

HERITAGE IMPACT ASSESSMENT

In terms of section 38(8) of the National Heritage Resources Act 25 of 1999
as part of an Environmental Impact Assessment (EIA) undertaken by PHS
Consulting, for

PORTION 5 OF FARM COMPAGNES DRIFT 436, BOT RIVER CALEDON MAGISTERIAL DISTRICT



Prepared for:

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By

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Heritage Impact Assessments, Heritage Statements (as part of EIA's), Heritage Evaluations of historic structures & sites, Oral History studies and evaluations, Socio-historic evaluations, etc.



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1. EXECUTIVE SUMMARY

The proposal is for the rezoning and subdivision of a portion of Portion 5 of the Farm Compagnes Drift, No. 436, District Caledon, into three portions (see figure 1b). The proposed subdivision is as follows: Portion A (\pm 48.40 ha), Portion B (\pm 29.92 ha) and the remaining portion (\pm 86.54 ha), a total of 164.86 ha in terms of Section 17 of the Land Use Planning Ordinance (LUPO), 15 of 1985.

Portion A requires rezoning from Agricultural Zone I to the above outlined Sub divisional area to allow for a proposed residential development in terms of Section 24 of the Land Use Planning Ordinance, 15 of 1985 (LUPO), the consolidation of Portion B with Farm 790, Botrivier, District Caledon and the rezoning of the Remainder Portion from Agricultural Zone I to Open Space III in terms of section 17 of the Land Use Planning Ordinance 15 of 1985 (LUPO). The aim of the Open Space is to be managed as a nature reserve.

The proposed development aims to provide important social and economic benefits to the Botrivier Community as well as increase the eco-tourism opportunities in the Bot River area. Positive spinoffs anticipated to be derived from the rezoning and development includes job creation, opportunity of business partnerships, increased tourism value and improvements of the environment and biodiversity in the vicinity of development.

This Heritage Impact Assessment (HIA) finds that there is sufficient information to conclude that these development proposals can be supported without further study needing to be undertaken, but subject to the mitigation measures and other recommendations contained in this report – all as underpinned by its heritage indicators.

Consequently, this report concludes:

That Heritage Western Cape (HWC) can endorse this Phase I report as having satisfied the requirements of the National Heritage Resources Act (NHRA): Section 38(3)(a)(b)(c)(d)(e)(f) and (g);

That in terms of section 38(8), HWC endorses the conclusion in this report that the proposed development be enabled subject to the following conditions:

- That the development remains substantially in accordance with the Preferred Alternative as addressed and mitigated in this report;
- That the proposed development serves to incorporate some tangible forms of memory that would serve to celebrate the history of the site (in its relation to the parent farm Compagniesdrift) as well as that of the general area. This could be done in consultation with the identified heritage focus groups, namely the Bot River Aesthetics Committee and the Chainoqua Indigenous Tribal House, in terms of section 38(3)(d).
- That an integrated landscape plan be compiled as part of the conservation management plan (CMP) for the development in terms of the EIR regulations and submitted to HWC for its records;

- That the mitigation measures proposed in the Visual Impact Assessment be entrenched in the conservation management plan (CMP) for the development in terms of the EIR regulations; and
- That failure to observe any of the abovementioned conditions will automatically result in HWC's endorsement for these development proposals being withdrawn, thereby requiring a new submission to HWC in terms of NHRA Section 38(8).

SECTION A: INTRODUCTION

A.1 Background and Brief

Ron Martin Heritage Consultancy was appointed by Altius Investment Holdings (Pty) Ltd to conduct and submit a Heritage Impact Assessment as part of an Environmental Impact Assessment in respect of a proposed development on Portion 5 of Farm 436, Bot River (the site), as per the requirements of Heritage Western Cape (HWC) in terms of section 38(8) of the National Heritage Resources Act 25 of 1999 (the Act).

The purpose of this report is to assist HWC in providing a comment to DEA&DP as to whether the development may proceed as proposed or whether the site has sufficient intrinsic heritage value to warrant its retention in its present state.

A Notification of Intent to Develop (NID), Visual Impact Assessment (VIA) and an Archaeological Impact Assessment (AIA) was compiled and submitted to Heritage Western Cape. A Record of Decision (RoD 1275 dated 12 January 2011) was issued, in which it was requested that a Heritage Impact Assessment be submitted, to incorporate an updated AIA and VIA as well as comments from the Botrivier Aesthetics Committee.

A.2 Scope of Study

A proposed scope of work for this study was therefore determined by the HWC Record of Decision dated 12 January 2011 and is outlined as follows:

- Identification and assessment of heritage indicators, including the specific focus areas as outlined above
- Determine impacts of the current layout plan on these resources
- Formulate recommendations/informants as determined by indicators

These elements will be outlined under their appropriate headings and specific recommendations formulated in relation to each.

SECTION B: THE SITE

B.1 Locality

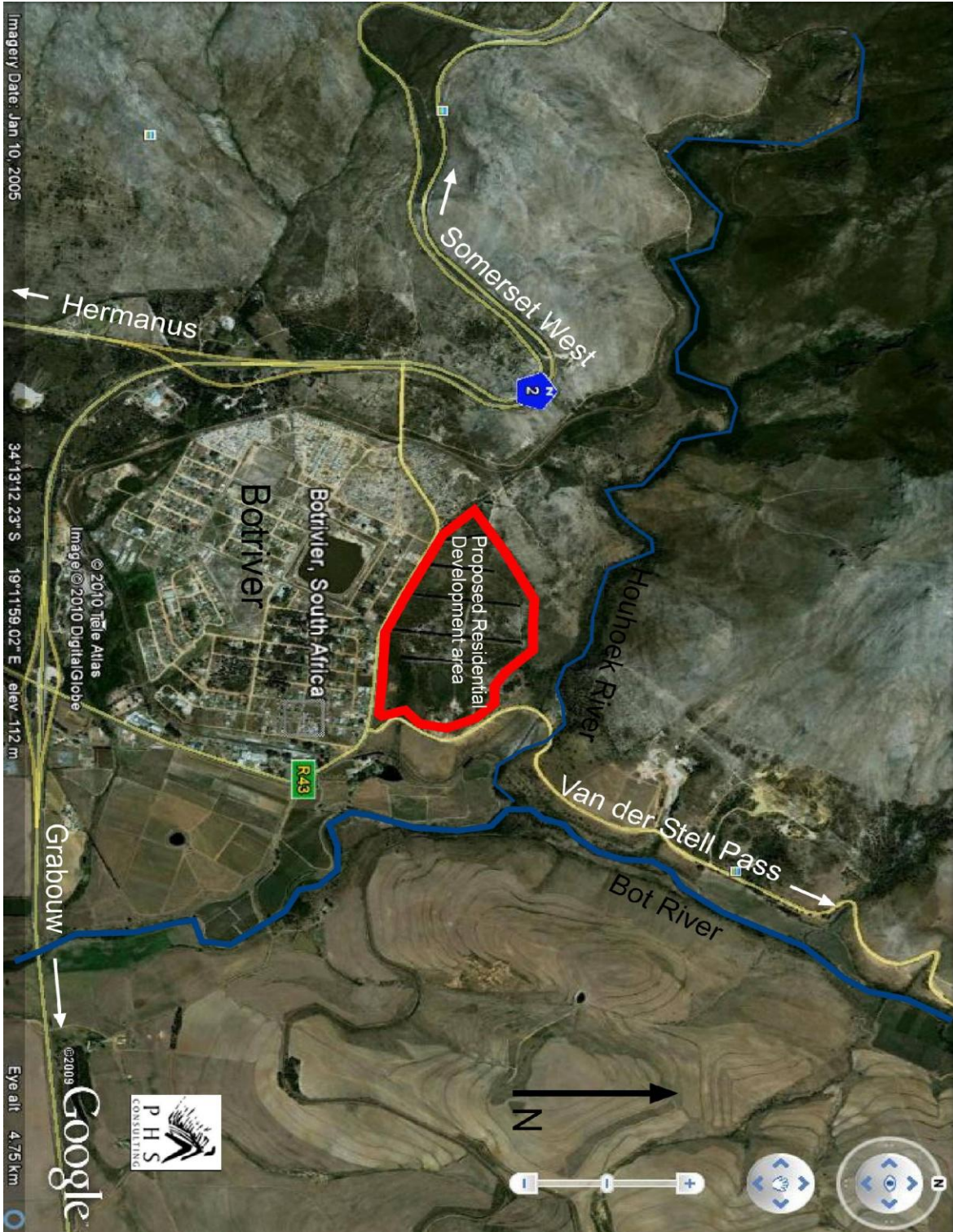


Figure 1a: Aerial Locality (Courtesy, Google Earth)

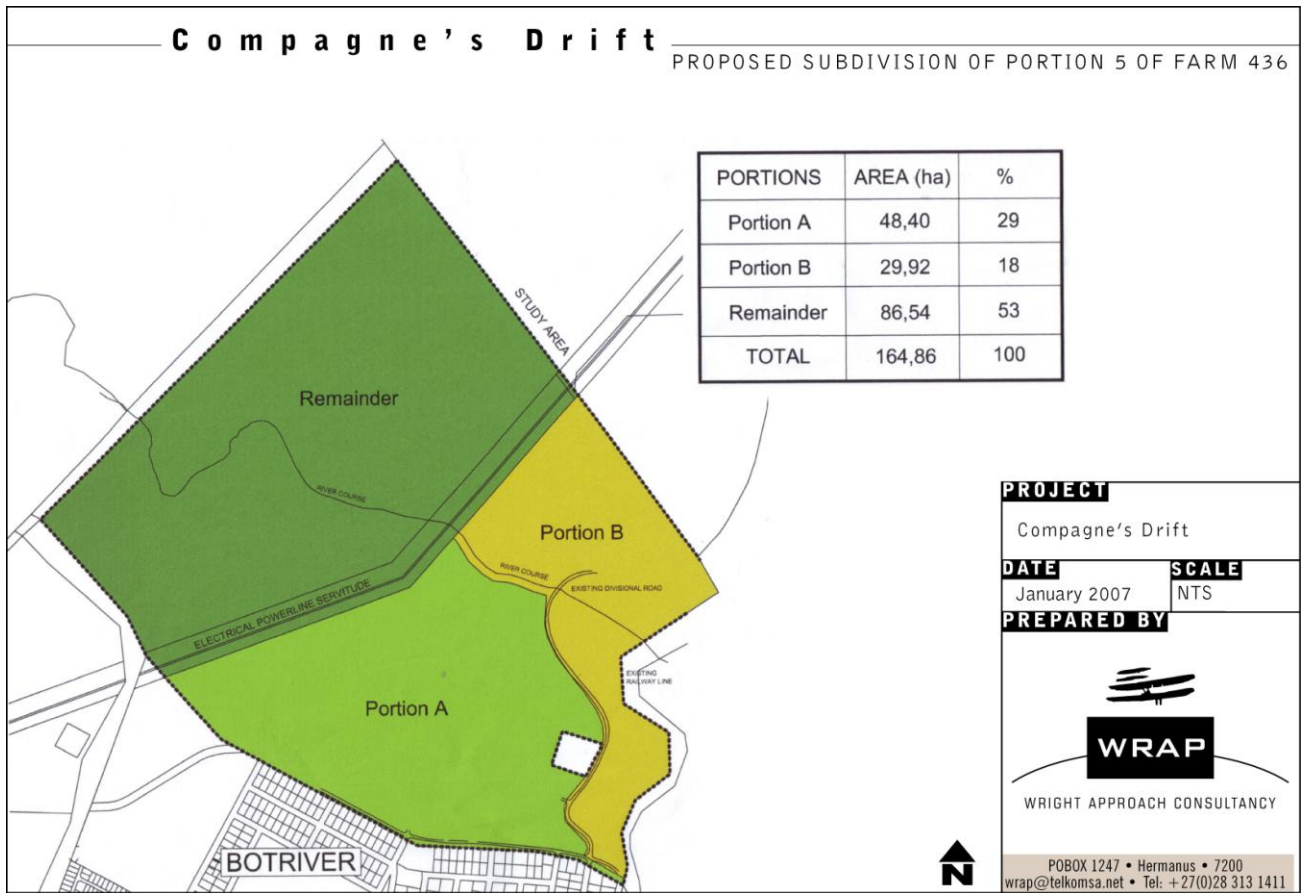


Figure 1b: Portion/Subdivision Map. Note that only portion A is to be developed.

The site is located directly north of the town of Bot River and east of the N2 to Caledon, just before the R43 exit to Hermanus. An informal settlement lay between the site and the N2. The exit road crosses a railway line, becoming a dirt road off which the site can be accessed. The Van Der Stel Pass, a dirt road linking Bot River with Villiersdorp, forms the eastern boundary. The site is completely screened from the access road by means of a dense lane of pine trees.

The site can also be accessed via the R43 from the direction of Hermanus.

B.2 Site Description and Context

The site measures 164.86ha in size and currently zoned for agricultural use (Agricultural Zone I). The proposal is for the rezoning and subdivision of a portion of Portion 5 of the Farm Compagnes Drift, No. 436, District Caledon, into three portions (see figure 1b).

The portion chosen for the proposed development (Portion A) measures 48.4ha and currently comprises abandoned farm land which was formerly old fields used for pea crops. They are surrounded by handsome, mature pine trees but invaded to varying degrees, often quite badly, by exotic Australian species of *Acacia* and *Hakea*. Pine is also invading, presumably from the windrows themselves.

The windbreak Pines are a highly significant feature of the landscape creating fine landscape rooms that could be used to good effect in any design scenario as indeed

they have been retained in the proposed development. They provide a high level of screening making views into the site almost impossible, and were they not there, the site would largely be unnoticeable from afar.

Overall, the general environment is scenic and situated on the edge of the underdeveloped small town of Bot River. There are quite a lot of new, low income houses being built northeast of the town and a squatter camp is found just east of the site. To the north, the site relates to the Houhoek Mountains and the Houhoek River, while to the east it connects to the Bot River valley. A railway winds through the mountains north of the N2 and south of the town. The site occurs on a small shoulder of land that forms a slight ridge along the Houhoek River just north of the town.

Soils are light and sandy and of low agricultural potential probably derived from Table Mountain Sandstone formations. The site is not well watered on the surface. The gradual rise in the land from the town of Bot River makes the site not easily visible except when relatively nearby.

Where there is no former cropping, Fynbos remnants are in evidence and these are generally in good condition along the Houhoek River and to the east. Despite this, the development site is basically a disturbed and degraded agricultural landscape that has been abandoned. Typical urban fringe species are probably in residence but for further details see the attached Scoping Report.



Figure2: View of site (south to north) along one of the Pine windrows. Note invasive *Acacia* species on the right.

SECTION C: SITE DEVELOPMENT PROPOSALS

C.1: Project Description

The proposal is for the rezoning and subdivision of a portion of Portion 5 of the Farm Compagnes Drift, No. 436, District Caledon, into three portions (see figure 1b). The proposed subdivision is as follows: Portion A (\pm 48.40 ha), Portion B (\pm 29.92 ha) and the remaining portion (\pm 86.54 ha), a total of 164.86 ha in terms of Section 17 of the Land Use Planning Ordinance (LUPO), 15 of 1985. Portion A requires rezoning from Agricultural Zone I to the above outlined Sub divisional area to allow for a proposed residential development in terms of Section 24 of the Land Use Planning Ordinance, 15 of 1985 (LUPO), the consolidation of Portion B with Farm 790, Botrivier, District Caledon and the rezoning of the Remainder Portion from Agricultural Zone I to Open Space III in terms of section 17 of the Land Use Planning Ordinance 15 of 1985 (LUPO). The aim of the Open Space is to be managed as a nature reserve.

The proposed development aims to provide important social and economic benefits to the Botrivier Community as well as increase the eco-tourism opportunities in the Bot River area. Positive spinoffs anticipated to be derived from the rezoning and development includes job creation, opportunity of business partnerships, increased tourism value and improvements of the environment and biodiversity in the vicinity of development.

The Applicant for the project is Crimson King Properties 111 (Pty) Ltd. See preferred layout plan (figure 3).

The application for the 164.86ha site may be described as follows:

1. The rezoning of Portion 5 from "Agriculture Zone 1" to "Subdivision Area" in terms of LUPO to create the following units (see figure 1b):

- Portion A +/- 48.40 ha
- Portion B +/- 29.92 ha
- Remainder 436/5 +/- 86.54 ha

2. The subdivision of Portion A into:

- Alternative 1 - 155 residential erven (residential zone I)

OR

- Alternative 2 (preferred - figure 3) - 100 single residential erven (residential zone I), 25 group/town housing erven (residential zone II), 1 Retirement village erf comprising of 109 units (residential zone III), 1 Private space erf (open space zone I)

3. The consolidation of Portion B with Portion 7 of the Farm Compagnes Drift No. 436, Botrivier
4. The amendment of the Theewaterskloof SDF in order to extent the urban edge
5. The remainder 436/5 will be rezoned to Open Space Zone II or III dependent on Stewardship Status

C.2 Alternatives

No site alternatives were assessed. The position and size of the selected site is ideal for the proposed development.

Two layout alternatives are being considered, with the second (figure 4) being the preferred, as follows:

C.2.1 Alternative 1

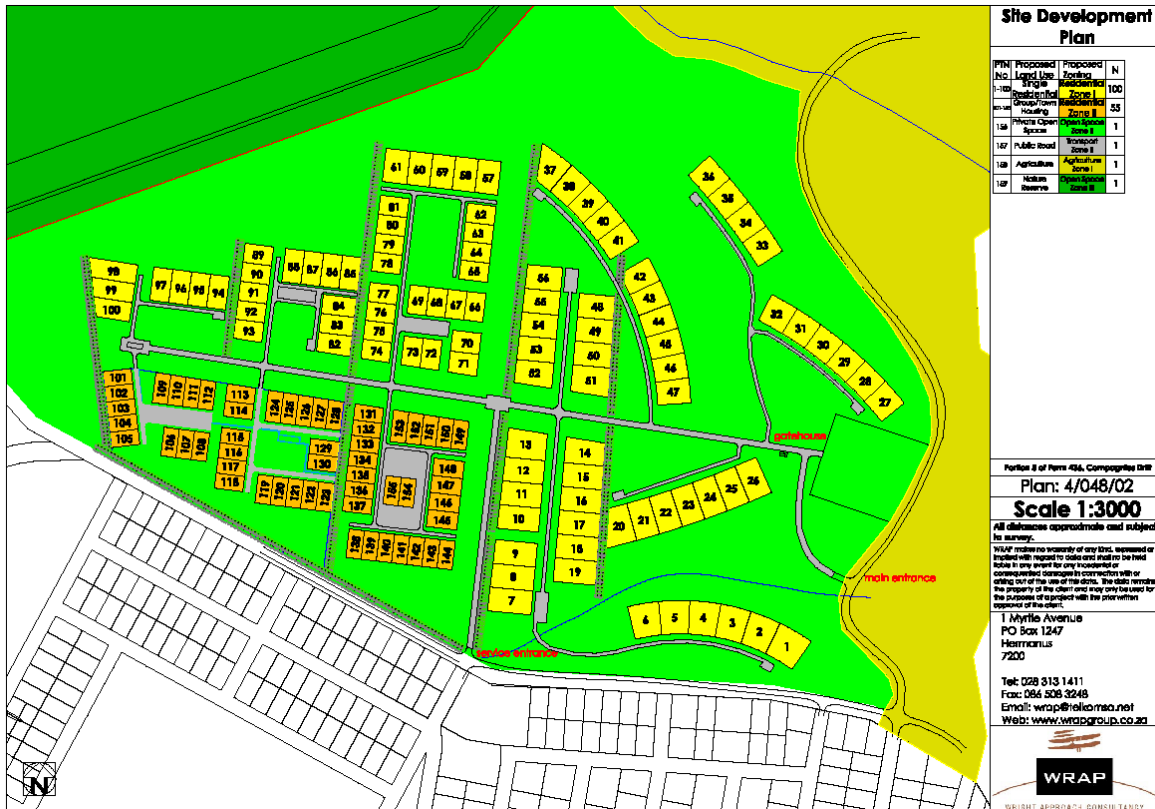


Figure 3: Alternative 1 (courtesy, WRAP)

This alternative will consist of 155 single residential units on Portion A (48, 4 ha), described as three different “areas” within the development in order to maximise the use of the natural and landscape features.

Area 1 - (Olive & Fynbos Erven).

Positioned along the north-western slopes of the site to make the most of the open views to the hills and river course to the west of the site. The vision for these erven is the creation of houses which sit in the natural landscape, surrounded by Fynbos, enjoying views of the valley and mountains.

The rows of erven are broken into smaller clusters by the introduction of open spaces. Erven are large (1000 m² and more) to ensure a relatively low density and the continuity of green between the individual erven.

Area 2 - (Ravine erven).

These erven enjoy views of the existing ravine to the south of the site, feeding into the dam. It is proposed that the ravine be rehabilitated and that a permanent watercourse be introduced to encourage the growth of indigenous trees and riverine vegetation. The erven looking out onto the ravine are of the largest of the proposed development (1200 m²).

Area 3

The third group of erven situated within the natural „rooms“ created by the pine tree avenues, derive their character from their relation to the agricultural activity and the nature of these large rooms in the landscape. The Houwhoek and Lavender erven are divided into small groupings surrounding agricultural and landscaped courts. Erf sizes vary greatly, from 480m² (similar to erven in the town) to approximately 1000 m².

The botanical investigation revealed that the area has a low biodiversity value by Cape Nature. However, upon site investigation it was found that the proposed positions of the Olive and Fynbos erven (See site development plan, figure 4) had been only moderately impacted by previous agricultural activities. It was therefore suggested that the Fynbos and Olive erven be shifted upwards towards windbreaks. The preferred alternative reacts to this suggestion. Main access to this site is to be taken via Van der Stel Pass (Dr 1288).

C.2.2 Alternative 2 (Preferred Alternative)

This alternative consists of 234 residential units on Portion A (48, 4 ha), which can be broken down into:

- 100 Single Residential Erven (Residential Zone I), average erf size 1100m²
- 25 Group / Town Housing Erven (Residential Zone II), average erf size 480 m²
- 1 Retirement Village, comprising of 109 units (Residential Zone III)
- 1 Private Space (Open Space Zone II / III)

This alternative better attempts to comply with the principles of the provincial spatial development framework (PSDF) of achieving 25 du / ha, although the overall average is approximately 5 du / ha, the inclusion of the retirement village component of 109 units, results in 33 du / ha in this section of the development. Although the WCPSDF states that an optimal density of 25 du/ ha should be achieved, each municipality should develop its own context specific densities.

Furthermore, it states that towns which are in a state of decline in terms of population or opportunities could also adapt the optimal density, set out in the WCPSDF, accordingly (See Annexure 11). This alternative also provides for the urgent need of a retirement village in the Botrivier area, as well as providing for more sustainable jobs, identified as a requirement in the Social and Economic Impact Reports.



Figure 4: Preferred layout plan (courtesy, WRAP)

Furthermore, this alternative reacts to the suggestions of the Botanical Assessment to shift Precincts 5 and 6 upslope. The initial proposed location of Precinct 5 and 6 are characterised by a mix of Fynbos and Renosterveld, with a substrate that is relatively undisturbed. Alien vegetation here occurs in densities which can be easily controlled. The indigenous vegetation here is fairly intact and conservation value is higher than other areas on site. Thus it was recommended that these Precincts be shifted upslope toward less valuable areas. Main access to this development is proposed to be taken from Dr 1289.

SECTION D: HERITAGE STATEMENT AND HERITAGE INDICATORS

D.1 Heritage Statement

Cultural significance is defined in the NHRA as “aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological significance” [Section 2(vi)]. A heritage resource is defined as “any place or object of cultural significance” [Section 26(xvi)]. In terms of these definitions, the study area is assessed as follows:

D.1.1 Aesthetic/Architectural Significance

The study area has low to no architectural value. The ruin of one structure can be found on the north eastern edge of the property, outside of the study area (portion a) and close to an old access point from the Van Der Stel Pass. This structure will not be affected by either of the two layouts and is not considered to have any heritage value in its present condition.

The study area may, however, possess medium to high aesthetic value relating to its rural/peri-urban setting and associated cultural landscape, including its mature pine windrows and screening value along (especially) the southern boundary of the site.

D.1.2 Historical Significance

The study area has some historical associations to the Bot River community in terms of its general history, and forms part of the historic Compagniesdrift farm. The significance of this association will be elaborated upon further in this report.

D.1.3 Scientific/Technological Significance

The study area has some scientific significance relating to the mature exotic rows of Pine trees that may me of some landscape value.

Site inspections coupled with available documentary evidence has revealed no instances of historic irrigation watercourses/furrows on the site.

D.1.4 Social/Spiritual/Linguistic Significance

The general area has a strong association with the Chainoqua tribe of the Khoi-khoi whom the Dutch traded with from as early as 1654. It is also believed that the name Bot River is derived from trading activity with the Khoi for butter (Botterrivier). Also, a thriving Griqua community was established in nearby Hawston by A A S le Fleur (Die Kneg) after 1922. Descendants of these communities still thrive in Hawston and Bot River.

The significance of this value applies to the general area, though, and not to the site specifically.

D.2 IDENTIFICATION OF POSSIBLE HERITAGE INDICATORS

D.2.1 Brief Background History: Bot River as a settlement

The Dutch settlers at the Cape experienced increasing difficulty in obtaining livestock for “barter” from the indigenous populations after the first (1659-1660) and second (1673-1677) Khoi-Dutch Wars. Expeditions into the interior to trade with tribes other than the peninsula tribes, the Goringhaiqua and Gorachouqua, necessitated the formalisation of trade routes across the Hottentots-Holland and Houwhoek mountains to trade with the Chainoqua.

The Chainoqua had been trading with the Dutch since 1654, but had always travelled to the fort during the winter months when the Peninsula tribes seasonally trekked up the west coast. The first recorded expedition was in 1672 by Hieronymus Cruse on behalf of the VOC, where they met the Chainoqua at (what was described in his journal as) the Botter Rivier. The Chainoqua referred to the place as *Gougakamma*, or “place of much fat”, fat being synonymous with “riches” or “richness of the land”. Cruse’s interpretation was more literal, as the travellers bartered for a butter-like product made from the tails of the fat-tailed sheep, their primary stock commodity.

The main trade route across the mountains became known as the *Kaapse Wa-pad* (Cape Wagon Road), a treacherous route across the Houwhoek Mountains to the Compagniesdrift outspan (on a portion of the present farm) and onto Caledon, then known by the Khoi-khoi as *Dispore Kamma* or “Place of Hot Water”, after the famous hot-water mineral springs found there.

The 18th century brought increasing settlement into the Overberg, with the first land grants taking place as early as 1709 in the Caledon area to Ferdinand Appel. The Khoi-khoi tribes became more and more scattered, with many tribal groupings being eroded by ongoing persecution and the subsequent smallpox and syphilis epidemics (1713, 1722 and 1755) brought on by the white settlers. In addition, scab and other stock diseases killed off large numbers of their stock herds after 1714. The remaining Chainoqua largely became indentured to the settler farmers during the latter half of the 1700s, with the final blow dealt to all independent Khoi herdsman in the South-western Cape with the Third Khoi-Dutch War (1799-1803).

The village of Swartberg was established in 1810, which later became Caledon. The route to Caledon still followed the old Kaapse Wa-pad with the Bot River-crossing at Compagniesdrift, but a new pass was constructed in 1831 by Major Charles Mitchell and rerouted in 1846 by Andrew Geddes Bain.

By 1890, farms along the Bot River included those producing wheat, fruit and vegetables, with some stock farming occurring on the plains east of the Bot River valley toward Caledon. Farm names that still exist today are Houwhoek, Rooiheuwel and, of course, Compagniesdrift. The construction of the railway line to Bot River in 1902 led to the rapid expansion of the settlement into a vibrant town, with the passenger and goods service serving the whole of the Overberg region. A bus service was put in place from Bot River to the regional towns of Hermanus, Onrust, Gansbaai and Stanford.

Sadly, with the construction of the N2 bypass after the 1970s, this lifeline to the town was severed, and only a goods service operates between Cape Town and Bot River today.

D.2.2 History: Compagniesdrift Farm

The farm Compagniesdrift was one of the earliest sites of colonial occupation in the valley, granted to Daniel Malan on 12 February 1731 for grazing. The farm passed to Josias de Kock in March 1745 and later to the widow of Phillip Morkel. It was then passed to Andries Bester on 1 September 1751. Samuel Frederick Botha took control of the farm on 30 January 1782, from whom it passed to Servaas Daniel de Kock on 2 December 1783.

Servaas de Kock occupied the farm as a loan-place, gaining official ownership only 35 years later after personally petitioning Lord Charles Somerset, who finally granted him full ownership on 28 June 1818.

De Kock was responsible for the construction of the structures on site. The H-shaped Cape Dutch house evolved from an older T-shape, the present rear-wing being the original and the front wing being the add-on. This is evident from the older yellowwood ceiling prevailing in the rear wing as well as an exterior staircase to the loft, while the front wing has pine ceilings with no steps to the loft. The present front stairway was added the present owners.

The wine cellar still possesses original elements from its construction period, including its oak vats made in Nancy, its open fermentation tanks, and hand pumps as well as hand-bottling and corking equipment.

The mill house has three different mill types under the same roof, the earliest recorded by traveler Rev Latrobe in 1816, where he indicated that the water-course to the mill was destroyed in a landslide the year before. Part of De Kock's mill survived and is incorporated into the present mill house. The present working water-mill is driven by an iron overshot wheel, manufactured by A Gutmann engineers from Frankfort. Some of the older outbuildings are still prevalent; including the old constable's house and lock-up.

The old werf layout of Compagniesdrift Farm is still very evident within the modern, working-farm existence of Beaumont Wines, the owners and operators of Compagniesdrift. The werf and working farmland, as well as all infrastructure related to its current use as a wine farm, is completely separated from Portion 5 (the study area) by the Van Der Stel Pass and is not part of the development proposal.

D.2.3 Portion 5 of Compagniesdrift 436 (the study area)

The site earmarked for the proposed development can be described as largely undeveloped and characterised by steep topography, which slopes from the north to the south toward the Houwhoek River. A small section of the property slopes up from the river to the southwest to a section of land that has a flat topography, where the past

agricultural fields are located. The overall site forms a relatively small portion of the parent Compagniesdrift Farm (see Figure 5).

The development portion comprises abandoned farmland used for pea crops during the 1970s and 1980s, divided into spaces within mature pine windrows which minimises views onto and out of the site.

The pines themselves create powerful landscape compartments of value in creating a strong sense of place and visually screening one section from the next with dense evergreen elements. Due to its location at the back (north) of the town, the site is not easily visible from the N2, nor from within the town itself except from nearby. It is also physically and visually separated from the historic farmstead and werf of Compagniesdrift by means of the Van Der Stel Pass to Villiersdorp. The southern and south-eastern boundaries are also surrounded by handsome, mature pine trees.

The site is invaded with alien vegetation, often quite badly, mostly by exotic Australian species of *Acacia* and *Hakea*. Pine is also invading, presumably from the windrows themselves.

The windbreak Pines are a highly significant feature of the landscape creating fine landscape rooms that could be used to good effect in any design scenario as indeed they have been retained in the proposed development. They provide a high level of screening making views into the site almost impossible and were they not there; the site would largely be unnoticeable from afar.

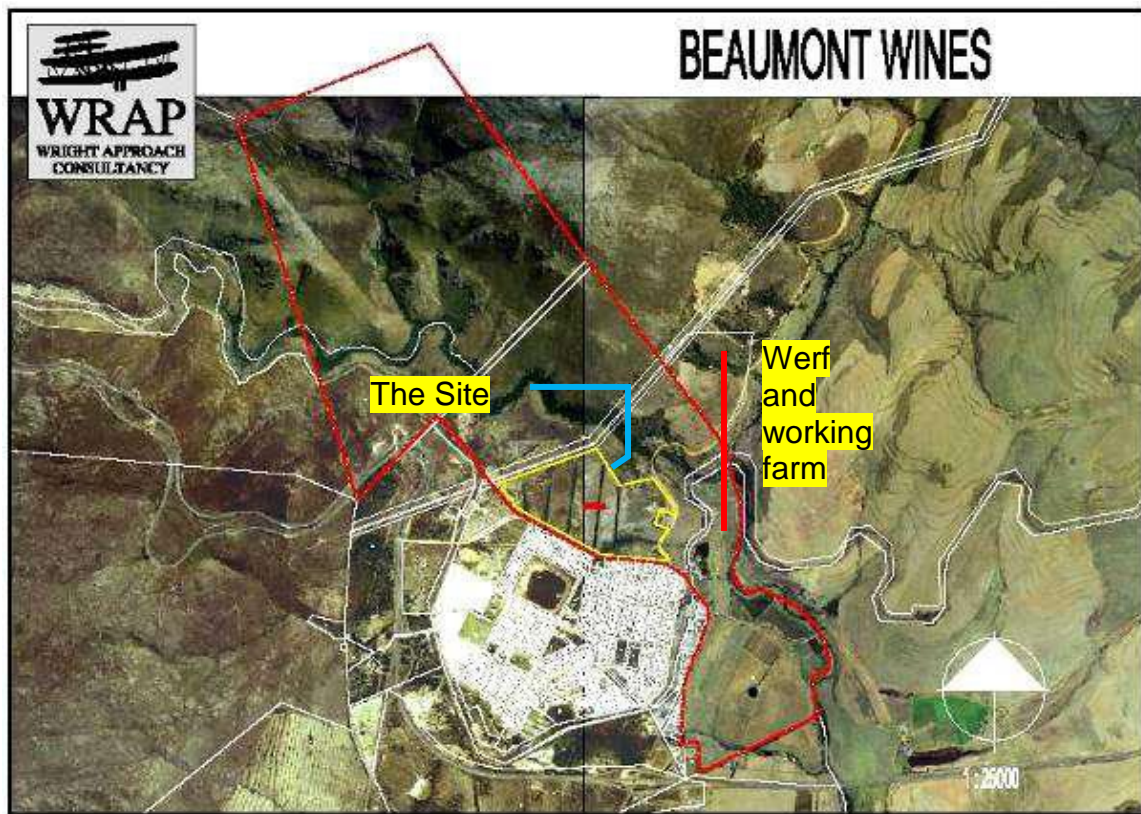


Figure 5: Farm boundaries of Compagniesdrift. Red shows overall boundary, while yellow shows Portion 5. The historic farm is situated to the southeast of the site

D.2.4 Cultural Landscape Significance

The NHR Act itself makes no mention of the term “cultural landscape”, although the concept of a cultural landscape as a heritage resource has achieved increasing recognition and is now included as part of the categories of heritage resources valued by communities.

A Cultural Landscape is defined by the World Heritage Committee as “the combined work of nature and man”, and is illustrative of human society and settlement over time within a distinct geographical area has identified and adopted three categories of cultural landscape, namely:

1. Those landscapes most deliberately 'shaped' by people,
2. Those landscapes resulting from a full range of 'combined' works, and
3. Those landscapes least evidently 'shaped' by people through qualities of association or for religious and artistic reasons, yet highly valued".

The categories are identified as:

- a landscape designed and created intentionally by man,
- an “organically evolved landscape” which may be a “relic (or fossil) landscape” or a “continuing landscape”;
- an “associative cultural landscape” which may be valued because of the religious, artistic or cultural associations of the natural element¹

The site can be described as undeveloped and characterised by steep topography, which slopes from the north to the south toward the Houwhoek River. A small section of the property slopes up from the river to the southwest to a section of land that has a flat topography, where the past agricultural fields are located. These fields are where the development portion will be located.

The soils are found to be acidic and the macro nutrient levels in the soils are low. The soil constraints from an agricultural perspective on the study site are characterised by a very low water and nutrient holding capacity. The site, especially the previously cultivated areas in the windbreaks, is therefore categorised as a poor agricultural site. It was therefore never part of the wine farm, but other (albeit neither extensive nor continuous) agricultural uses were applied to the fields where the windrows are situated.

The Botrivier / Hermanus area is located within the Cape Floristic Region (CFR), which is widely recognised as a global centre of plant diversity and endemism. The vegetation on the site includes Fynbos, Renosterveld and a transition between the two. The agricultural soils which typically characterise a Renosterveld vegetation site, means that much of this vegetation type in the Western Cape and on the proposed development site, has been ploughed for agriculture. The study site is characterised by two different vegetation types, including Kogelberg sandstone Fynbos and Western Ruen Shale Renosterveld on the lower slopes.

¹ UNESCO (2005) Operational Guidelines for the Implementation of the World Heritage Convention UNESCO World Heritage Centre. Paris.

The proposed development portion of the site has been severely impacted by the agricultural activities in the past and species diversity has been significantly impacted. Alien vegetation has also impacted the site on varying degrees, critically in some areas. The area earmarked for development has been given a low biodiversity value by Cape Nature.

The site, particularly the agricultural fields where the proposed development is set to take place, can therefore be regarded as complying with category 2, in that it represents a landscape that resulted from an intervention by man (agricultural activity) influenced (or in this case, constrained) by the elements of nature. It can be more specifically defined as being a “continuing” cultural landscape, still in its process of evolution/layering. The significance of this value as an indicator, however, can be considered to be low, although the proposed layout still seeks to respect its presence.

D.2.5 Archaeological Significance

An Archaeological Impact Assessment was conducted by Agency for Cultural Resource Management (Jonathan Kaplan), summarized as follows:

- The Archaeological Impact Assessment has identified no significant impacts to pre-colonial archaeological material that will need to be mitigated prior to the proposed development commencing.
- The probability of locating significant archaeological heritage remains during implementation of the proposed project is likely to be low/improbable.
- It is highly unlikely, but unmarked human burials may be exposed or uncovered during earthworks and excavations.

To conclude, the Archaeological Impact Assessment (AIA) has identified no significant impacts to pre-colonial archaeological material that will need to be mitigated prior to proposed development activities.

The AIA therefore recommends that:

- Should any unmarked human remains be disturbed, exposed or uncovered during excavations and earthworks, these should immediately be reported to Heritage Western Cape. Burial remains should not be disturbed or removed until inspected by the archaeologist.

For further information, the full AIA is attached as an addendum hereto.

D.2.6 Visual significance

A Visual Impact Assessment dated 26 March 2011 was conducted by New World Associates.

The summary of the analysis of visual impact reveals that the project has, at most, a moderate impact. The project itself will only be marginally visible with an insignificant visual impact. The dense pine windrows combined with the site’s location at the back of

the town, as well as the fractured nature of the mountainous landscape ensure that views of and into the site are highly restricted.

The site can be hardly seen from the N2. As the nature of the proposed development is compatible with existing land uses the project will be well absorbed into the local landscape.

The pine windrows should be retained.

For further information, the full VIA is attached as an addendum hereto.



Figure 6: Entrance to Bot River from N2. The arrow marks the position of the site, where only the tall pines are visible

SECTION E: SUMMARY OF HERITAGE INDICATORS, IMPACTS AND RESPONSES

The site itself cannot be regarded as a heritage resource of outstanding value. Its value is confined to its association with its parent property, the Compagniesdrift Farm, from which it is completely alienated, physically and visually, by means of the Van Der Stel Pass. It does not even possess any relation to the historic uses of the old farm, including its agricultural use (it was never part of the wine farm) or historic links with elements such as the old river crossing (drift).

It could be argued that the proposed development could proceed from a heritage point of view, but its treatment should respect the heritage value of its neighbouring receiving landscape. Indicators are therefore not entirely applicable to the site, but to its receiving landscape and these are outlined as follows:

E.1 The history of Compagniesdrift Farm within Bot River and its contribution to the evolution of the town as a settlement.

- The history of the farm itself, within the context of Bot River and its evolution as a settlement, is outlined in the previous chapter. There is an absence of a strong visual-spatial connection to the farmstead and the recognisable working component of the farm itself as a historic wine farm, largely due to its location north of the town and northwest of the farmstead behind a distinct ridge. The separation is further accentuated by the harsh, physical divide created by the Van Der Stel Pass road.
- The ruin of one historical structure prevails on portion 5 just north of the proposed development area. Even though in a degraded state, it appears to be worthy of further investigation on its own merit. It will not be affected by the proposed development.
- The site has more of a visual-spatial relationship with the northern edge of the town itself.

In addition, the area has strong associations with the Chainoqua tribe of the Khoi-khoi, whom Dutch settlers had “traded” with from 1654 onwards. A strong Griqua community was also established in nearby Hawston by AAS Le Fleur after 1922. Descendants of these groups still thrive, both in Hawston and Bot River.

Response:

The proposed development is very low-key in terms of its density and layout. It serves to adhere to the northern edge of the town in terms of accessibility, growth and social integration.

Some form of memory to its association with the historic farm, as well as the general history of the immediate area, could be introduced to the development. This memory could be achieved by means of names of streets or those of the various development phases or nodes, etc.

The historic structure could be investigated for restoration, with a possible sustainable, adaptive use that could ensure its ongoing conservation.

E.2 The site and development within the surrounding natural & cultural landscape

As described in the previous chapter, the site (in particular the agricultural fields where the proposed development is set to take place) can be regarded as complying with category 2 in the definitions of a cultural landscape as defined by the World Heritage Committee, in that it represents a landscape that resulted from an intervention by man (agricultural activity) influenced (or in this case, constrained) by the elements of nature. It can be more specifically defined as being a “continuing” cultural landscape, still in its process of evolution/layering.

The significance of this value as an indicator, however, can be considered to be low.

In terms of the natural environment, specific recommendations are made in the Botanical Report by Fynbos Ecoscapes in 2006 as part of a previous application. These recommendations have resulted in the layout being amended to its current form, and listed below, as follows:

- The upper area between the windbreaks has been heavily impacted by cultivation and at present has little biodiversity value. The pine windbreaks could add significant aesthetic value to the site; however the seedlings should be removed. The natural area below the wind breaks / pine breaks has been less intensively farmed. Natural vegetation has recovered and biodiversity here is more significant. However a low biodiversity value has been awarded by Cape Nature. There is evidence of recovery of Renosterveld vegetation and consideration should be given to retain connectivity and minimise further fragmentation here. Future fire management strategies should also be considered.
- Precinct 1 – 3 are located on the lower sites of the proposed development area and have been heavily impacted in the past and as a result contain a high number of alien invasive species. Development within this area will not have a significant impact on floral biodiversity. It is suggested that extensive alien clearing be a priority and that only indigenous plants be used in landscaping.
- Precinct 4 is situated on the upper Renosterveld areas of the site and has been deeply ploughed and impacted on in the past. Renosterveld, sandstone outcrops and a mosaic of Fynbos/Renosterveld characterise these precincts. On site placement of infrastructure and residential units will be required to minimize impacts in this zone.
- Precinct 5 & 6 are located on the upper north western area of the site and are characterised by Acid sands over clays which support a mix of Fynbos and Renosterveld. Most of the substrate here has not been disturbed and the transitional areas have important conservation value. Alien vegetation occurs in controllable densities and little damage has occurred to the indigenous vegetation. Precinct 5 & 6 should be **shifted upslope** towards the windbreaks into the previously disturbed land. See Figure 6.

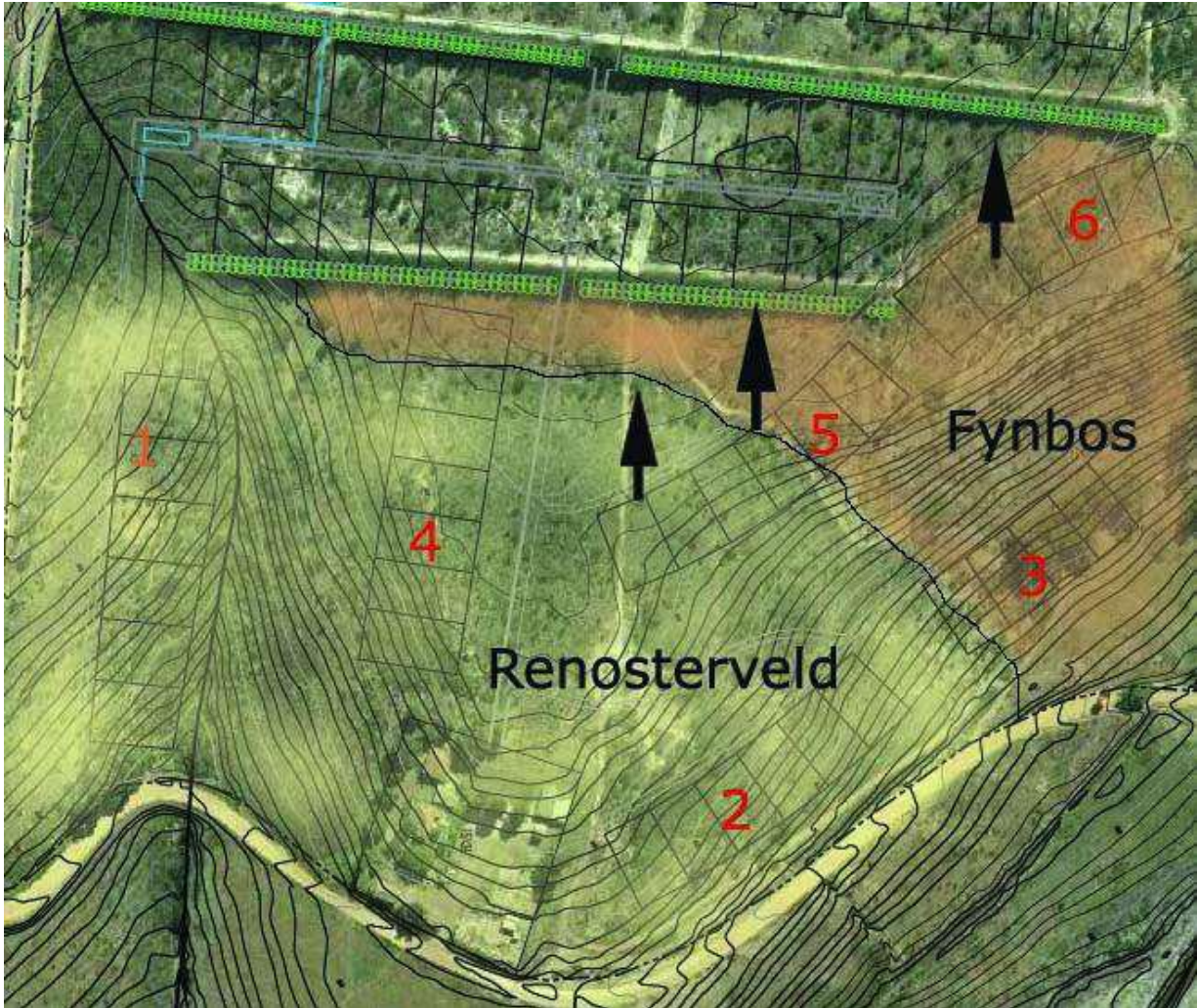


Figure 6. Botanical zones onsite and recommendations for development. (Courtesy From: Fynbos Ecoscapes 2006. Botanical Assessment of the proposed development at Compagnes Drift, (portion of Farm 436/5), Botrivier, Western Cape.

- The natural areas between precincts 2, 3 and 5 / 6 should be managed as a natural area which should be restored, burnt and conserved.

Response:

The above recommendations have resulted in the current form of the layout, which serves to create a significant area within the site for the rehabilitation and ongoing conservation of the natural environment while respecting the value (albeit limited) of the cultural landscape.

No further mitigation measures are therefore proposed in this regard.

E.3 Archaeological significance

The attached Archaeological Impact Assessment by Agency of Cultural resource Management concluded that no significant impacts to pre-colonial archaeological material that will need to be mitigated prior to the proposed development commencing were found.

The probability of locating significant archaeological heritage remains during implementation of the proposed project is likely to be improbable and, although highly unlikely, unmarked human burials may be exposed or uncovered during earthworks and excavations.

Response:

The AIA has proposed that should any unmarked human remains be disturbed, exposed or uncovered during excavations and earthworks, these should immediately be reported to Heritage Western Cape. Burial remains should not be disturbed or removed until inspected by the archaeologist. See also attached IARCOM RoD 1275.

E.4 Visual impact

The Visual Impact Assessment (attached) was conducted by New World Associates. It finds that the development's visual impact has local extent, permanent duration, low intensity, definite probability, and low significance.

Recommendations and mitigation measures are summarised as follows:

E.4.1 Planning and Design Phase

The project is well conceived for its location and purpose and requires no design changes. The windrows should be retained.

E.4.2 Construction Phase Impacts

Construction Phase visual impacts are no more than normal for a peri-urban site. Construction inevitably gives rise to noise, disruption and dust, amongst others. These are well covered by Municipal Bylaws. Site destruction and damage is also coincident with building especially to soil and vegetation which in this case the latter is extremely sensitive. Changes to the water table by excavations can also have a heavy impact on the trees with deaths occurring a few years later.

Mitigation Recommendation: Construction Phase

1. DEVELOPERS, DESIGNERS AND CONTRACTORS—DAMAGE: All parties must make every effort to control the destruction of soils and vegetation on site, especially any remnants of natural vegetation. These must not be damaged under any circumstances.
2. ALL/CONTRACTORS—POLLUTION: Chemical damage by cement mixing directly on the ground and by diesel, etc spills must also be prevented at all costs, as should vandalism of the plants and accidental damage to limbs by workers and machinery. Fires must be prevented also at all costs in all areas. Penalties and incentives should be implemented as can fencing areas off.
3. ALL/CONTRACTORS—MONITORING: Monitoring of the landscape, soils and vegetation during construction is very important and must be attended to regularly. Damage to some is all too inevitable and often irreversible. Adequate indigenous (preferably endemic) vegetation should be planted.

All of the above mitigation measures must be included in the Environmental Management Plan (EMP) for the construction phase.

E.4.3 Operation Phase Impacts

Lighting, landscape maintenance and conservation management are discussed.

Lighting

The Architectural and Landscape Guidelines need to consider lighting in their specific guidelines. Security lighting while necessary can be handled with care.

Mitigation Recommendation: Lighting

SUBTLE LIGHTING: The provision of suitable lighting that does not conflict with a semi-rural character is necessary. Excessive flood lighting and out-of-keeping street lighting should be avoided. Also see recommendations in VIA.

Conservation Management and Landscape Maintenance

The town's water situation and arid summer climate should be considered in any landscaping scheme.

Mitigation Recommendation: Conservation Management and Landscape Maintenance

INDIGENOUS/ENDEMIC PLANTING: The use of locally appropriate species is encouraged and the introduction of indigenous trees into the existing framework.

Response:

The mitigation measures proposed in the VIA are sound and should be entrenched as conditions of approval.

SECTION F: PUBLIC PARTICIPATION

A full Public Participation Process was conducted as part of the Environmental Impact Assessment process, including relevant advertising and public meeting.

In addition, the Bot River Aesthetics Committee has been identified as a focus group and this document will be tabled with them shortly. Also, the Chainoqua Indigenous Tribal House (CITH) has expressed an interest in the proposed development. They will also be consulted in due course.

Any amendments to the report as a result of the focus group consultation process will be made and a final document, with relevant responses, submitted to HWC.

Notwithstanding the above, this document will also be attached to and circulated as part of the Environmental Impact Report (EIR).

SECTION G: CONCLUSIONS AND RECOMMENDATIONS

This Scoping report finds that there is sufficient information to conclude that these development proposals can be supported without further needing to be undertaken, but subject to the mitigation measures and other recommendations contained in this report – all as underpinned by its heritage indicators.

Consequently, this report concludes:

That Heritage Western Cape (HWC) can endorse this consolidated report as having satisfied the requirements of the National Heritage Resources Act (NHRA): Section 38(3)(a)(b)(c)(d)(e)(f) and (g); as well as the provisions set out in the IARCOM RoD 1275, and

That in terms of section 38(8), HWC endorses the conclusion in this report that no further studies are required and that the proposed development proceeds subject to the following conditions:

- That the development remains substantially in accordance with the Preferred Alternative as addressed and mitigated in this report;
- That the proposed development serves to incorporate some tangible forms of memory that would serve to celebrate the history of the site (in its relation to the parent farm Compagniesdrift) as well as that of the general area. This could be done in consultation with the identified heritage focus groups, namely the Bot River Aesthetics Committee and the Chainoqua Indigenous Tribal House, in terms of section 38(3)(d).
- That an integrated landscape plan be compiled as part of the conservation management plan (CMP) for the development in terms of the EIR regulations and submitted to HWC for its records;
- That the mitigation measures proposed in the Visual Impact Assessment be entrenched in the conservation management plan (CMP) for the development in terms of the EIR regulations; and
- That failure to observe any of the abovementioned conditions will automatically result in HWC's endorsement for these development proposals being withdrawn, thereby requiring a new submission to HWC in terms of NHRA Section 38(8).

SOURCES

1. Townsend, Barbara: **Botrivier: The story of a village**, 2010
2. Elphick, R & Giliomee, H: **The Shaping of South African Society (1652-1840)**, Cape Town 1989 (Maskew Miller Longman)
3. Martin, R: **The KhoiSan at the Cape and the Liesbeek River**, SAHRA/Western Cape KhoiSan Council, 2003
4. Overstrand Heritage Landscape Group (S Winter): **Overstrand Heritage Survey**, Overstrand Municipality, 2009/10
5. Walton, James: **Old Cape Farmsteads**, Cape Town, 1989 (Human & Rousseau)
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ACKNOWLEDGEMENTS

1. **Jayne Beaumont** (personal commentary as well as access to the wealth of articles and written material gathered over the years)
2. **Melanie Attwell** (definitions of cultural landscapes)

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May 2011