



**PRE-APPLICATION DRAFT **PHASE 1** HERITAGE IMPACT ASSESSMENT  
PROPOSED DEVELOPMENT OF REMAINDER FARM CUMBERLAND 915 SIMONDIUM**

Submitted in terms of s38(8) of the NHRA;

HWC Reference: 17021409AS0217E; DEA&DP Reference : ...

**JUNE 2018**

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## 1. Property details

The property concerned, Remainder Farm Cumberland 915, Simondium, is situated inside the Urban Edge, located off the R45 which links Paarl and Franschhoek and approximately 1km from the junction of the R45 with Main Road 205 linking Simondium with Klapmuts. The total landholding is 4.97ha in extent.



**Figure 1:** Regional locality (Cape farm Mapper), property outlined red



**Figure 2:** Locality Plan (Cape Farm Mapper CFM). The property concerned adjoins Simondium Guild (Farm 1337), which is zoned Industrial 1, with Consent to permit commercial storage facilities, and is owned by the same applicant

There are a number of structures on the site, 3 of which are residences. The property is not farmed.

## 2. Background

On 23 October 2006, the Drakenstein Municipality approved the rezoning of the adjoining Farm 1337 to Industrial Zone 1 for the purposes of a Winery only.

In March 2008, ACO & Associates prepared a heritage statement for Rem. Farm 915 (the subject of this assessment) and Farm 1337. The report assessed archaeology and all the structures on site. It found that re-development of the site for industrial purposes was appropriate and should be allowed to proceed subject to certain conditions. This report formed part of a Basic Assessment Report (s38(8) of the NHRA).

On 20 June 2008, HWC's Archaeology, Palaeontology & Meteorites Committee (APM) in response to a submission in respect of Farm 1337 Simondium only, noted that it had already approved the AIA conducted by ACO (for both Farm 915 and 1337); and that no Stone Age material of any sort was noted in the area. APM accepted the recommendations of the report and recommended that re-development of Farm 1337 for industrial purposes be allowed to proceed subject to:

- A permit for the demolition of any of the buildings older than 60 years, and for any alterations to the gabled industrial building (ex-Drakenstein Winery);
- The final layout to be submitted to BELCom for comment;
- And the retention of as many large trees as possible.

On 2008-07-16, BELCom, presumably in response to the submission of a Site Development Plan for the property, requested the submission of a focussed Heritage Impact Assessment to be undertaken by a practitioner with architectural and urban design qualifications. An HIA was subsequently prepared by Bridget O'Donoghue and Peter Buttgens for the proposed industrial development of Farm 1337. The HIA was presented to SAHRA on 14 August 2009, and following a site visit, additional information was requested. A report dated December 2009 was then submitted.

The HIA noted that:

- As the site was zoned for industrial, and situated within the urban edge, the intention to increase the use of the site for industrial purposes which support the local agricultural industry was recommended.
- The spatial arrangement and placement of the development recognises the contextual informants and was supported
- The buildings on the western cadastral boundary should be slightly adjusted for the view corridors between the roadway and the mountains within the development be increased.

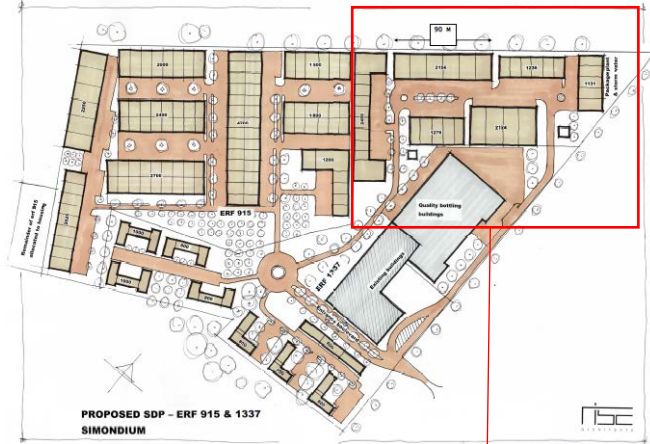
A number of mitigating measures were proposed, including the demolition of an existing industrial portal frame building attached to the historic gabled building, landscaping, lighting and advertising.



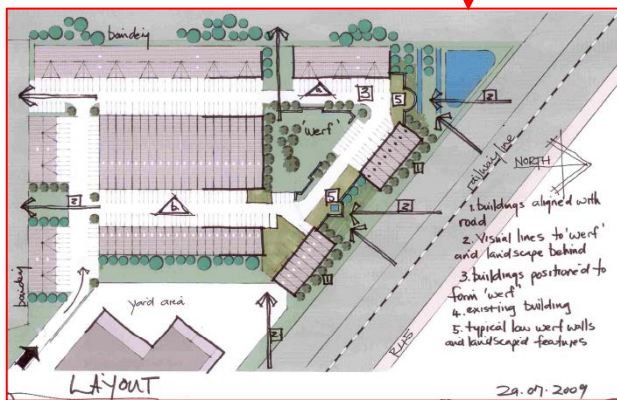
**Figure 3:** Rear of the industrial gabled buildings on Farm 1337 (originally the Drakenstein Winery): the primary on-site heritage resource.

It has not been possible to find the Final Comment from HWC, but on 2009-07-06 DEA&DP issued an authorisation for a light industrial park

development on Farm 1337: an area of approximately 1.24ha, with a Sewage Treatment Plant and associated services and infrastructure. It notes that HWC had commented and their comments has been adequately addressed by the EAP.



**Figure 4:** Initial layout plan submitted for Farms 915 and 1337



**Figure 5:** HWC submission: final draft layout plan only for Farm 1337. The industrial development of this portion of Farm 1337 has not been implemented yet, with the exception of the installation of the sewage plant and some of the services.

### 3. Legal requirements

#### 3.1 NHRA legal requirements

A Notification of Intent to Develop (NID) for this proposal was submitted to Heritage Western Cape (HWC) in terms of sections 38(1)(a), (c)(i) and (d) of the National Heritage Resources Act No. 25 of 1999 (NHRA).

On 3 March 2017, HWC issued a response to the NID (Annexure A), requiring a Heritage Impact Assessment (HIA) which is to address the requirements of s38(3) with specific reference to the following:

- Visual impacts to the cultural landscape;
- A detailed site development plan.

Comments of the relevant Conservation Bodies and Municipality must be requested.

Since a Basic Assessment (BA) is required in terms of the NEMA regulations, this HIA is prepared and submitted in terms of s38(8) of the NHRA.

The project will run under the 2014 EIA Regulations Process Flow.

#### 3.2 Rezoning requirements

The current zoning is Agriculture I. A subdivision and rezoning to Business III; Industrial I; and Residential II is required to facilitate a proposed mixed use development.

### 4. Methodology

Ultimately this HIA will be structured to fulfil the requirements of Section 38(3) of the NHRA and to respond to the requirements of HWC. However, the NID was submitted by the environmental practitioner. Following appointment by the author to prepare an HIA as required, it became clear that the owner is not in a position to undertake detailed

layout planning for the site yet. The property is situated in the urban edge, together with the adjoining property Farm 1337, owned by the same owner. The owner is concerned at this stage only to retain the urban edge delineation and wishes to rezone the property to accord with the adjoining property which is utilised for industrial purposes. However, there is no immediate intention to develop it and the owner is not in a position then to prepare a detailed Site Development Plan. Without that, a Visual Impact Assessment cannot be completed.

Since this circumstance accords with HWC Guidelines in respect of preparing a phased HIA a request was submitted to HWC for authorisation to prepare this HIA on a phased basis, with a Phase 1 HIA satisfying the requirement for the identification and mapping of heritage resources and the significance thereof (including visual aspects); the development of heritage indicators and design informants; an assessment of the potential for impacts (including visual) on heritage resources by the development proposed in the concept plan (high level assessment); and consultation in accordance with HWC's requirements. This would be submitted for Interim Comment. The Phase 2 HIA will then be submitted when the owner is in a position to take the proposal further, and will include a more detailed impact assessment, including visual, and a detailed SDP. On 21 June, HWC issued authorisation to conduct a phased HIA ([Annexure A](#)). **This report is therefore to be submitted for Pre-application Interim Comment.**

In terms of the DEA&DP Guidelines for Involving Visual and Aesthetic Specialists in EIA processes, a Level 3 Visual Impact Assessment (VIA) would be required. For a Phase 1 HIA, the scope of work of the visual assessment is defined as follows:

- Identification of visual issues and a site visit;
- Description of the receiving environment and project;
- Establishment of view catchment area, view corridors, viewpoints and receptors;

- Preparation of visual design indicators.

In terms of the Guidelines, the involvement of a specialist in Visual Impact Assessment is not necessary and, for the purposes of this Phase 1 HIA will be undertaken by the heritage practitioner. It is recommended that a Visual Impact Assessor be appointed for the Phase 2 HIA.

In addition to the I&APs registered as part of the NEMA process, the following I&APs have been included with a specific interest in heritage matters: SAHRA; the Drakenstein Heritage Foundation and Paarl 300 as the registered Conservation Bodies in the area; and the Drakenstein Municipality's Advisory Committee (Advieskomitee oor Stadsestetika en Omgewingsake: AKSO). The comments will be considered for incorporation into the findings and recommendations of the Phase 1 HIA.

Information was gathered during site inspections and documentary research of literary and official sources on the site and surrounding area. Documentary research was undertaken of records of the Municipality, the Deeds Office, the Surveyor General and the Chief Directorate: Surveys and Mapping.

The project team includes, inter alia:

- HIA Practitioner: Cindy Postlethwayt
- Environmental practitioners: Guillaume Nel Environmental Consultants (GNEC)
- Architects: Schoonraad Architects
- Town Planning: PJ le Roux

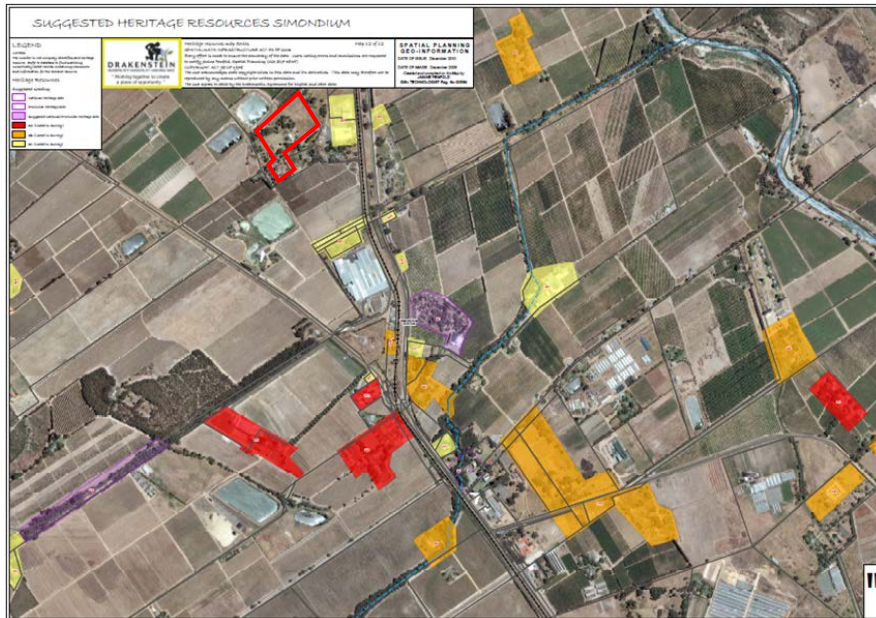
## 5. Assumptions and Limitations

The information and assessments supplied by others are assumed to be accurate and a fair representation of the proposed development. It is assumed all relevant information has been disclosed.

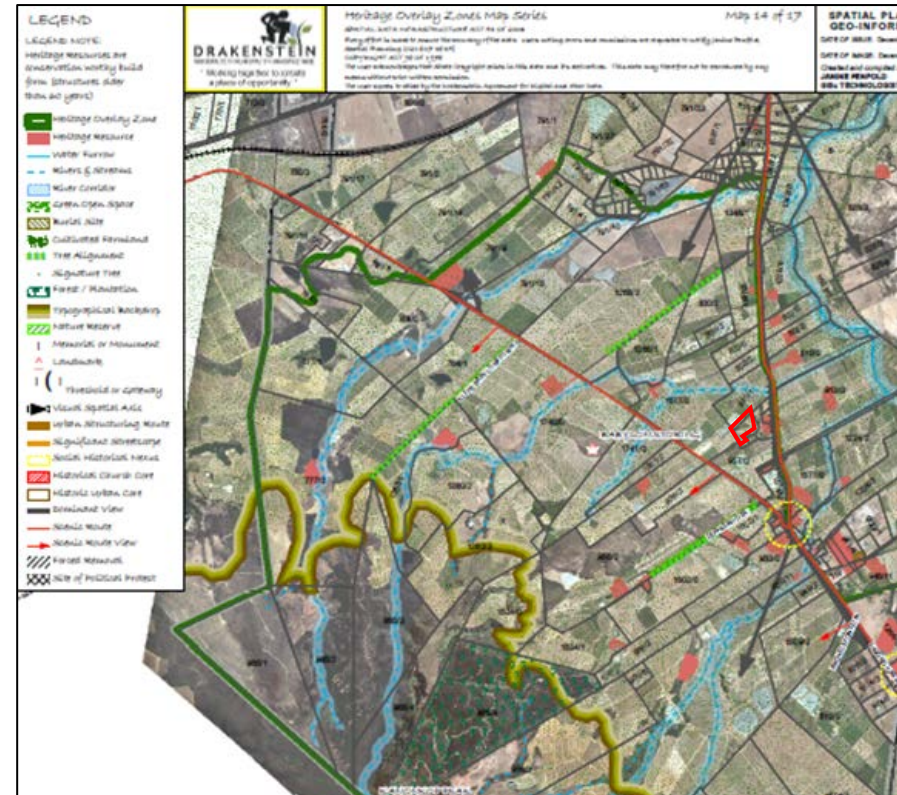
## 6. Policy

### 6.1 Heritage

In terms of the Drakenstein Heritage Survey, the property is situated in the proposed Simonsberg Slopes Heritage Area. Portion of the industrial complex on the adjoining Farm 1337 is an identified heritage resource. The R45 is a Scenic Route.



**Figure 6:** Drakenstein Heritage Survey: heritage resources, property outlined red



**Figure 7:** Simonsberg Slopes Conservation Area, property outlined red

The property, along with Simondium as a whole, was also situated within the Cape Winelands Cultural Landscape (CWCL), provisionally protected by SAHRA in 2005. This protection has since lapsed. However, it has been graded a Grade 1 Cultural Landscape in terms of a SAHRA Council decision.

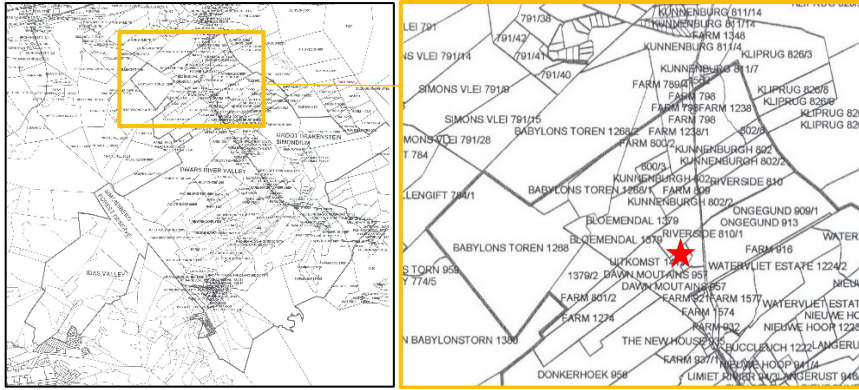


Figure 8: Grade 1 CWCL: inset locating the property concerned

## 6.2 Planning

In terms of the revised Drakenstein SDF, approved 31 May 2017, the site is inside and at the urban edge and is indicated for a combination of industrial and urban infill development. The designation ‘urban infill’ in principle permits a wide range of land uses, including industrial.

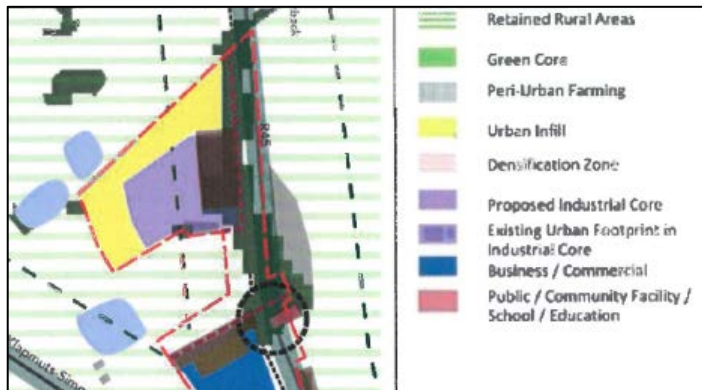


Figure 9: Drakenstein SDF

<sup>1</sup> S Winter (2000) p4

<sup>2</sup> Bryer & Theron (1987)

## 7. Historical Background

The Groot Drakenstein-Simondium area is exceptionally rich in heritage resources, with a dramatic natural setting, materially shaped by cultural processes over time. Archaeological evidence indicates it was inhabited more than 700 000 years ago. Khoenkhoen herders are thought to have moved into the area approximately 2000 years ago and were the predominant inhabitants when the European settlers arrived in the late 17<sup>th</sup> century. This pre-colonial period did not have a significant visible impact on the landscape<sup>1</sup>.

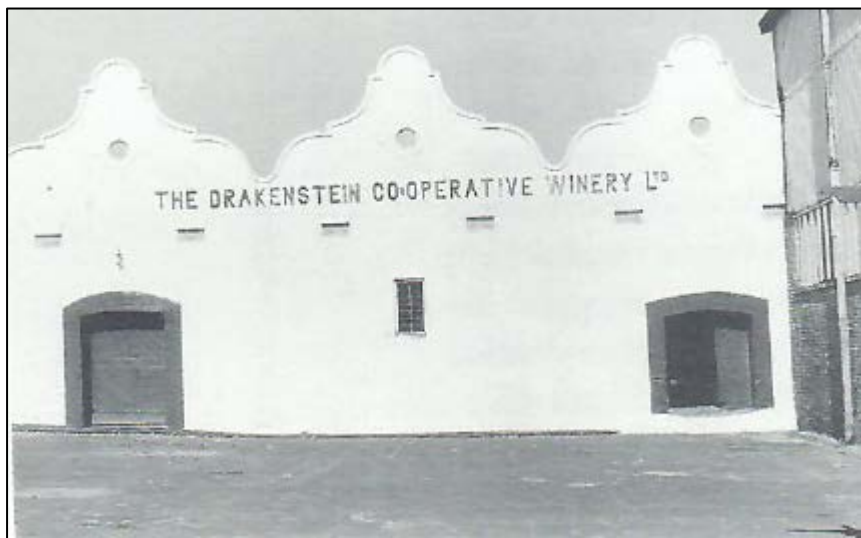
The Drakenstein valley is the second oldest rural area to be colonised in the Cape. In 1685, van der Stel placed Dutch farmers on 23 farms laid out along the Berg River in 1685. French Huguenots were then allotted farms amongst the Dutch free burghers, typically 60 morgen in size, long thin rectangular pieces of land<sup>2</sup>. Many of the original grants, whilst now much subdivided, survive in name and the pattern of farmsteads, vineyards and orchards along the Berg River remains a theme in the evolution of the valley. The first significant impact upon the landscape came with the agricultural prosperity in the Cape towards the end of the 18<sup>th</sup> century and the replacement of pioneer building forms with the more elaborate Cape Dutch architecture. Further changes to the landscape in the mid-1800s to early 1900s occurred as urban development was established, the subdivision of the original farms began to occur and slaves were emancipated.

Named after Pierre Simond (1651-1713), Huguenot minister at the Cape<sup>3</sup>, the settlement of Simondium began with the establishment of some of the area’s important early social institutions: the Ebenhauser Mission Church in 1843, and the Het Sticht School in 1852 (Winter 2000).

<sup>3</sup> Wikipedia



In the late 19thC, following the devastation of the region's vineyards by *phylloxera*, a number of initiatives impacted this landscape: the first being the scheme to establish an export fruit industry through Rhodes Fruit Farms; and the second being the introduction of co-operative wine cellars to prevent the total collapse of the wine industry. The first co-operative wine cellar was established in Wellington in 1906, soon followed by the Drakenstein Co-operative Winery at Simondium "with 10 members and a nominal capital of £15 000 from its loan funds".<sup>4</sup> This co-operative was built on what is now Farm 1337, adjoining the property concerned, under the same ownership and of which it once formed part. It is now the Simondium Guild.



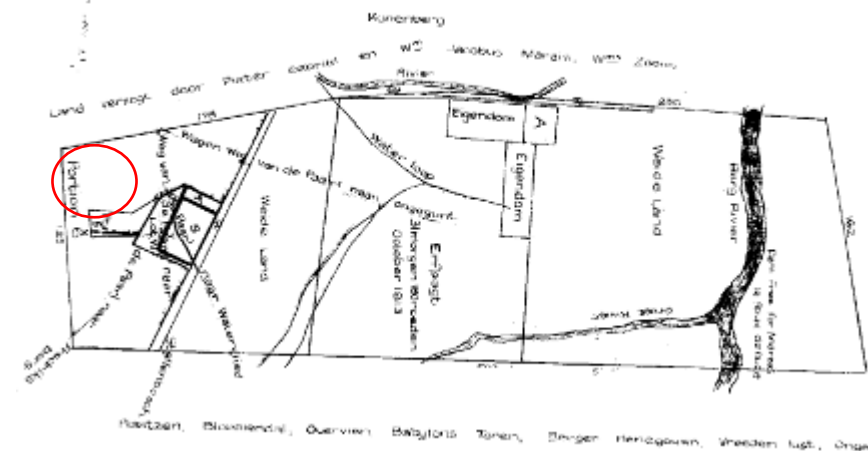
**Figure 10:** The Drakenstein Co-operative Winery/Simondium Guild, Erf 1337 Simondium (Oberholster AG)

<sup>4</sup> AG Oberholster p84

In 1922, the present-day road system through the valley was established. It was during this period that a number of additional commercial buildings were established adjacent to the R45 at Simondium, concentrating the more dispersed pattern of existing social facilities (churches and schools) along the main access routes and by the mid-1900s, it had developed into a small rural service centre. Many of these buildings survive today and form an integral part of the historical fabric of Simondium. The settlement underwent significant disruption when many inhabitants were forcibly removed under the Group Areas Act in the 1970s (Winter 2000).

Today the natural setting, patterns of cultivation and settlement combine to form a landscape of scenic beauty, within which a number of significant historical homesteads are situated.

The property itself has its origins in Farm Ongegund/d 909, a Stellenbosch Quitrent granted in 1819 to A.P. Marais (S.Q 5-32).



**Figure 11:** Ongegund farm 909 SG B268/1817, approximate location of property concerned

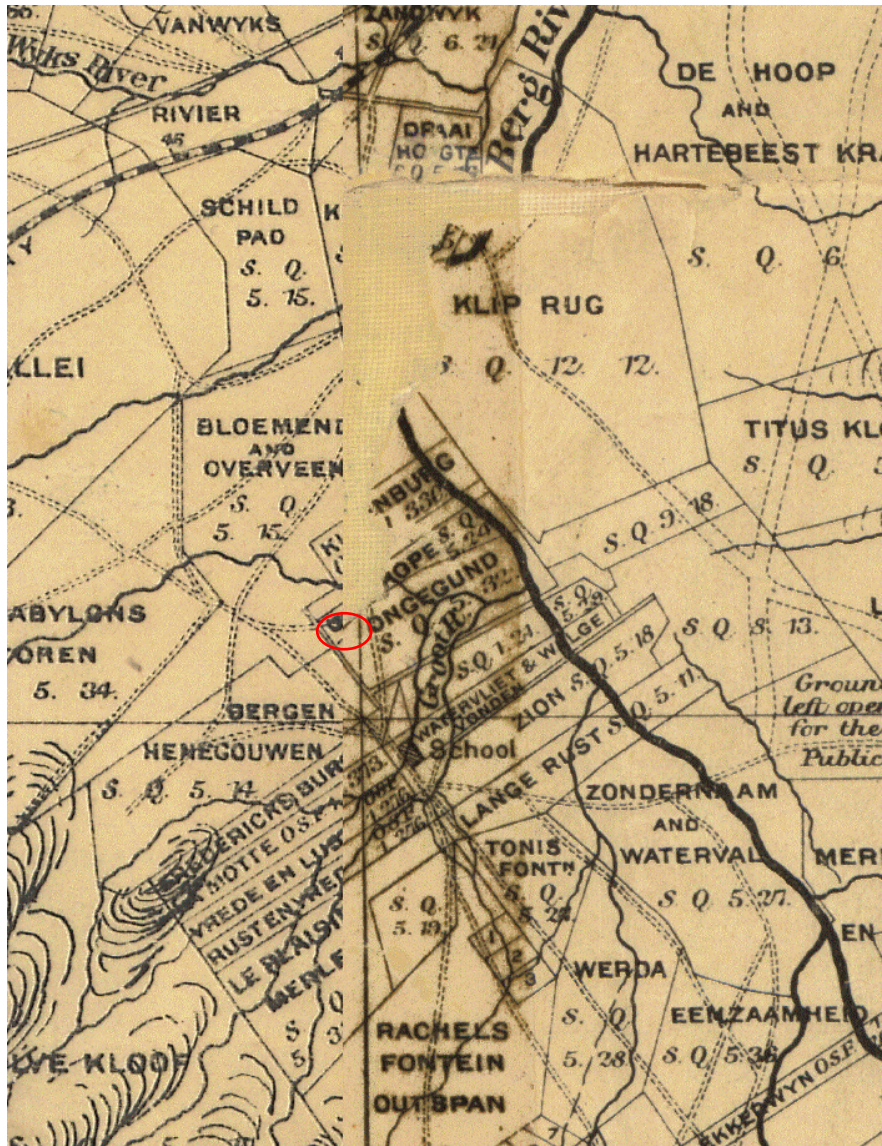


Figure 12: Cape-Malmesbury Southern Districts 1880-1900

The Farm Ongegund 909 began to be subdivided from the late 1800s, and in 1906, portion 21 was subdivided off and sold to the Drakenstein Co-operative Winery Limited to establish the co-operative. This was later consolidated with portion 2 and B of Ongegund 909 to form Farm 1337 (SG 1351.1979).

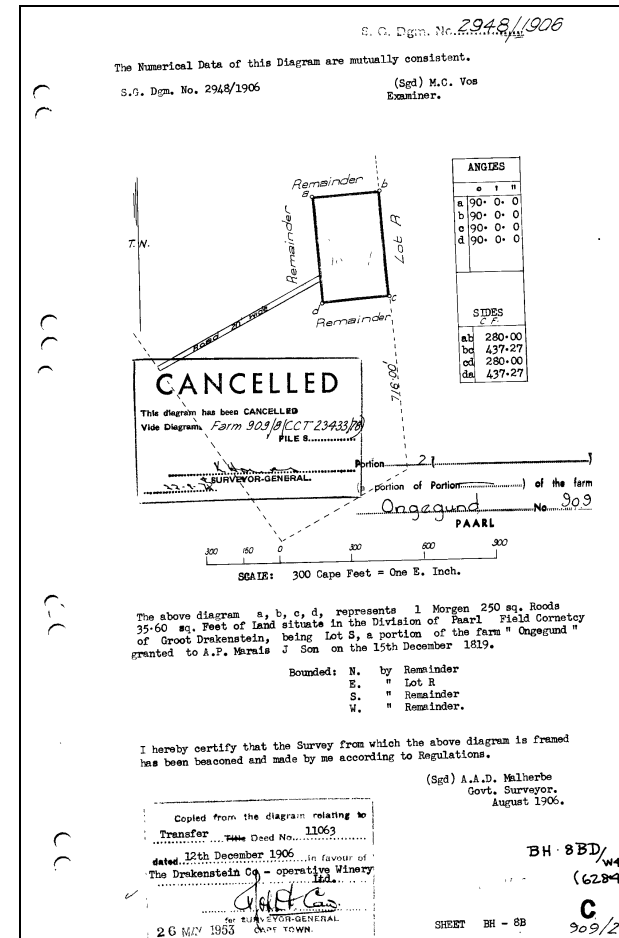


Figure 13: SG 2948/1906

Rem Farm 915 was a 1948 subdivision from Ongegund 909 (Portion 61), itself subdivided in 1962 in Portions 1, 2 (sold off under separate title in 1963 and 1980 respectively) and Remainder.

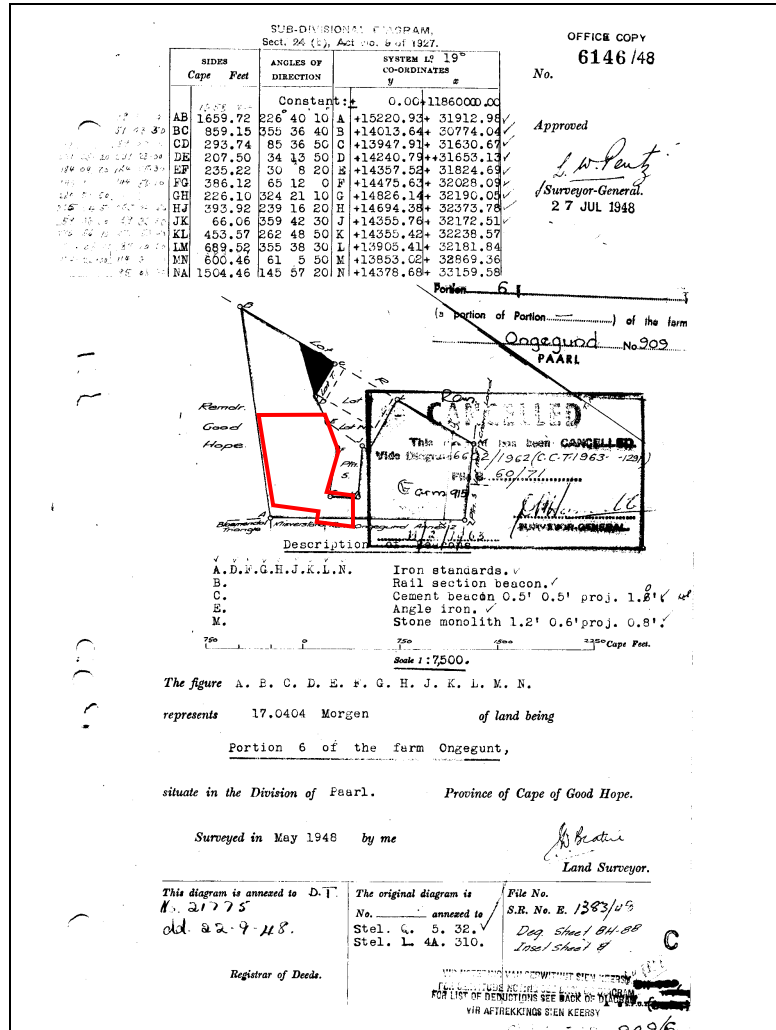


Figure 14: SG 6146/1948

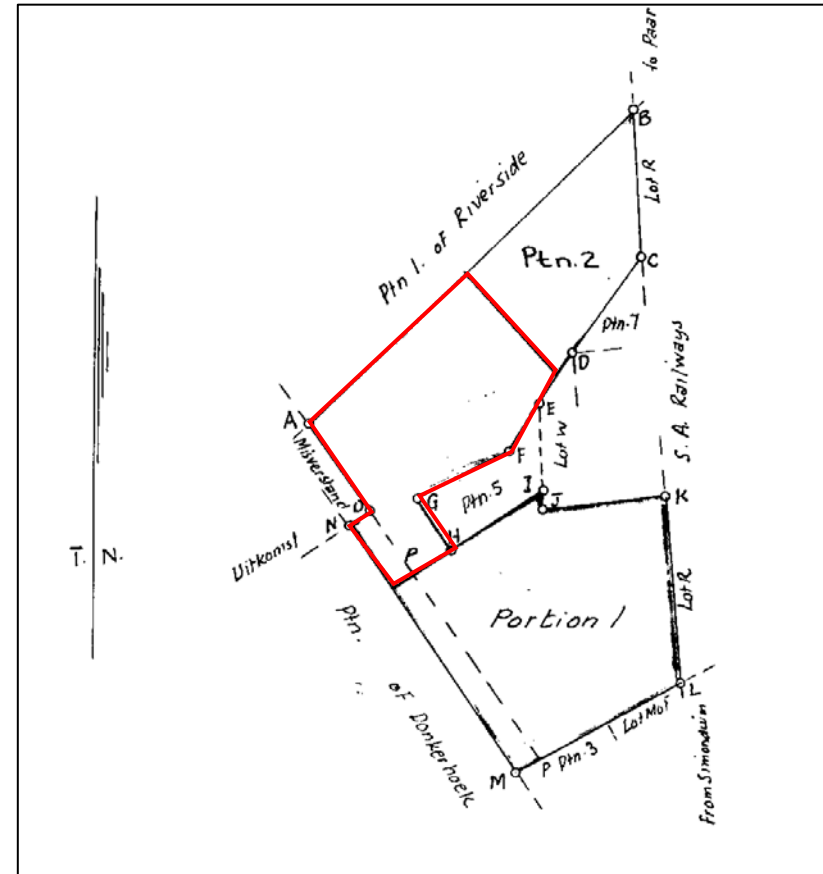


Figure 15: SG 6602/1962 Remainder Farm Cumberland 915

## 8. Site description and character

Although situated within the Simondium Urban Edge, this is as a consequence of the historical Drakenstein Co-operative Winery use (now the Simondium Guild) and the property, together with the adjoining Farm 1337, forms an isolated urban enclave, surrounded by vineyards.

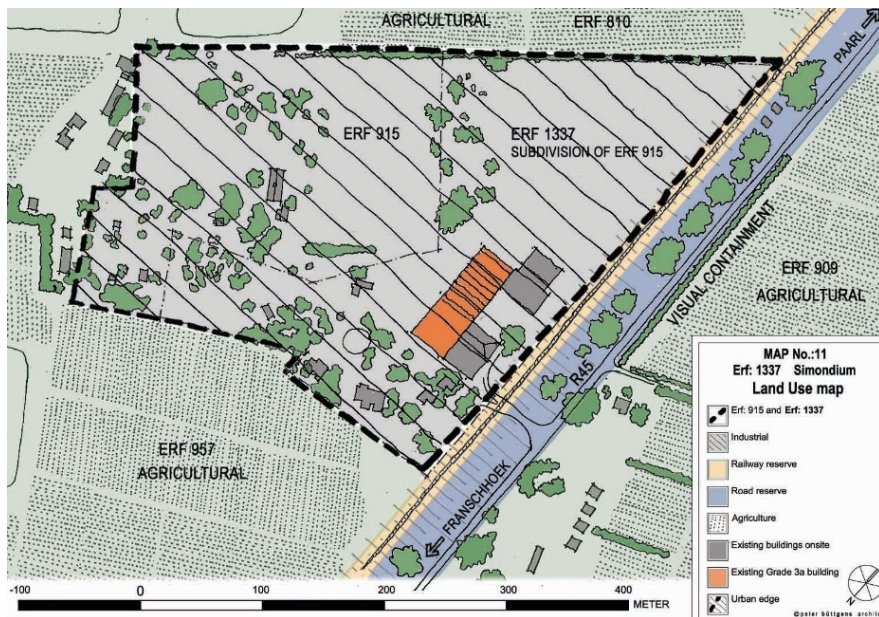


Figure 16: Land use (O'Donoghue & Buttgens)

A review of the historical aerials illustrates that in 1938, the Drakenstein Co-operative Winery is surrounded largely by vineyards but that the property concerned is relatively well vegetated and not under cultivation, with the exception of the eastern-most strip at the end of the fields (pre-subdivision). The situation is little changed in

1953, although development is more intensive immediately around the Drakenstein Co-operative Winery and the village of Simondium is clearly more densely settled.

There is 1 structure on the property visible in the 1938 aerial and three others in the 1953 aerial that still exist. These were assessed as having no heritage significance in a heritage statement undertaken by ACO Associates for Rem Farm 915 and Farm 1337 in 2008, and further in a heritage impact assessment undertaken by Bridget O'Donoghue and Peter Buttgens for Farm 1337 in 2009. This assessor confirms that none of these structures should be considered to be of heritage significance.

ACO in its 2008 report notes that the site was examined by 2 archaeologists and the finds recorded and photographed. "Thick grass precluded a thorough archaeological survey and it is acknowledged that this will have limited the conclusions of this report to some extent. However, predictions as to the presence of archaeological material in the vicinity are probably quite reliable... No Stone Age material of any sort was noted in the study area."<sup>5</sup>

<sup>5</sup> ACO (2008) p6



**Figure 17:** 1938 Historical aerial (126\_078\_12167)



**Figure 18:** 1953 Historical aerial (335\_003\_05878)



1938

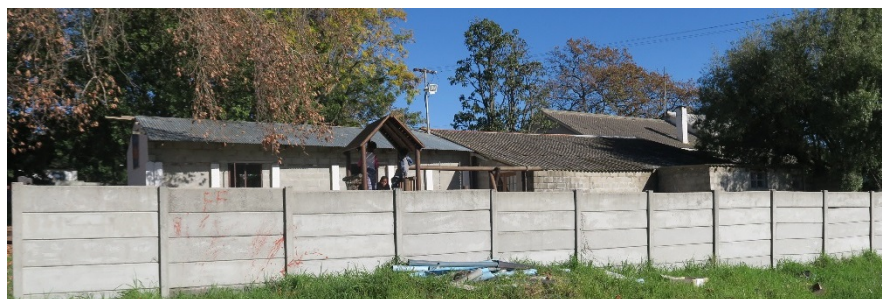


1953

**Figures 19 & 20:** Historical aerials noting buildings still present on the subject property (13, 14 and 15 are situated on adjoining Farm 1337)



**Figures 21 & 22:** Building 12 labourer cottage. No heritage significance



**Figure 23 & 24:** South end of building 1 residence and outbuildings. No heritage significance



**Figure 25:** Building 2 is a water tower with modern plastic tank. No heritage significance



**Figure 26:** Building 4 is a small cottage. No heritage significance

There are clumps of mature trees around each residential area, although these are substantially diminished when compared to the historical record. A partial avenue of pines is situated between the main residence and Farm 1337 and the northern, western and southern boundaries are partially screened by windbreaks or mature tree planting.

Gravel roads and paths provide access to the various buildings, and there are several low outcrops of Table Mountain Sandstone. Assessment undertaken as part of the HIA for Farm 1337 found that there are very few indigenous plant species and the property has both very low conservation and agricultural value.



**Figure 27:** Remnant windrow (left) and trees around Residence 1



**Figure 28:** Southern boundary

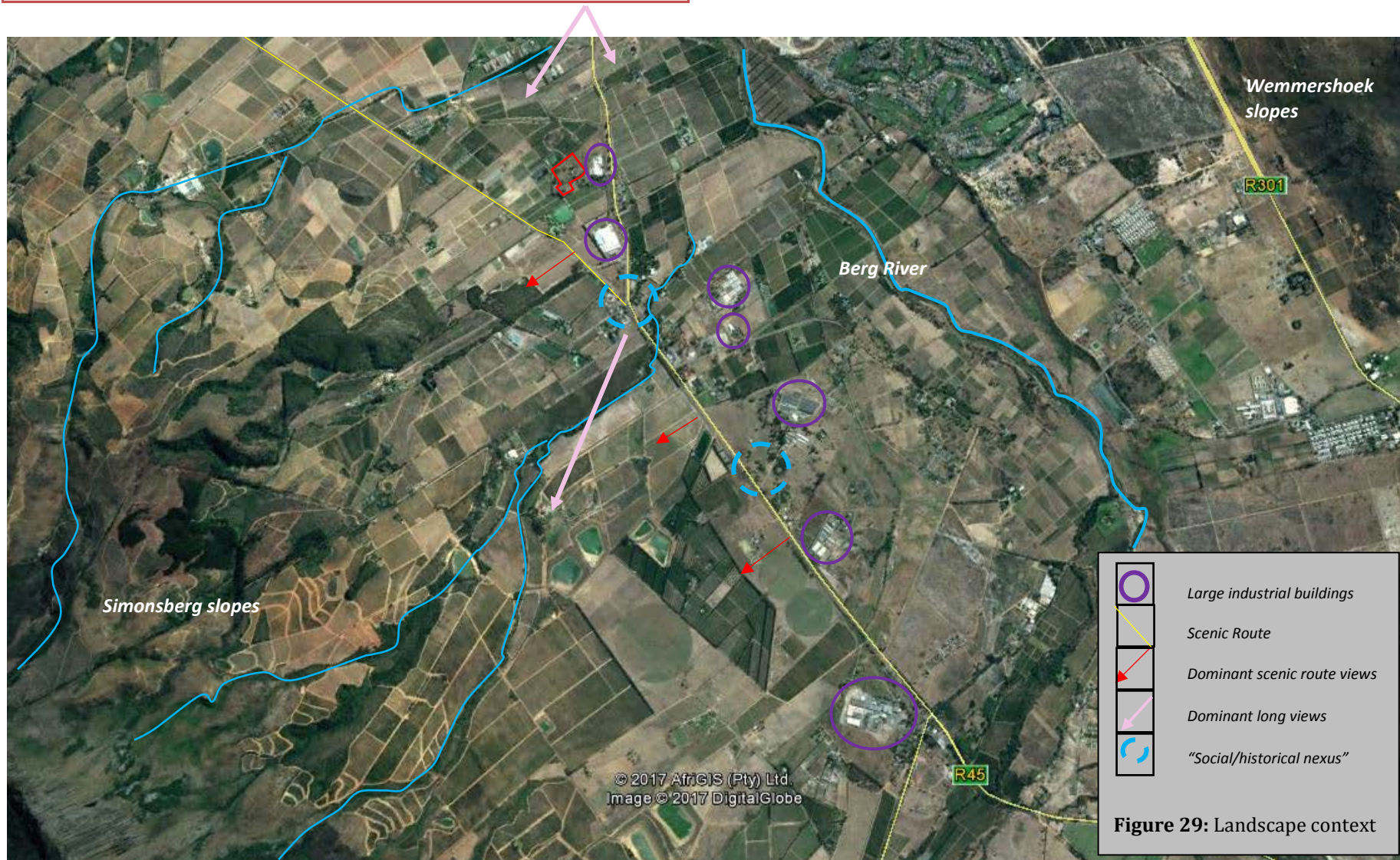
The people living on Rem. Farm 915 are all currently tenants: it is understood a combination of ex-employees of the Drakenstein Winery (closed in approximately 1998), some of whose family took over the houses when their parents died; and new tenants. The main farm house on the property is rented to a missionary family. None of the people living on the property are employed by the current owners of the property.

When the property was transferred into its current ownership in 2003 the previous owner had eviction orders for the people living on the property. However, the municipality was unable to re-house them, and the current owners have allowed them to remain until suitable alternative accommodation can be found. For the past 14 years they have engaged with the municipality to establish a housing project for farm labourers in the area. Land has been identified and the studies are underway but this would probably only take place in 2 – 3 years. The owners also recently, in conjunction with Top Fruit, donated a piece of land to the community in Simondium on which a community hall is being built. This is directly opposite the land earmarked for the housing development.

However, it should also be noted that all families will in any event now be formally re-housed within the proposed development on the site.



## 9. Context



Simondium is a distinct gateway onto the escarpment along the scenic R45 through the Groot Drakenstein-Simondium Valley. “Simondium possesses a number of place-making qualities, such as the externalised public nature of its social institutions, the human-scaled interface of its buildings and road and the presence of beautiful mature trees. More importantly, this settlement is imbued with a rich social history and public memory.”<sup>6</sup> The settlement retains its low order rural character but is dispersed along approximately two kilometres of the main routes with no obvious ‘heart’. Its historical associations are visible in the remaining social institutions, peri-urban farming and agri-industries. Historically some of the workers at these agri-industries were housed by the company in close proximity (Stellenpak and Drakenstein Co-op) and farm worker accommodation was also located at the periphery of some of the farms, along the R45.

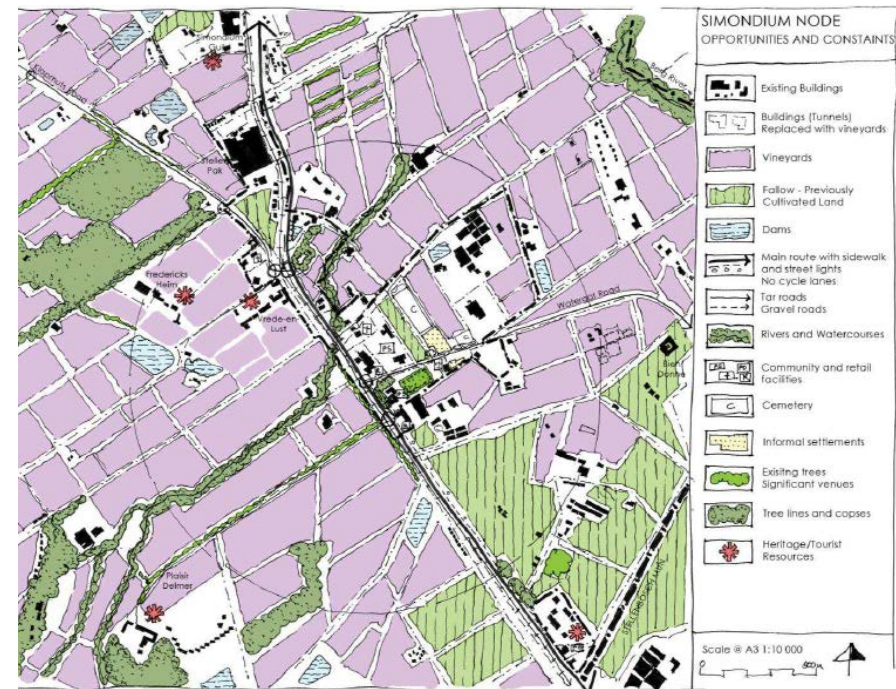
As a result of the general effects of policies regarding tenure of farmworkers and current aspirations towards non-agricultural futures of many of the region’s residents, there is a significant demand of off-farm accommodation. Poverty and the need for employment demand the creation of significant economic opportunities.



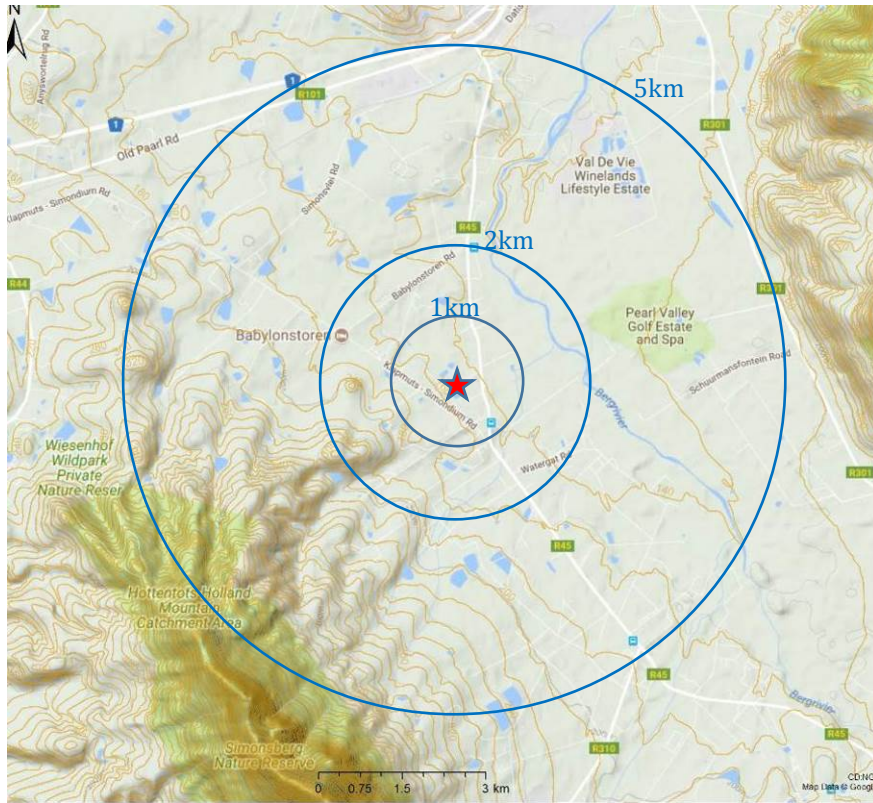
**Figure 30:** Simondium on the R45 northbound, Simondium Guild barely visible in the background left (Google street view)



**Figure 31:** Housing on the R45 southbound, from the entrance to the Simondium Guild



**Figure 32:** Simondium development patterns (CNdV)

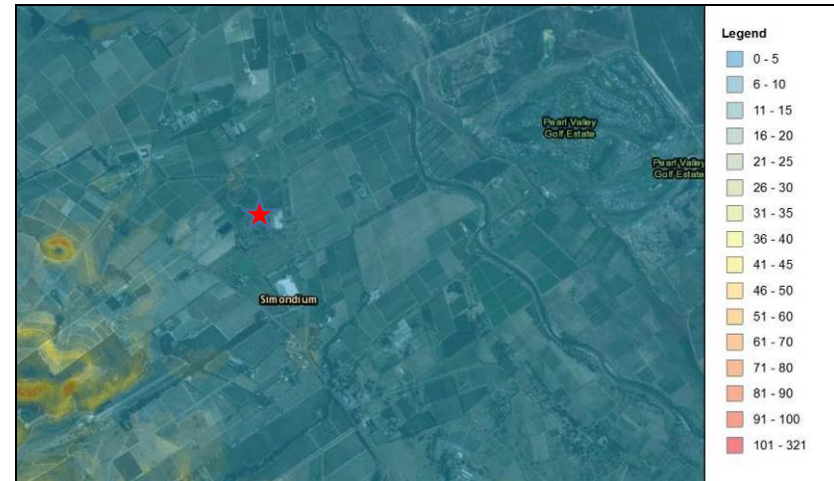


**Figure 33: Contour map and distance radii**

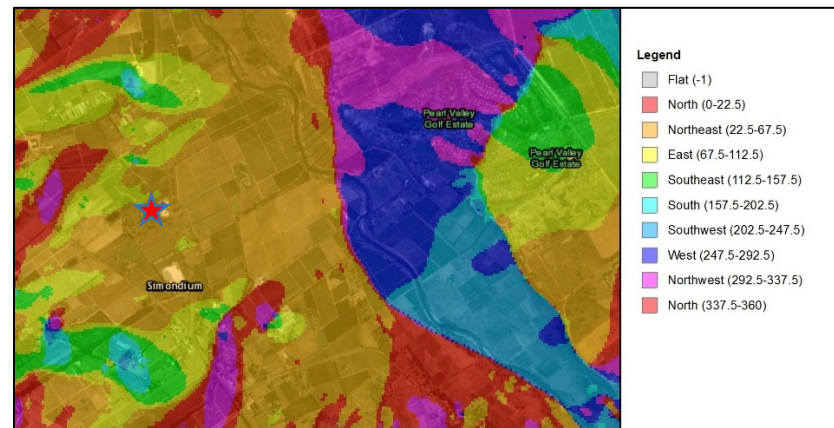
As has been stated, the site lies inside the Simondium Urban Edge, within the Simonsberg Slopes Conservation Area/Overlay Zone and the Grade 1 CWCL. It forms part of a rural settlement landscape, immediately surrounded by a largely pristine agricultural landscape. Dramatic long distance views of the surrounding mountains are a significant feature.

It is situated in the Berg River alluvial valley at about 140msl, which slopes gently westwards to the foothills of the Simonsberg. The

gradient is generally flat with a north-east aspect. The original vegetation would have most likely have been Swartland Alluvium Fynbos but the area has been transformed by agriculture and settlement.



**Figure 34: Slope (%) (CFM)**



**Figure 35: Aspect (CFM)**

Visibility is dependent on factors such as: (a) the nature of the proposal; (b) its placement within the landscape; (c) the scale of the proposal relative to its context; (d) the detailed design (form, scale, massing, aggregation, etc.), as well as (e) the position and distance from which it is viewed.

The net effect of these factors is that the visual impact of an object will begin to fall away rapidly with increasing distance. Visibility will reduce substantially from 1.5 km distance, and beyond 5 km, visibility is negligible (Gibb).

With respect to the visibility of the subject site, foreground views are most critical to consider. These include the sightlines from the R45 Paarl – Franschhoek and Klapmuts to Simondium; and from neighbouring properties. However, due to the undulating topography of the R45 Klapmuts to Simondium, the property is potentially visible only for a very short distance directly west of the property concerned, and even then, due to the screening effect of the tree planting along the main routes, the windrows on the farms and foreground development, only the trees situated at the property's westernmost and southernmost borders are visible (vp1 and 2). From the scenic route R45 Paarl to Franschhoek, due to the road alignment and screening effect of the windrows, again the property only comes into view immediately as one passes the adjoining Farm 1337. The viewshed is therefore localised.

Due to the relatively flat terrain of the valley floor, the site is largely obscured except for distant views from the mountain slopes (2 – 5km). Visibility will decrease as distance increases.

The general landscape character is considered **sensitive** to visual impact: although it is situated in the urban edge, it is surrounded by areas of rural scenic amenity. Actual site visibility is however is **low**.



**Figure 36:** Distance radii and viewpoints



**Figure 37:** View point 1 from the Klapmuts – Simondium Road, the only point along the road which the site is directly visible, and then only distinguishable by the trees situated along the western boundary (middle distance), the site situated behind



**Figure 38:** View point 2 from the Klapmuts – Simondium Road, only distinguishable by the upper reaches of the trees situated along the southern boundary of Farm 1337 and 915, the site situated behind



**Figure 39:** View point 3 from the R45 northbound, only distinguishable by the upper reaches of the trees situated along the southern boundary of Farm 1337 and 915, the site situated behind



**Figure 40:** View point 4 from the R45 southbound, only distinguishable by the windrow situated along the northern boundary of Farm 1337 and 915, the site situated behind



**Figure 41:** Foreground restrictions on site visibility/view sheds: windrows and tree planting; elevated dam walls on adjoining property, existing industrial and residential development and the wide rail reserve between the R45 and Farm 1335, the railway line situated on an elevated platform obscuring much of the site from the R45.



**Figure 42:** Railway line on an elevated berm at ground level from inside Farm 1335 (Simonsberg Guild). The Eucalyptus trees in the background line the R45



**Figure 43:** Viewpoint 5: the only direct view of the site is at this point from the R45. The railway line on an elevated berm (highlighted light grey) behind the trees, the rooftops of Simonsberg Guild at left and the main residence on Farm 915 at rear on a slightly elevated natural platform. Views are obstructed further by dense tree planting.

Simonsberg in the background. The area indicated by a yellow line has been approved for industrial development, further and substantially reducing the ultimate visibility of Farm 915 from the R45.

The site itself is however relatively undeveloped at present and will therefore be sensitive to visual change.



**Figure 44:** Actual area of visibility (graded red); short distance direct views (yellow arrows); long distance views (red arrows). The site is not easily visible from the scenic route or the surrounding areas. The principal view corridor is thus from the R45 at a single point where Farm 1335 is as yet undeveloped; and from within Farm 1335 to the rear of the existing industrial buildings and residences behind.



**Figure 45:** Views internal from Farm 1335, from the rear of the gabled industrial buildings - part of Simondium Guild. The area in the immediate background (right of the property concerned, identified with red dash) has been approved for industrial development

As the portion of the field-of-view dominated by the proposal decreases substantially at distances beyond 500m from the site, due to the screening effect of various factors, the area is considered to have **Moderate Visual Sensitivity**.

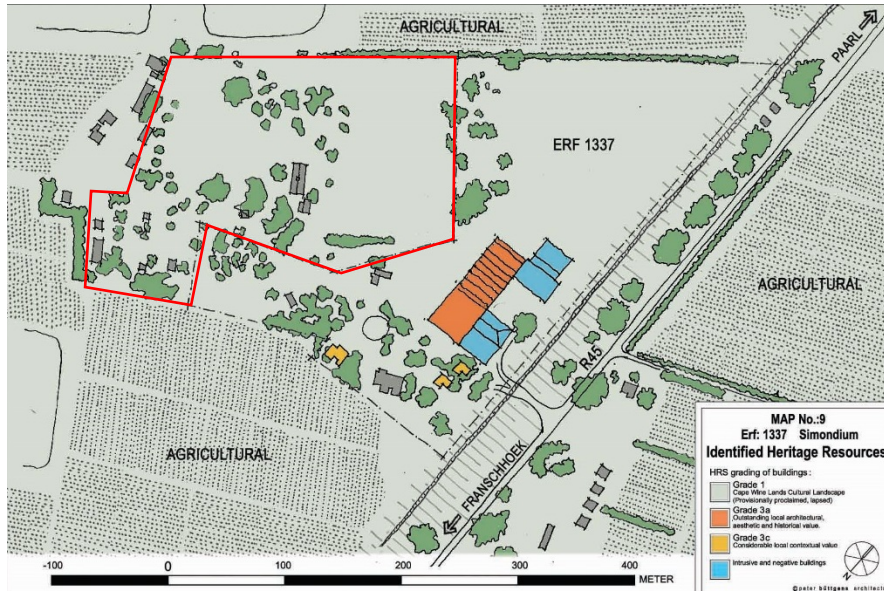
The Receptors of the anticipated visual impact include agricultural areas which are considered to have **High Visual Sensitivity**, as the site falls within an area of high visual / scenic amenity value.

The Visual Absorption Capacity (VAC) of the site is considered to be **Moderate to High**, with significant screening afforded by topography, vegetation and existing and approved uses. With mitigation, the Visual Absorption Capacity of the site is likely to increase.

## 10. Heritage Resources & significance

This assessment utilises the criteria in the NHRA and the HWC Grading: Purpose and Management Implications March 2016 to establish the significance of heritage resources ([Annexure B](#)).

In respect of the site itself, whilst it has historical associations with Ongegund, these are not significant. The buildings older than 60 years on site are not regarded as having any heritage value and there are no aesthetic or social values attached to the property as a whole. The primary heritage informants relate to its proximity to the gabled buildings of the Simondium Guild (ex-Drakenstein Co-operative Winery) and its position within the surrounding agricultural landscape.



**Figure 46:** Heritage Resources: site (O'Donoghue & Buttgens). The gabled warehouses of the ex-Drakenstein Co-operative Winery are identified as Grade IIIA (orange) with intrusive and negative buildings situated in front of this warehouse, identified blue.



**Figure 46:** From the R45 the gabled warehouses are however largely screened by the ('intrusive and negative') buildings situated in the foreground and the elevated railway line.



*Photograph 2.16a: Historic Barns, western (rear) elevation, 2008 ACO*



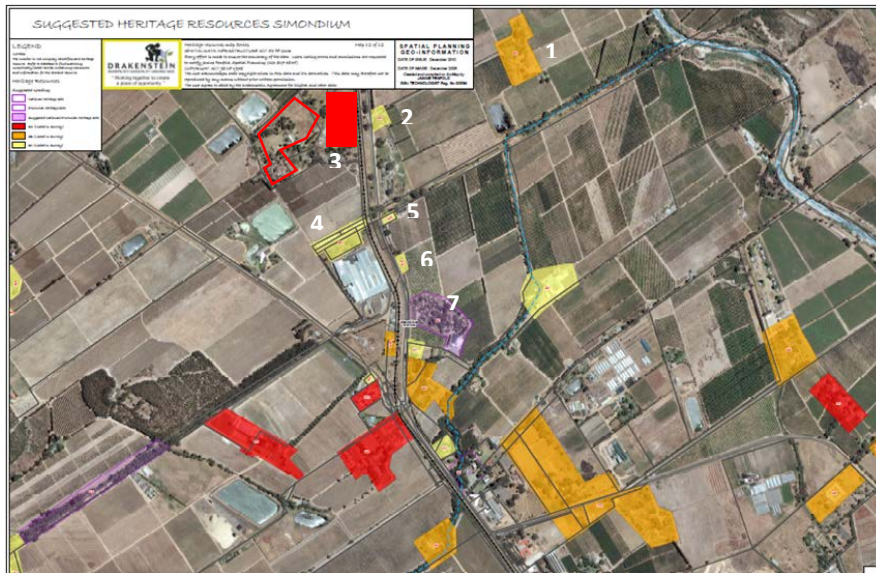
*Photograph 2.16b: Historic Barns, detail of western (rear) elevation, 2008 ACO*

This building is the historic cellar dating from c 1920 and was built for the Drakenstein Co Operative Organisation. It is comprised of a long row of 15 warehouses built on three levels. Unfortunately the building has been compromised by later buildings positioned on the front and side elevations. It is nonetheless still the most significant heritage structure on the site. Given the variety in size and style of the openings, it seems likely that several alterations have occurred through the years. However, the overall structure is in good condition and well worth preservation. It is also

**Figure 47:** The distinctive gables of the Drakenstein Co-operative Winery from the rear of the property (O'Donoghue & Buttgens)

Heritage resources in the general area are identified on Figure 48. It is noted that the Ongegund gatehouse situated opposite Farm 1337 has effectively been screened by a large and unsympathetic new entranceway to what is now Marlenique Estate, originally Ongegund.





Map ref	Site	Grade	Basis for grading
1	Ongegund	3B	Hist; Arch; Ctxl: Historic werf
2	Ongegund gatehouse	3C	Ctxt and landmark
3	Drakenstein Co-operative Winery	3A	Hist, Arch; aesth. (in Drakenstein Heritage Survey IIIC, amended in line with HWC decision)
4	Stellenpak workers housing	3C	Hist; Ctxl; Social
5	St Simon's Church	3C	Hist; Ctxl; Social
6	Semi-detached cottage		Hist; Arch; Ctxl: landmark
7	Watervliet Farm	PHS	Hist; Arch; Ctxl: Historic werf

**Figure 48:** Heritage Resources: Local Area (Drakenstein HS as amended)



**Figures 49 and 50:** Ongegund gatehouse screened by the entrance gates to Marlenique Estate.

The Simonsberg Slopes proposed Conservation Area (much of which has been designated a Grade 1 landscape) is regarded as a historically evolved agricultural landscape of high heritage significance (although varying degrees of intactness and authenticity) in terms of the following:

- It possesses a concentration of historical farmsteads located within a dramatic mountain setting. Examples include Babylonstoren, Donkershoek, Simonsvlei, Backsberg, Plaiser de Merle, and La Motte.
- It has high natural scenic value in terms of upwards views towards the iconic Simonsberg and the Wemmershoek slopes from the R45, more focussed views towards landmark buildings traversed by the Berg River.
- It has a highly legible, intact and enduring historical pattern of settlement in terms of its patterns of built form, planting, access and subdivision.
- It has a strong historical layering evident in its historical structures and patterns of land use including the farm complexes mentioned above and social facilities (e.g. Ebenhauser Mission Church)
- The visual dominance of the wilderness and agricultural landscapes with a limited built environment footprint;
- A relatively fine-grained built environment with a sense of balance and fit. Settlement and building typologies are generally rural in character and form.
- It has a strong relationship with a regional scenic route network which includes the R45 (Paarl – Franschhoek) and the Klappmuts – Simondium Road.

(Winter et al (2015) as adapted)

## 11. Heritage Indicators

Development of the site must be understood in terms of its relationship to the broader context, wherein the dominance of the surrounding rural landscape is a key consideration. Although the site is situated within the Urban Edge, the setting is rural rather than urban and the proposed development needs to recognise this in the proposal.

The heritage indicators outlined herein extend the approved heritage indicators for the proposed industrial development of the adjoining Farm 1337 and incorporate as relevant from the Draft Drakenstein Heritage Protections Report, intended as a guideline for assessing development in the proposed Heritage Areas.

1. *Agricultural dominance:* Development must respect the dominance of the surrounding agriculture landscape. A compact development footprint, with well-defined edges must be retained to avoid visually cluttering and eroding the rural area. Particular attention must be paid to sensitive edge treatment where the property borders agricultural land. Hard boundary treatment, over-scaled and architecturally inappropriate entrances, road engineering interventions that undermine the rural/village qualities of the route and visual clutter caused by a proliferation of signage must be avoided.
2. *Rural sense of place:* Development patterns should respond to the rural settlement patterns of Simondium.
3. *Visual intrusion:* the scenic qualities relating to the R45, comprising a variety of near and far views towards the mid-slopes and Simonsberg, should not be compromised. Mitigation measures should make the development as visually unobtrusive as possible (through planting, restriction of height, and building massing and layout).
4. *View corridors:* Development should not block public view corridors through the site to the mountain backdrop. These view

corridors should link with the view corridors approved for the proposed development of Farm 1337.

5. *Protect existing heritage resources:* Any new development must respect the scale, massing, form and setting of the uniqueness and architectural presence of the historic warehouses on the adjoining Farm 1337, without mimicking these forms.
6. *Planting patterns:* Traditional planting patterns should be maintained, reinforced or, if necessary, replaced, with linear tree planting at the property boundaries and clumps of matures trees within the site, maintaining as many of the existing mature trees as possible.

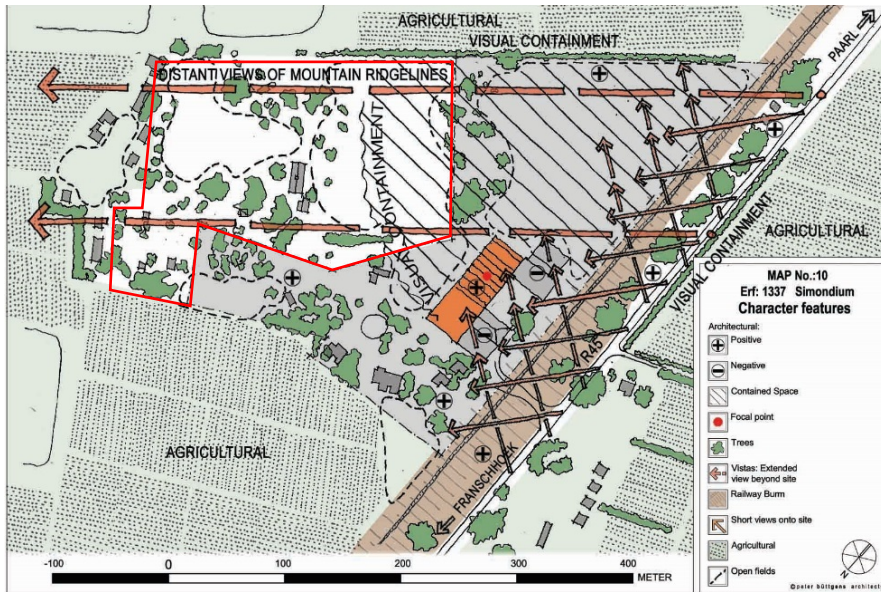


Figure 51: Landscape character features (O'Donoghue & Buttgens)

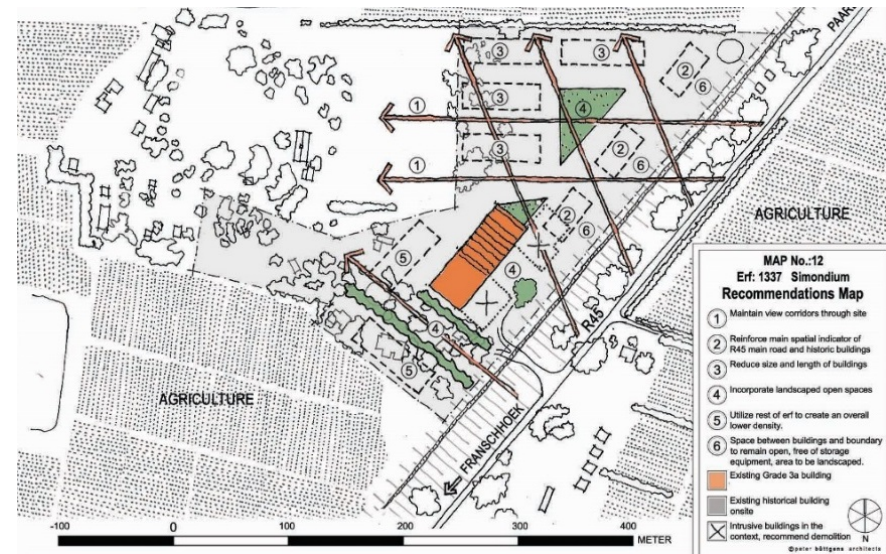
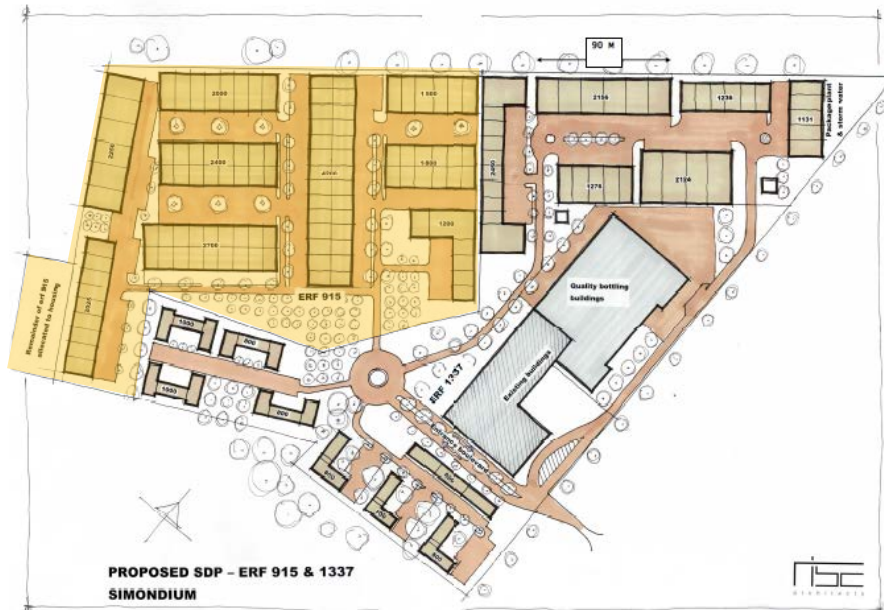


Figure 52: Approved heritage indicators for the development of Farm 1337 (O'Donoghue & Buttgens), to be extended to Rem. Farm 915.

## 12. Development Proposal

Development proposals for the site have undergone a number of iterations. The first formed part of the SDP for the original application for the overall landholding in 2008, eventually amended to include only Farm 1337.

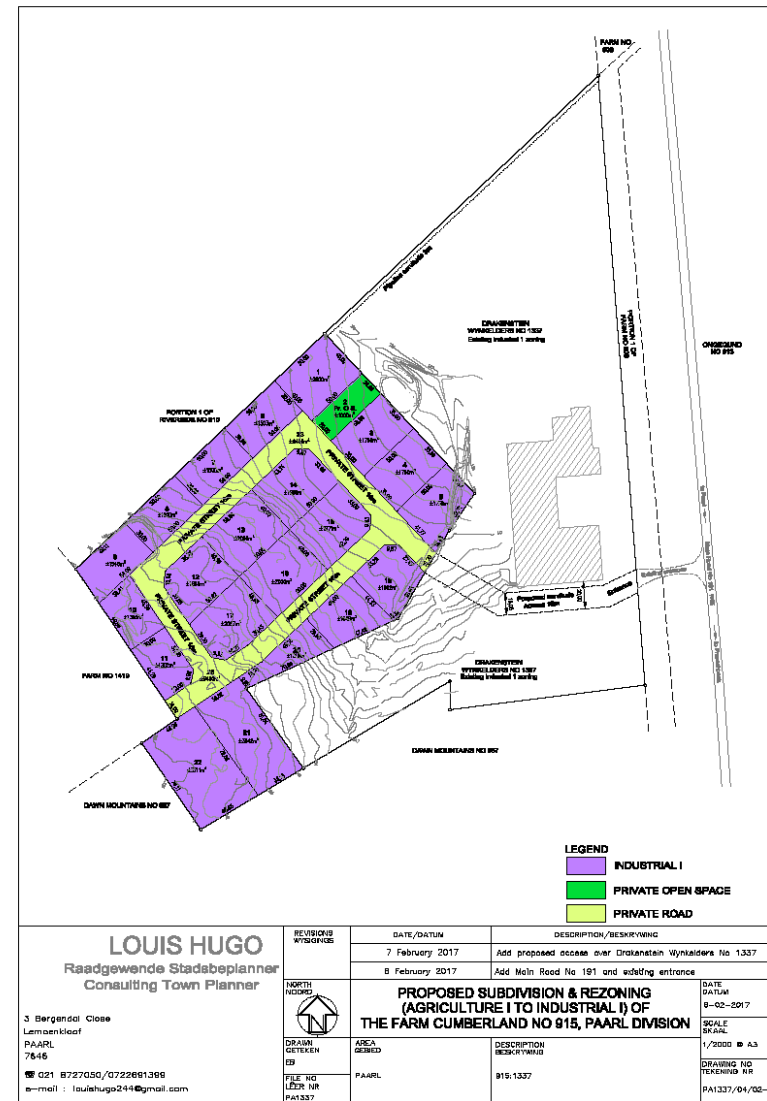


**Figure 53:** 2008 proposal (not approved) linked to rezoning of Farm 1337, Farm 915 highlighted in gold

An initial proposal for the current application was presented to this assessor for consideration (see Figure 54) but has subsequently been discarded since it met none of the heritage indicators and did not reference the approved SDP for Farm 1337.

There will be no further assessment of this development alternative.

The preferred alternative is for a mixed use development incorporating 17 343m<sup>2</sup> of industrial uses/warehouses in 6 blocks; 25 796m<sup>2</sup> office space in 8 blocks; and 6 505m<sup>2</sup> housing, being 14 units. The plans are included in full in Annexure C.



**Figure 54:** 2017 SDP, subsequently discarded.

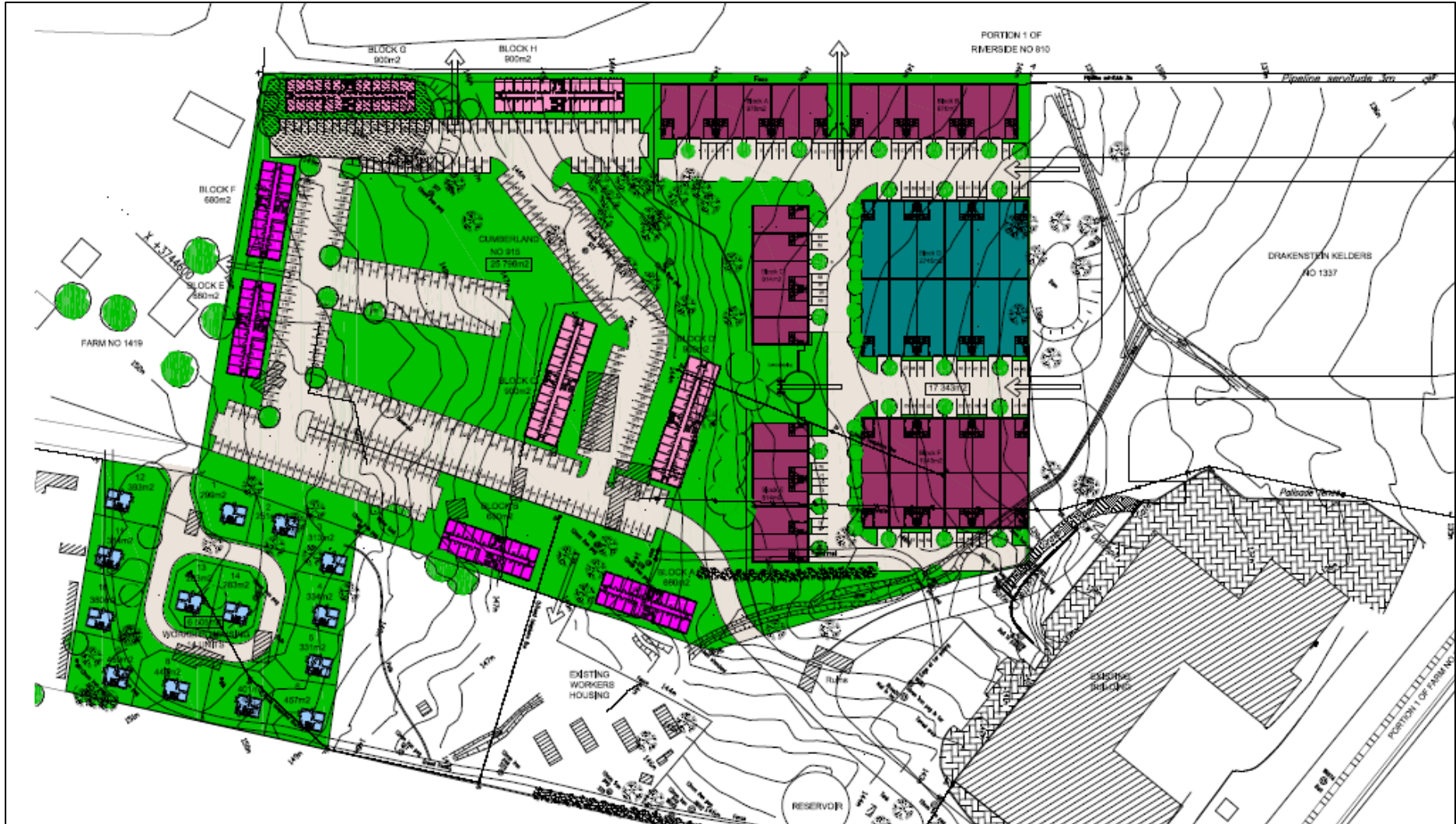
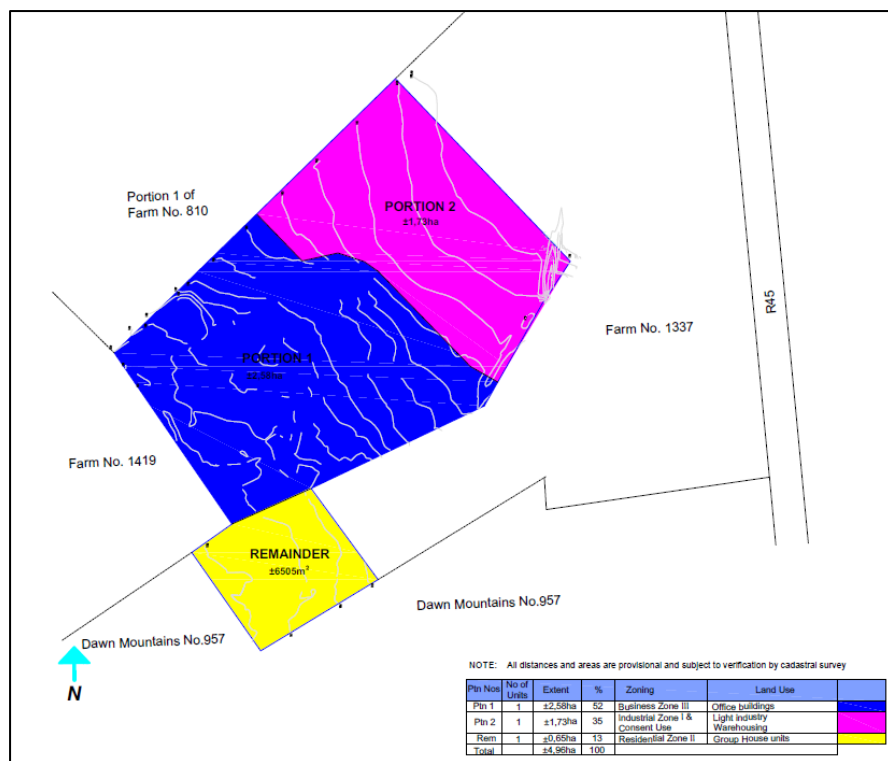


Figure 55: Preferred Site Development Plan



**Figure 56:** Proposed subdivision plan

Whilst plans remain conceptual at this stage, the following is intended:

*Portion 1 (2.5ha): Business Zone II for office use.* This is the largest of the three portions and abuts the surrounding agricultural properties. The 8 office buildings, varying in extent between 680 – 900 m<sup>2</sup>, will be restricted to two storeys and will be alienated on a sectional title basis. Coverage and bulk are restricted.

*Portion 2 (1.75ha): Industrial Zone I for light industrial and warehousing.* This abuts the existing industrial zoned Farm 1337 and recently approved warehousing and storage. The six separate buildings will vary

in extent between 814 – 2 745m<sup>2</sup>, and will be alienated on a sectional title basis. Coverage and bulk are restricted.

*Remainder (0.65ha): Residential II for residential.* Fourteen houses will be provided to accommodate the existing tenants on the property. Access to this residential area will be separate from that of the industrial and office component.

Each Phase can and is intended to be developed independently. Parking is to be provided in accordance with the zoning requirements.

### 13. In-principle Heritage Impact Assessment

The site is within the Urban Edge and indicated for urban infill. The structures older than 60 years and all others on the property are assessed as being Not Conservation Worthy. The property has no intrinsic heritage significance although it is surrounded by an agricultural landscape of high heritage significance and situated partly behind the unique historic warehouses on Farm 1337. The site has been used for non-agricultural purposes for at least a century.

The general landscape character is sensitive to visual impact but actual site visibility is low. Visual Absorption Capacity (VAC) is Moderate to High with significant screening afforded by topography, vegetation and existing and approved uses. Mitigation is possible and will in all likelihood increase the VAC.

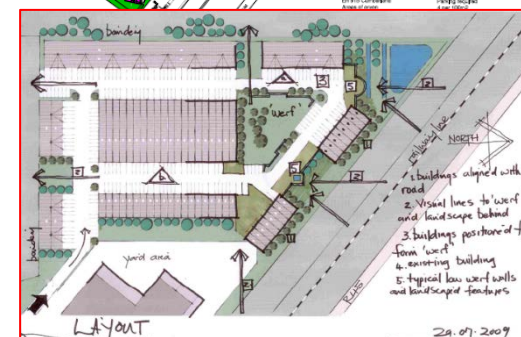
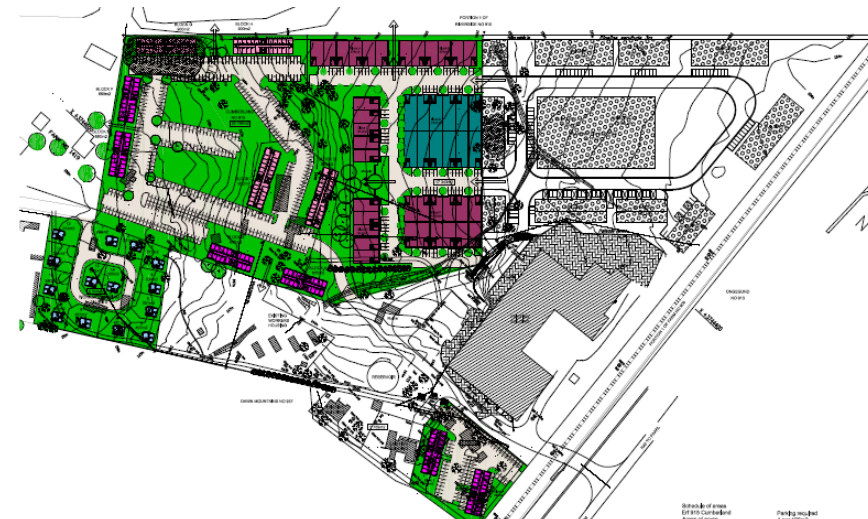
The proposal is not out of keeping with the general development patterns of Simondium. The settlement is dispersed and development in this scattered nodal form is repeated along its length. The proposed land uses follow the local historical associations of agri-industries and off-farm/company worker housing in close proximity. Simondium is also characterised by the presence of large industrial buildings, including the buildings on Farm 1337 and Stellenpak in close proximity to the site (see Figure 29). “Modern agriculture handles much greater

volumes of produce and is far more complex than in the past. As a result the nature and scale of buildings required to accommodate these modern operations are often large, intrusive and industrial in type. In the study area, several structures such as wineries, packing sheds and canning facilities have been erected in visually prominent locations. Of course, the construction of these structures is inevitable but their impact could be minimised by careful siting and landscaping”<sup>7</sup>

It will also contribute significantly to the economic base of the area: with a potential capital investment of R50 million over a 15 year period (Planning Report).

The spatial arrangement and placement of the development recognises the contextual informants. It is noted that the development of Rem Farm 915 will not be undertaken in isolation but will be incorporated into a combined larger development with the abutting industrial development of Farm 1337. The visual corridors through the site to the Simonsberg beyond are maintained across both properties. The industrial component is situated within the centre of the site closest to the approved industrial development for Farm 1337; and the land uses with the least potential for negative impact (the residential and two storey office component) are situated on that portion of the site surrounded by agricultural land. Many of the existing mature trees can be maintained within this layout, and there is the opportunity for further planting. The scale and massing in so far as it can be ascertained is not monolithic and relatively contained set amongst a large central open space.

Development is sufficient setback from the historic cellars due to the cadastral configuration (see Figure 45) and is unlikely to have any visual or physical impact thereon.



**Figure 57:** Combined site development plan for Rem Farm 915 and Farm 1337 (above) illustrating congruency with HWC supported development of Farm 1337 (right)

It is therefore concluded that development of the property for the purposes so identified can be considered in principle and impacts upon heritage resources have the potential to be adequately mitigated.

Without further detailing however, it is not possible to assess the extent to which some of the indicators have been met (for example, boundary

<sup>7</sup> Winter (2000) p28

treatment, architectural language, landscaping etc.). This must await a Phase 2 HIA.

#### **14. Consultation**

*(to be included once PPP is complete)*

#### **15. Recommendations**

On the basis of this assessment, it is recommended that HWC:

- endorse this report as having complied with the provisions of section 38(3) (a) and (b) of the NHRA
- endorse the Heritage Indicators to which any future development should respond;
- provide Interim Comment to support the preferred Site Development Plan (Annexure C to this Report) in principle, on condition that all detailed development proposals are to be assessed in a Phase 2 HIA and submitted to HWC for approval in terms of s38(4);
- Provide Interim Comment to support in principle the proposed demolition of all buildings older than 60 years on Remainder Farm Cumberland 915.



## References

- ACO Associates (Jayson Orton)* (2008): Heritage Statement Rem Farm 915 and Farm 1337, Simondium
- Baumann N, Winter S, Dewar D, Louw P* (September 2016): HIA Boschendal Village Node Farm Boschendal 1674/7 and 1674/10 Stellenbosch
- Bryer L and Theron F* (1987): The Huguenot Heritage The story of the Huguenots at the Cape
- CNdV Africa* (March 2014): Simondium Rural settlement Draft Precinct Plan
- Drakenstein Municipality* (2011): Drakenstein Heritage Survey
- Drakenstein Municipality* (2015): Revised Drakenstein Spatial Development Framework
- Oberholster AG in association with van Breda P* (1987): Paarl Valley 1687 – 1987
- O'Donoghue B and Buttgens P* (2009): HIA and Supplementary Report Farm 1337 Simondium
- Winter S* (July 2000): Groot Drakenstein-Simondium Spatial Development Framework Heritage Conservation Study
- Winter S, Townsend S, Jacobs G, Baumann N, Attwell M* (31 July 2015): Draft Heritage Protections for Proposed Conservation Areas and Grade II & Grade III Heritage Resources within the Drakenstein Municipality

## ANNEXURE A: HWC Response to NID

**Our Ref:** HM/DRAKENSTEIN/SIMONDIUM/FAMR CUMBERLAND 915  
**Case No.:** 17021409AS0217E  
**Enquiries:** Andrew September  
**E-mail:** [andrew.september@westerncape.gov.za](mailto:andrew.september@westerncape.gov.za)  
**Tel:** 021 483 9543  
**Date:** 03 March 2017

Guillaume Nel  
PO Box 2632  
Paarl  
7620



**RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: HIA REQUIRED**  
In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003

**NOTIFICATION OF INTENT TO DEVELOP: PROPOSED REZONING, SUBDIVISION AND DEVELOPMENT OF INDUSTRIAL COMPLEX ON FARM CUMBERLAND 915, SIMONIDIUM, SUBMITTED IN TERMS OF SECTION 38(8) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)**

**CASE NUMBER: 17021409AS0217E**

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received on 17 February 2017. This matter was discussed at the Heritage Officers meeting held on 24 February 2017.

You are hereby notified that, since there is reason to believe that the proposed development will impact on heritage resources, HWC requires that a Heritage Impact Assessment (HIA) that satisfies the provisions of section 38(3) of the NHRA be submitted. This HIA must have specific reference to the following:

- Visual impacts to the cultural landscape
- Detailed Site Development Plan

The required HIA must have an integrated set of recommendations.

The comments of relevant registered conservation bodies and the relevant Municipality must be requested and included in the HIA where provided. Proof of these requests must be supplied.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.

Yours faithfully

  
.....  
Mr Mkolisi Dlamuke  
Chief Executive Officer, Heritage Western Cape

**From:** [Andrew T September](mailto:Andrew.T.September@westerncape.gov.za)  
**To:** [Cindy Postlethwayt](mailto:Cindy.Postlethwayt@westerncape.gov.za)  
**Subject:** RE: HIA Farm Cumberland 915 Simondium: Your reference 17021409AS0217E  
**Date:** 21 June 2017 08:27:39 AM

Dear Cindy

I have spoken to Penny and the recommended Phase 1 HIA is fine in accordance to both of our recommendations on how the HIA should be phased.

Kind Regards

**Andrew September (Heritage Officer)**  
Heritage Western Cape  
3rd Floor Protea Assurance Building  
Greenmarket Square  
Cape Town  
8001

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**From:** Cindy Postlethwayt [<mailto:cindy@cpheritage.co.za>]  
**Sent:** 04 May 2017 02:37 PM  
**To:** 'Andrew T September' <[Andrew.September@westerncape.gov.za](mailto:Andrew.September@westerncape.gov.za)>  
**Cc:** 'Dietmar' <[dietmar@gnec.co.za](mailto:dietmar@gnec.co.za)>  
**Subject:** HIA Farm Cumberland 915 Simondium: Your reference 17021409AS0217E

Dear Andrew

I refer to your RNID in the above regard, appended for ease of reference.

The NID was submitted by the environmental practitioner. I have subsequently been appointed to prepare an HIA as required. However, it has become clear that the owner is not in a position to undertake detailed layout planning for the site yet. The property is situated in the urban edge, together with the adjoining property Erf 1337, owned by the same owner. Erf 1337 has already been the subject of an approved HIA.

The owner is concerned at this stage only to retain the urban edge delineation and wishes to rezone the property to accord with the adjoining property upon which a winery is situated. However, he has no short term intention to develop it and is not in a position then to prepare a detailed Site Development Plan. Without that, a visual impact assessment cannot be completed.

I believe this circumstance would accord with HWC Guidelines in respect of preparing a Phased HIA. I would therefore like to request that this HIA be prepared on a phased basis, with a Phase 1 HIA satisfying the requirement for the identification and mapping of heritage resources and the significance thereof (including visual aspects); the development of heritage indicators and design informants; an assessment of the potential for impacts (including visual) on heritage resources by the development proposed in the concept plan (high level assessment); and consultation in accordance with HWC's requirements. This will be submitted for Interim Comment.

The Phase 2 HIA will then be submitted when the owner is in a position to take the proposal further, and will include a more detailed impact assessment, including visual, and a detailed SDP.

Regards  
Cindy

## ANNEXURE B: Criteria heritage significance

Cultural significance is defined as: aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance. The national estate includes, inter alia, places, buildings, and structures of cultural significance; historical settlements and townscapes; and landscapes and natural features of cultural significance (NHRA)

Section 3(3) of the NHRA identifies criteria for assessing the significance of a place. In respect of those values relevant to this property, a place has heritage significance, inter alia, because of:

### a) Historical value

- It is important in the community or pattern of history (including in the evolution of cultural landscapes and settlement patterns; association with events, developments or cultural phases) or illustrates an historical period
- It has a strong or special association with the life or work of a person, group or organisation of importance in history
- its strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;
- It has significance relating to the history of slavery

### b) Architectural value

- i. It is significant to architectural or design history or is the work of a major architect or builder
- ii. It is an important example of a building type, style or period
- iii. It possesses special features, fine details or workmanship

### c) Aesthetic value

It is important in exhibiting particular aesthetic characteristics valued by a community or cultural group

(including its contribution to the aesthetic values of the setting demonstrated by a landmark quality or having an impact on important vistas or otherwise contributing to the identified aesthetic qualities of the cultural environs or the natural landscape within which it is located)

### d) Social value

- i. It is associated with economic, social or religious activity
- ii. It is significant to public memory
- iii. It is associated with living heritage (cultural traditions, public culture, oral history, performance or ritual)

### e) Spiritual value

- i. It is associated with religious activity and/or phenomena
- ii. It is significant to a particular group relating to spiritual events and/or activities

### f) Linguistic value

- i. It is associated with the custodianship and/or sustainability of a particular language or events associated with that language
- ii. It is significant to a particular group relating to the evolution and/or dissemination of a particular language

### g) Technical/Scientific value

- i. Its possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage
- ii. Its potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage;
- iii. Its importance in demonstrating a high degree of creative or technical achievement at a particular period;
- iv. It is important to archaeology, palaeontology, geology or biology

The grading of heritage significance is based on the three tier grading system used in the NHRA and HWC's guidelines "Grading: Purpose and management Implications" (16 March 2016).

To expand on the assessment of the heritage significance of a cultural landscape, the UNESCO Operational Guidelines for the World heritage Convention (1995) identified three main types of cultural landscapes derived from the following characteristics:

- (i) The clearly defined landscape designed and created intentionally. This embraces garden and parkland landscapes constructed for aesthetic reasons which are often (but not always) associated with religious or other monumental buildings and ensembles.
- (ii) The organically evolved landscape. This results from an initial social, economic, administrative, and/or religious imperative and has developed its present form by association with and in response to its natural environment. Such landscapes reflect that process of evolution in their form and component features. They fall into two sub-categories:
  - a relict (or fossil) landscape is one in which an evolutionary process came to an end at some time in the past, either abruptly or over a period. Its significant distinguishing features are, however, still visible in material form.
  - a continuing landscape is one which retains an active social role in contemporary society closely associated with the traditional way of life, and in which the evolutionary process is still in progress. At the same time it exhibits significant material evidence of its evolution over time.
- (iii) The associative cultural landscape included by virtue of the powerful religious, artistic or cultural associations of the natural

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<sup>8</sup> Extract from paragraph 39 of the Landscape Operational Guidelines for the Implementation of the World Heritage Convention

element rather than material cultural evidence which may be insignificant or even absent<sup>8</sup>

A checklist for evaluating the significance of cultural landscapes<sup>9</sup> includes

Landscapes as a resource

The landscape should be a resources of national or regional importance in terms of rarity and representivity

Design quality

The landscape should represent a particular artistic or creative achievement or represent a particular approach to landscape design

Scenic quality

The landscape should be of high scenic quality, with pleasing, dramatic or vivid patterns and combinations of landscape features, and important aesthetic or intangible qualities (vividness, intactness, unity)

Unspoilt character/authenticity/integrity

The landscape should be unspoilt, without visually intrusive urban, agricultural or industrial development or infrastructure. It should thus reveal a degree of integrity and intactness

Sense of place

The landscape should have a distinctive and representative character, including topographic and visual unity and harmony

Harmony with nature

The landscape should demonstrate a good example of the harmonious interaction between people and nature, based on sustainable land use practices

Cultural tradition

The landscape should bear testimony to a cultural tradition which might have disappeared or which illustrates a significant stage in

<sup>9</sup> N. Baumann, S Winter, H Aikman (2005): "The horns of a dilemma; housing and heritage" in VASSA Proceedings from a Workshop Studies and debates in Vernacular Architecture in the Western Cape"

history or which is a good example of traditional human settlement or land use which is representative of a culture/s

Living traditions

The landscape should be directly and tangibly associated with events or living traditions with ideas or with beliefs, with artistic and literary works of high significance

Clearly different communities will attach different values to these criteria.

**ANNEXURE C: SDP**