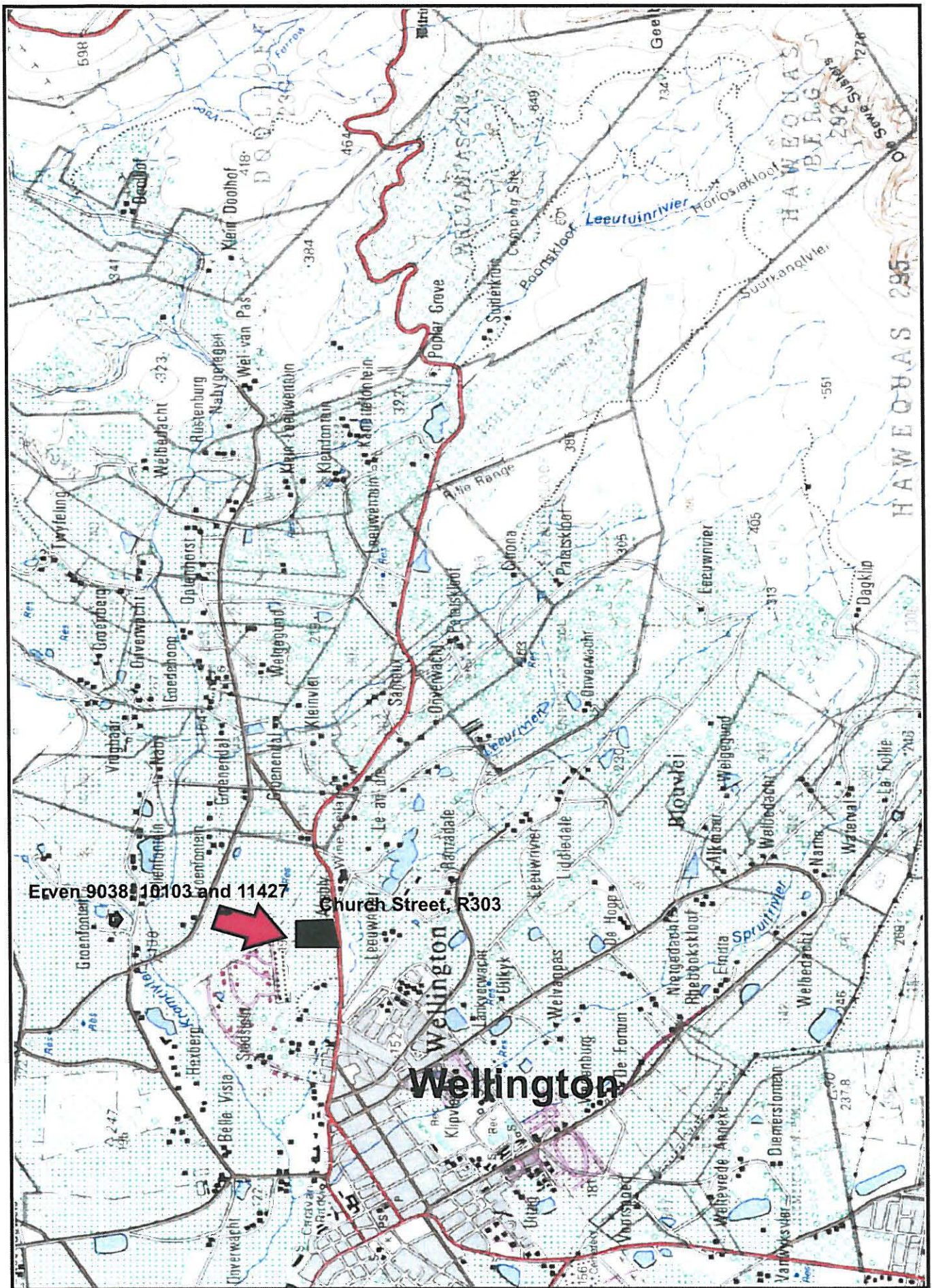
A visual specialist will be able to assess the impact of this development on the R303 scenic route, and the visual impact from across the road, on the other side of the valley. Suitable proposals for mitigation may allow the impact of this development to be reduced.

9. REFERENCES

Fransen, H. 2006. *Old Towns and Villages of the Cape*. Jonathan Ball: Cape Town.

Goodwin, A. J. H. & Van Riet Lowe, C. 1929. The Stone Age cultures of. South Africa. *Annals of the South African Museum* (27): 1-289.

Orton, J. & Hart, T. 2008. Heritage Statement for the proposed rezoning and subdivision of Erf 1306, Wellington, Wellington Magisterial District, Western Cape. Prepared for Guillaume Nel Environmental Consultants.



Erven 9038, 10103 and 11427



Church Street, R303

Wellington

Locality Map of Erven 9038, 10103 and 11427

Topography Maps 1:50000 WGS3319CA

Guillaume Nel

environmental consultants

Tel: (021) 975 4444 Fax: 086 6933 802 Cell: 072 1571 321

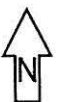
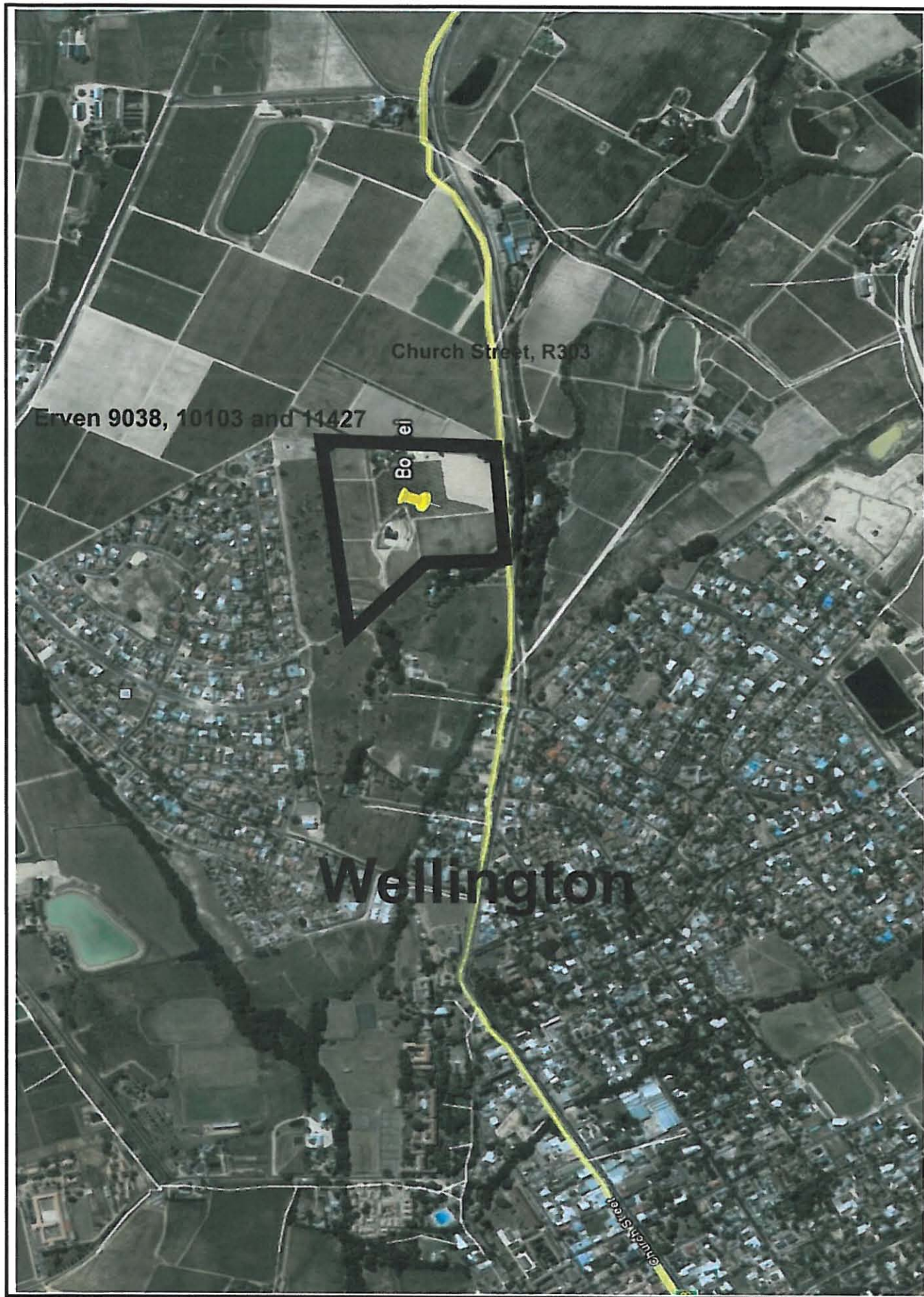


Figure 1



Aerial Picture of Erven 9038, 10103 and 11427

Bo Vlei , Wellington

Guillaume Nel

environmental consultants

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Figure 1



THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH OTHER SPECIALISTS DRAWINGS. ALL CONSTRUCTION WORK TO COMPLY TO THE STANDARDS OF THE RELEVANT LOCAL AUTHORITY AS WELL AS THE NATIONAL BUILDING REGULATIONS. ALL DIMENSIONS AND DIMENSIONS SCALED OFF THE DRAWINGS ARE NOT VALID. ALL AREAS ARE APPROXIMATE. DRAWINGS AND DIMENSIONS MUST BE CHECKED BEFORE ANY MATERIALS ARE ORDERED OR BUILDING WORK COMMENCES. ANY DISCREPANCIES AND QUERIES MUST BE DIRECTED TO THE ARCHITECT FOR APPROVAL. COPYRIGHT IS RESERVED.

| ZONING | LAND USE | AREA |
|---------------------------|-----------------------|-----------------------------|
| SINGLE RESIDENTIAL | DWELLING HOUSES | 87901 m ² |
| PUBLIC OPEN SPACE | PUBLIC OPEN SPACE | 661 m ² |
| ROAD | PUBLIC / PRIVATE ROAD | 19092 m ² |
| TOTAAL | | 107654 m² |

SIGNATURES:
 ARCHITECT
 CLIENT



PROJECT
 APPLICATION FOR CONSOLIDATION,
 SUBDIVISION AND ROAD CLOSURE,
 ERVEN 11427, 10103 AND 9038,
 WELLINGTON

DESCRIPTION
 PROPOSED ZONING PLAN

VERKOOIJEN

| | | | | |
|-------------------------------|------------|---------|----------|--------|
| FILE | HS 100-309 | | SCALE | 1:1500 |
| DESIGN | DRAWN | CHECKED | DATE | |
| PJ | HAS | PJ | FEB 2009 | |
| JOB NO | | | REVISION | |
| DRAWING | | | 2009/3 | |
| H S 3 0 9 - 0 8 | | | | |



Residential house present on the central part of the site.



One of the three houses present on the southern part of the site.



Two houses present on the eastern border of the site.



Two outbuildings present on the eastern border of the site.

Photo Page of the Buildings Present on the Site

Erven 9038, 10103 and 11427, Wellington

Guillaume Nel

environmental consultants

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Cell: 072 1571 321



Figure 3



Dam present on the north-western corner of the site.



Dam present on the north-eastern corner of the site.



Vegetation present on the south-western and central eastern parts of the site.



Olive trees present on the north-western, northern and south-eastern parts of the site.



Vegetation on the south-eastern part of the site.



Residential gardens on the south-eastern parts of the site, next to the residential houses.

Photo Page of the Dams and Vegetation Present on the Site.

Erven 9038, 10103 and 11427, Wellington

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environmental consultants

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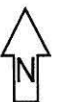


Figure 4