

**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

Prepared by Cindy Postlethwayt, Professional Heritage Practitioner



7 Ritchie Ave Kenilworth Cape Town 7708 ~ E: cindy@cpheritage.co.za P: 021 797 1005 ~ C:
084 354 0096

1. **Site Name:** Remainder Farm Cumberland 915, Simondium
2. **Location:** 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.
3. **Locality Plan:**

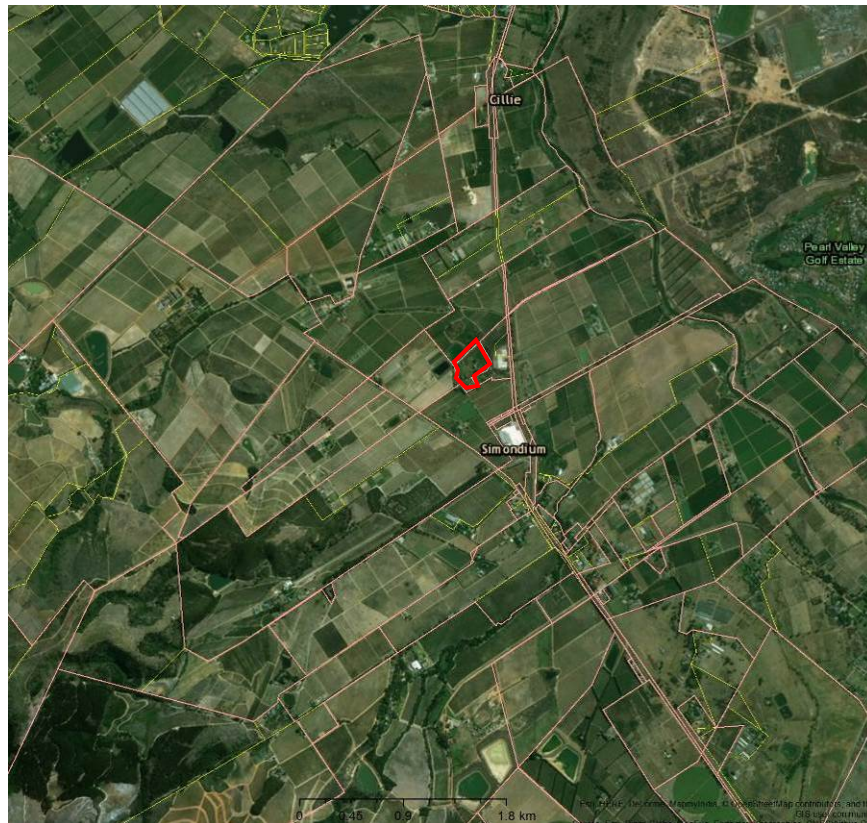


Figure 1: Regional locality (Cape Farm Mapper), property outlined red

4. **Description of Proposed Development:** 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 m², will be restricted to two storeys and will be alienated on a sectional title basis.

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 745m², and will be alienated on a sectional title basis.

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.

5. Heritage Resources Identified.

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.

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).

6. Anticipated Impacts on Heritage Resources:

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. 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.

The spatial arrangement and placement of the development recognises the contextual informants. Development is sufficient setback from the historic cellars due to the cadastral configuration and is unlikely to have any visual or physical impact thereon.

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

7. 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.
- 8. Author/s and Date:** This HIA (June 2018) has been prepared by Cindy Postlethwayt. The Project Team additionally comprises, inter alia:
- Environmental practitioners: Guillaume Nel Environmental Consultants (GNEC)
 - Architects: Schoonraad Architects
 - Town Planning: PJ le Roux
- 9. Procedures followed:** The proposed development triggers the requirements of the National Environmental Management Act. A Basic Assessment Report is required.