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**GOLF ESTATE: ZACHTE VALLEI  
SCHALKENBOSCH ESTATE, TULBAGH**  
INITIAL HERITAGE IMPACT ASSESSMENT  
PREPARED AS PART OF AN ENVIRONMENTAL IMPACT ASSESSMENT  
FOR

CHAND ENVIRONMENTAL  
on behalf of

BKS ENGINEERING AND PROJECT MANAGEMENT  
FEBRUARY 2005



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## **SCHALKENBOSCH GOLF ESTATE PHASE ONE HERITAGE IMPACT ASSESSMENT**

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## **HERITAGE IMPACT ASSESSMENT: PROPOSED GOLF ESTATE, SCHALKENBOSCH ESTATE, TULBAGH**

### **STAGE 1:**

#### **1. EXECUTIVE SUMMARY**

This Initial Heritage Impact Assessment (Stage 1) is part of an Environmental Impact Assessment in response to a development proposal involving the Schalkenbosch Estate, Tulbagh.

Originally part of a broad development proposal comprising applications for rezoning and subdivision, the proposals have been submitted in two parts. This Heritage Assessment is of the Schalkenbosch Estate Golf Course and related residential development.

The report finds that the site on which the development is proposed, has no intrinsic cultural significance. However, it is found to be significant as part of the broad contextual and scenic value attached to the historic Tulbagh Valley.

There are no significant heritage structures or objects affected by the proposal. The report notes that there is broad local support for the proposal. The report finds that the cultural landscape can absorb sufficient change to enable, in principle, such development to take place provided that appropriate mitigation measures are put in place. This is dealt with in the Stage 2 report.

#### **2. INTRODUCTION**

BKS Engineering and Project Management (Pty) Ltd have submitted, on behalf of their client Sightfull 60 (Pty) Ltd, owners of the Schalkenbosch Estate, planning proposals for sites on the Southern edge of Tulbagh. Such proposals are aimed at the use and development of certain parts of the site to maximize their tourism, recreational, scenic and nature conservation potential while at the same time providing economic benefit and empowerment to the people of Tulbagh and Steinthal and re-utilizing less productive agricultural land.

These proposals include:

- The Development of a golf and residential estate 5 kms south of Tulbagh;
- The Development of an urban agriculture empowerment project adjacent to Chris Hani settlement;
- The development of a conservancy estate with a residential component

adjacent to a private nature reserve, which in turn abuts the Witzenberg Nature conservation area;

- Certain other long-term proposals including those for a retirement and group housing estate on the southern edge of Tulbagh, and a wellness centre in the Zagte Vallei area

Currently the first three proposals are underway. The development of the urban agricultural empowerment project is subject to separate negotiations between the owner, the community leaders and the Department of Land Affairs.

As a result of the recent decision by the Provincial Department of Environment Affairs, to place a general moratorium on the planning of golf estates, the planning and environmental studies (Environmental Impact Assessment) for the conservancy estate and the golf estate have been separated and are subject to separate applications.

This HIA forms part of the EIA for the golf course application.

The golf estate is planned for a site of about 250 Ha site, which runs adjacent to the road to Wolseley. It consists of an 18 hole golf course set within Indigenous vegetation and with strong links to the natural environment. The residential component is for some 400 units and a wellness centre, which is to be planned within the golf estate.

This HIA therefore refers to the Heritage Impacts where they exist, on the golf course site only, while also considering the heritage and cultural landscape context in which it is placed.

### 3. BRIEF AND PURPOSE OF WORK

The owners of Schalkenbosch Estate appointed BKS Engineering and Project Management (PTY) Ltd, to manage the application process for local authority permission to undertake the following, as a first phase in the long-term development of the site:

- Rezoning of the property from agricultural zone to sub divisional area for the purpose of single residential use, and road use in terms of the Land Use Planning Ordinance, 1985; and
- The subdivision of the site into development parcels in terms of the Land Use Planning ordinance (1985) and the subdivision of agricultural land in terms of Act 70 of 1970.

In addition to local authority approval, authorization is required from the

Department of Environment and Planning in terms of the EIA regulations of the Environmental Conservation Act (Act 73 of 1989) and the National Environmental Management Act (Act 106 of 1998).

Chand Environmental Consultants were commissioned to undertake the Environmental Impact Assessment.

Melanie Attwell Heritage Consultant and CS Design Architects and Heritage Consultants (in association) were sub-contracted by Chand Environmental Consultants to undertake a Heritage Impact Assessment (HIA) as the heritage component the Environmental Impact Assessment for the affected property.

The purpose of the HIA is to establish the significance of the site in terms, requirements set out in **Section 38 (3) and 38 (8)**, identify all culturally significant elements and aspects sensitive to the proposed development, and where appropriate, recommend mitigation measures where these are impacted on negatively by the proposed development.

#### 4. AFFECTED PROPERTIES AND SITE DESCRIPTION

The affected properties are:

- Portion 7 of the Farm Zagte Vallei on the lower slopes of the Zagteveiberg, which contains the site for the proposed golf and residential estate; and
- Remainder Portion 3 of the Farm 224, called Zagte Vallei;
- Annex Zachte Vleis Berg No 225 Tulbagh, which is situated on the upper slopes of the mountain above the proposed conservancy estate
- Portion 3 of the Farm Schalkenbosch No 229, which is adjacent to the proposed conservancy estate.

(On a point of clarity regarding names: The proposed conservancy estate is situated around the Zagteveiberg or Sagteveiberg, formerly on the farm Zagte Vallei. It is not part of the former Zagte Vleisberg farm which is situated above the small mountain called the Sagteveiberg).

*Sagte* and *Zagte* appear to have been used interchangeably in the names of the farms over time. For the purposes of consistency this report refers to the Zagte Vallei and the Zagte Vleisberg when referring to the original farms and Sagteveiberg and Sagtevelei when referring to the current areas, which contain the development proposals.

##### 4.1 Location

The site is situated 5km south east of Tulbagh and south of Steinthal Mission

Village at the foot of the Zagteveleiberg. It forms part of the farm known as Zagte Vallei in the Witzenberg Municipality. **(Diagram 1).**

The site of the proposed golf course is on part of the open valley floor, which reduces its visual impact. It can be considered as a transitional zone between the town and the agricultural environment.

#### 4.2 Access

Present access to the site is from the Wolseley Road along a secondary road linking the Sagtevelei and Schalkenbosch farm opstals. **(Diagram 2).**

#### 4.3 Extent

The extent of the sites is as follows:

- Portion 7 of the Farm 224 (Zagte Valley): 875.0931 ha
- Farm 226 Zagte Vlei Berg: 193 2208 ha
- Farm 225 Zachte Vlei: 39,8902 ha
- Portion 3 Farm 229 Schalkenbosch: 77, 3039 ha

#### 4.4 Use

The land, which is zoned for agricultural use is currently used for vineyards on the upper cultivated slopes, and grain and stud farming on the lower slopes. Portions also consist of valuable natural veld.

(It is proposed that the natural veld be consolidated and managed as a conservancy area according to guidelines established by the Western Cape Nature Conservation Board)

The area along the Wolseley Road, which is where the proposed golf course is planned, is at present mostly used for the production of wheat. The returns have however been poor and the site is not considered suitable for economically sustainable agriculture.

### 5. LEGAL FRAMEWORK

#### 5.1 National Environmental Management Act (NEMA) No 106 of 1998 The Environmental Conservation Act (Act 73 of 1989) EIA Regulations promulgated In terms of the Act

Chand Environmental undertakes this study as part of an Environmental Impact Assessment (EIA). EIA's are required to meet the requirements of the relevant heritage authority to meet the requirements of the National Heritage Resources Act with regard to the identification and protection of heritage

resources,

In this instance, therefore, a comment for this HIA report must be obtained from HWC before the Record of Decision for the EIA can be issued from the Western Cape Environmental authority, which is the Department of Environment Affairs and Development Planning (DEADP).

Consultations with Interested and Affected Parties have been undertaken as part of the EIA and form the subject of a separate document. The results of the public forum and the public meeting undertaken by Chand Environmental Consultants are attached as Annexure 3 of this document

5.2 The National Heritage Resources Act (NHRA) No 25 of 1999:

5.2.1 *Heritage Resource Management:* This assessment, forming part of an Environmental Impact Assessment, has been called for in terms of the NHRA. The following work descriptions apply: Section 38(1) subsections:

- (a) the construction of a road, wall, ..... pipeline, ..... or other similar form of rectilinear development or barrier exceeding 300m in length; and
- (c) any development or other activity which will change the character of a site-
  - (i) exceeding 5000 sq. meters in extent; and
  - (ii) involving three or more erven or subdivisions thereof.
- (d) the re-zoning of a site exceeding 10 000 sq m in extent.

5.2.2 *HIA Report Requirements:* In terms of NHRA Section 38, the report must address as a minimum:

- (a) The identification and mapping of all heritage resources in the area affected;
- (b) An assessment of the significance of such resources as set out in the NHRA;
- (c) An assessment of the impact of the development on such heritage resources;
- (d) An evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development;
- (e) The results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources;
- (f) If heritage resources will be adversely affected by the proposed development, the consideration of alternatives; and
- (g) Plans for mitigation of any adverse effects during and after completion of the proposed development.

5.3 Archaeological Implications



In terms of Sections 35 and 36 of the NHRA, any archaeological remains discovered on the site may not be removed without the consent of the SA Heritage Resources Agency or HWC (depending on the nature of the finds). Archaeological remains include, in particular, [NHRA Definitions 2(ii)]: Material remains resulting from human activity, which are in a state of disuse and are in or on land, which are (*sic*) older than 100 years, including artifacts, human and hominid remains and artificial features and structures

For the Archaeological Assessment refer to the separate archaeological report commissioned in terms of the EIA by Chand Environmental Consultants. (*See Phase One Archaeological Assessment Schalkenbosch Estate, Tulbagh by Jonathan Kaplan, the Agency for Cultural Resources Management, September 2004*).

In this report the overall impact of the proposed development on the Schalkenbosch Estate including the golf estate is considered low. Artifacts found were generally in a disturbed context, caused by agricultural use.

## 6. CRITICAL REVIEW OF RELEVANT GUIDELINES AND POLICY DOCUMENTS

Relevant guidelines and policy document affecting the Schalkenbosch Estate and in particular the proposals for the conservancy estate are reviewed below.

### 6.1 Development Guidelines for Rural Areas and Farms

#### 6.1.1 *Content Summary:* Although this study was commissioned for the area within the municipality of Stellenbosch, it covers aspects, which are equally relevant to the Tulbagh Valley. These include:

Addressing development within a dramatic mountain valley setting:

Defining Cape place-making principles, viz:

- (a) small scaled fabric;
- (b) simplicity of development patterns;
- (c) notion of formal entry;
- (d) the role of exotic (treed) avenues in the landscape (windbreaks are not specifically referred to in the guidelines but are regarded as of equal, if not stronger relevance in terms of the HIA; and
- (e) common architectural characteristics.

Providing guidelines encouraging sensitive development within the area and addressing, amongst others, a responsible response to the topography relating to:

- (f) building on prominent sites;
- (g) the introduction of linear development along contours;
- (h) sinking new development into slopes to render structures less obtrusive;

- (i) defining development edges in rural settings; and
- (j) the use of building materials of traditional scale, colour and texture.

6.1.2 *Comment:* The document is a good, competently organized overview of important development issues in typical Cape rural agricultural environments, which are of great scenic quality and historical significance. It therefore provides a useful reference work for this HIA.

6.2 Witzenberg Spatial Development Framework (2003)

The Witzenberg Spatial Development Framework (WSDF) was prepared in terms of the requirements established by the Western Cape Planning and Development Act (Act 7 of 1999) and has recently been approved (2003)

The intention of the SDF is to set out strategies proposals and guidelines to guide and promote development planning in accordance with the general principles of the Act.

The following table shows the key heritage issues according to the WSDF:

Planning Issue	Area Region	Planning Response	Action Required
Historic Character of area	Church street, Tulbagh, old mountain passes and infrastructure in all areas	Identify places and areas worthy of conservation and set up a database of all places and areas. Set up guidelines for conservation of special areas Inappropriate development in sensitive areas detracts from the character	Zone all conservation areas and sites as special areas for conservation purposes in applicable zoning schemes and maintain database of sites and activities Promote redevelopment of inappropriate buildings in sensitive areas

Witzenberg Spatial Development Framework Page 15

This table identifies planning issues affecting the protection of the historic character of areas in the Witzenberg Municipality and the actions that are required. Specific reference is made to Church Street in Tulbagh and the protection of the historic passes in the area. Church Street serves as an example of how the protection of historic areas, routes and cultural landscapes adds value to a place and boosts the local economy through tourism.

*Comment:* No reference is made in the identification of issues and planning responses to the following listed below, which also have an impact to a greater or lesser degree on the heritage of the Witzenberg area in general and the Schalkenbosch Estate and the development proposal, in particular

6.2.1. *Implications of the National Heritage Resources Act. (Act 25 Of 1999):*

Spatial Development Frameworks

- (a) In terms of Section 30(5) of the NHRA, a planning authority shall compile at the time of the development of an SDP an inventory of heritage resources, which fall within its area of jurisdiction and submit such a list to the Provincial heritage Authority (HWC).
- (b) No such list or inventory exists for the Witzenberg Municipality, and as a result the structures and historic patterns within the Schalkenbosch area are not graded (apart from the Schalkenbosch Homestead, which as a former National Monument automatically becomes a Grade 2 heritage site).

As a result the structures and patterns of cultural significance have been graded according to the criteria set out in the annexure to this document. (See Annexure 2).

6.2.2. *Management of Heritage Resources*

Action for the management of heritage resources in the WSDF has been seen in the light of the zoning of areas for conservation purposes. Such an action should be integrated with the NHRA which delegates the management of grade three heritage resources to a local authority, should they have the skills and capacity to administer them.

6.2.3. *Appropriate design responses in heritage areas: new buildings in heritage areas and contextually appropriate design in areas of heritage value.*

- (a) The action identified in the WSDF refers only to redevelopment of appropriate existing buildings in heritage areas, and not the crucial issue of the insertion of new buildings and new settlements into historically sensitive and scenic areas in a contextually appropriate manner. This has a direct bearing on the Schalkenbosch proposal, because in the absence of broad design guidelines for heritage contexts, a separate set of guidelines has been developed which do not use heritage forms and patterns as informants, but relies on the mechanism of recession to create well mannered architecture.

- (b) It is possible to draw design informants from the forms and settlements in the Tulbagh Valley without being overtly historicist. Form, footprint, siting, scale, density, and materials of historic settlements can be creatively reinterpreted for the purposes of design in the proposal.

#### 6.2.4. *General comments*

- (a) The WSDF stresses the need for tourism related development (page 23) and the focus of future planning on tourism (page 25). The proposals for the development of Schalkenbosch for leisure tourism are entirely consistent with this planning focus.
- (b) The WSDF refers to the potential for land reform in the vicinity of Steinthal (which was a historic mission village) and the Zagte Vallei. The proposed agricultural empowerment project is consistent with this focus.
- (c) There are general omissions in the WSDF affecting heritage management. However the planning proposals for the site are consistent with the planning intentions of the WSDF. Issues affecting heritage as identified in the NHRA, in particular the issues affecting the heritage on the sites proposed for development, i.e. mapping, assessing, grading, assessment of impact and design responses are covered in the heritage impact assessment (HIA) although future management by the municipal authorities still has to be co-coordinated.

As a result the development proposals are consistent (from a heritage perspective) with the policy implications of the WSDF.

#### 6.3 Draft Witzenberg Spatial Development Framework 2004: Relevant Points

The following relevant issues and points are identified in the most recent draft of the Witzenberg Spatial Development Framework. Although not yet adopted by the Witzenberg Municipality, it is the result of a complete public participation exercise with local communities, including that of Tulbagh (see paragraph 5.5.6 below).

- 6.3.1 *Economic needs of the Region:* Tulbagh comprises approximately 1 950 erven (compared to about 2 020 for Woleseley, and 8 800 for Ceres). Of these, 61% of erven in the case of Tulbagh, and 85% in the case of Woleseley, are earmarked for economic and low income housing. This is an indication of the economic needs of the region. Existing development is characterised by low densities within privileged urban areas, but high densities and lack of formal sector services in underprivileged areas.

- 6.3.2 *Future Development beyond Tulbagh's urban edges:* Planning to be undertaken for linear development north and south of the town. The town is

surrounded on at least three sides by agricultural land of which only the land to the north is intensively cultivated (and, therefore, less appropriate for future development). Urban expansion northwards is limited, to a degree, by the Klip river, the town's showgrounds and the Obiqua Prison. (Note, for example, that the town's economic and low income housing is located along its southern urban edge).

120 Ha of land is available for development to the south of the town. This could accommodate approximately 2 000 residential units at densities of 15 units per gross hectare. The most important area for development is, however, the vacant and under-utilised land within the town.

- 6.5.3 *Residential development:* To be limited to the capacity of available water resources.
- 6.5.4 *Bulk Service Delivery:* To be upgraded to accommodate urban expansion and land reform. Service capacity should be confirmed for 3 000 additional residential units overall. Tourism facilities and heritage areas are to be sustained through service delivery and rates policies.
- 6.5.5 *Conservancies:* A Conservancy should be established along the Banks and within the flood plains of the Klip River.
- 6.5.6 *Interested an Affected Party feedback acknowledged in the SDP includes:*
- (a) Recognition of Tulbagh's regional importance as a tourism centre underpinning its whole economy;
  - (b) A recognition of the natural beauty of the town which should be consolidated and conserved;
  - (c) A view that high density residential development within the town is undesirable and at odds with its character;
  - (d) A view that the integration of the Tulbagh community should be supported by minor interventions only;
  - (e) A view that the town should grow outwards, over current boundaries, rather than filling all open land (within) with medium and high density development;
  - (f) A desire that small-scale farming be promoted;
  - (g) A feeling that low income housing be developed in keeping with the growth of the economy of the town only, as there is a shortage of jobs and other opportunities for the unemployed;
  - (h) A desire that private-public partnerships be explored to improve the quality of low income houses; and
  - (i) A desire that a river management plan be established and land use along rivers managed to prevent pollution.

## 7. METHODOLOGIES AND SCOPE OF WORK

The study is divided into two stages, viz:

- Stage 1 maps and evaluates heritage sites within the affected area; identifies any major heritage concerns, and integrates (where relevant) material and issues identified in the Archaeological Impact and Visual Impact Assessments, (both undertaken by separate consultants). This results in a Heritage Statement and Design Informants for the site. This report forms Stage 1 of the assessment.
- Stage 2 assesses the impact of the development on the site, identifies potential threats and sensitivities related to the proposed development and suggests areas of mitigation where necessary.

7.1 The Stage 1 Heritage Statement is achieved through:

7.1.1 *Gaining an understanding of the nature of significance of the terrain* on and around the proposed development site through:

- Scrutinising currently available historical documentation and planning studies coupled with:
- Fieldwork to test insights gained from such material and, where possible
- Discussions with relevant landowners.
- Liaising with the appointed visual and archaeological impact assessment professionals for the project; and
- Liaising with Chand Environmental concerning EIA requirements with particular reference to feedback from Interested and Affected Parties as part of the EIA process.

7.1.2 *Determining the nature of significance of the site* and context (Provisional Heritage Statement) through an analysis of available documentation and field observations; using this as a basis for drawing up design informants for the site.

7.2 The Stage 2 Assessment involves:

7.2.1 *Identifying aspects of concern* and determining the nature of sensitivity to impacts through an understanding of the cultural significance of the sites, their contexts, as well as the nature of the proposed development.

7.2.2 *Recommending mitigation measures* for negative impacts if/where possible.

## 8 LIMITATIONS

8.1. Documentation

The work is based on the documentation available at the time of the compiling of the final report. (February 2005). The current report is the result

of amendments and discussions between the writer of the report and the other specialists.

This is in order to ensure that the cultural/rural character of the place is addressed as far as possible in this study within the framework of the proposals.

## 8.2. Statement of Heritage Significance (Heritage Statement)

Given the multi-faceted and dynamic interpretation of cultural significance with the passing of time and constantly evolving interest groups, it is not possible to make a definitive statement of heritage significance.

This HIA nevertheless seeks to obtain as clear an idea of heritage resources within the study area as possible.

In addition, very little heritage source material has been found affecting the environs of Tulbagh. Most heritage attention has been focused on Church Street, Tulbagh.

The first aerial photographs of the Schalkenbosch area were taken in 1966. As a result the authors of this report have had to date buildings from historical maps, diagrams and stylistic observations.

## 8.3 Input/Feedback from Interested an Affected Parties, Public Participation

Chand Environmental as part of the overarching EIA process is dealing this with. A summary of public participation proceeding is attached to this report as **Annexure 3**.

Concern for heritage related matters formed a minor part of public interest and the local residents appear to be generally in support of the proposals because of the potential for the development of economic opportunities. The local community generally positively received proposals, as it was agreed that they would create jobs and improve the tourism and economic potential of the area.

## 8.4 Archaeological Significance

An archaeological study has been undertaken separately as part of the EIA. (*See Kaplan 2004*).

Archaeological significance was found to be low. Neither mitigation, nor further studies were considered necessary.

## 8.5 Visual significance

A visual scoping report for the site has been undertaken as a separate study (See Schalkenbosch Estate Visual Scoping Study undertaken by Chittenden Nicks de Villiers, September 2004) having been commissioned as part of the overarching EIA.

Consequently, this HIA emphasizes the visual impact in terms of effect on heritage resources and 'sense of place', in particular.

## 8.6 Physical Nature of the Proposals

Mitigation recommendations for the site are limited by the amount of definitive information available at the time.

## 9. THE APPLICATION

The application is for the subdivision and rezoning of the site to enable development of a portion of the historic Zagte Vallei farm, (now forming apart of the Schalkenbosch Estate) to be subdivided and rezoned for the purposes of developing a golf estate and residential units throughout the golf estate.

This will consist of an 18-hole golf estate and approximately 400 residential units of different footprints, a golf lodge and a wellness centre. The site is approximately 250 ha which will translate to approximately 5 units per ha. (CNdeV 2004)

The remainder of the site will be used as a conservancy area and private nature reserve, to be managed in accordance with the policy guidelines of the Cape Nature Conservation Board.

Throughout the proposal a strong emphasis has been placed on the protection and enhancement of the natural environment and the reinforcement of the link with the Witzenberg Nature Reserve and natural river corridors.

A landscape master plan will be prepared, which will accommodate the requirements of the visual, environmental and heritage impact assessments. From a heritage perspective this will include the protection and enhancement of the landscape character, and the treatment of edge zones. This would include exotic trees and other substantial plants, where considered to be of place-making significance. Should any such biophysical elements be identified, attention will be given to their conservation and incorporation into the landscape plan, provided that they are not invasive alien species, and are not scheduled in terms of the Conservation of Agricultural Resources Act (CARA) regulations.



## 10. THE OVERALL STUDY AREA

- The study area (**Diagram 1**) is situated in the valley floor south of Tulbagh within the Tulbagh Valley. The site earmarked for development is located along the eastern edge of the approach road to Tulbagh from Wolesley.
- There are a number of clear streams running from the Witzenberg Mountains. A stream with origins in the Tierkloof, Zachte Vleisberg and Dasboskloof bisect the northern portion of the site before joining the Kliprivier west of Tulbagh. A number of springs as well as 22 dams exist on adjacent land. The general area is therefore well provided with water.
- The site, which is zoned for agricultural use, is at present used for wheat farming.
- Its nearest edges are approximately 3,5 km from the proposed Conservancy Estate, and 4 km from the historic Schalkenbosch homestead (Portion 3 of the Schalkenbosch estate), which is a proclaimed Provincial Heritage Site.

The study area can be divided into three zones (**Diagram 2**):

### 10.1 The Micro Context

Comprising the actual development area, which consists of 250 ha along the Tulbagh - Wolesley Road, south east of Tulbagh. It comprises the lower slopes of the Valley floor rising slightly towards the Witzenberg slopes. There are two farmsteads in the vicinity although they are not part of the site in question. Farmsteads are surrounded and protected by mature trees, which define the werf spaces and provide visual contrast. The sites form part of the open valley floor referred to below. (9.3)

### 10.2 The Intermediate Context

Embraces the micro context, the Wolesley approach road from the R46 intersection, the upper foothills of the Witzenberg Mountains immediately east of the proposed Zachte Valley residential component, and the southern residential edges of Tulbagh and Steinthal.

### 10.3 The Macro Context

Includes the entire valley basin contained by the spectacular Witzenberg/Obiekwa/Voelvlei/Elandskloof Mountain arena around Tulbagh.

Its steep edges define an area which can be divided into three principal components (**Figure 1**), viz:

- *The Open Valley Floor*; characterized by cultivated valley plains (largely grain, feed crops and livestock) interspersed with natural river corridors;
- *The Intermediate Slopes*: characterized by intensely and formally cultivated agriculture (e.g. Vineyards) These contain many of the historic homesteads and opstals.
- *The Steep Upper Slopes*: characterized by the almost sheer and thinly foliated upper reaches of the mountain range.

## 11. ESTABLISHING CULTURAL SIGNIFICANCE: DEFINITION AND PURPOSE

In terms of the NHRA Definitions 2(vi), cultural significance means: "aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance". Aesthetic significance includes spatial significance.

The purpose of this report is not only to examine significance within the boundaries of the site, but also the site's role as place-making informant within its historic valley context. This includes the historic routes that were formed in response to geographical factors, as well as characteristic forms of settlement and use.

The assessment and mapping of known heritage resources employs, primarily, key factors drawn from the National Heritage Resources Act (NHRA) though criteria developed for heritage resources in Australia for Conservation Plans (Kerr) are also used

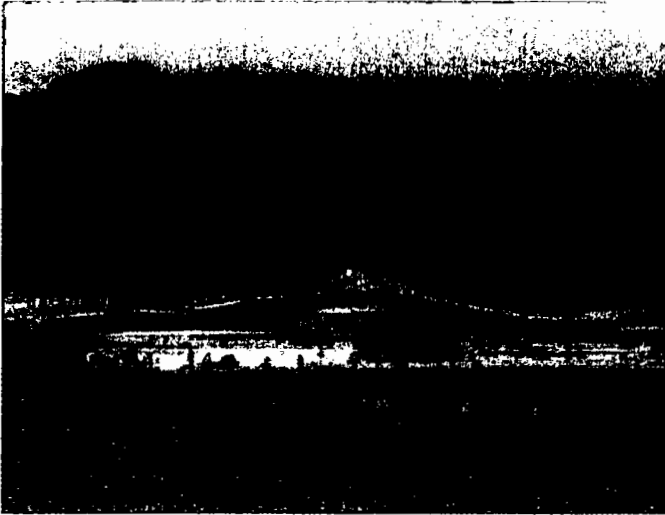
**(For a full description the criteria for the establishment of cultural significance see Annexure 2)**

In brief the following contexts are identified and examined:

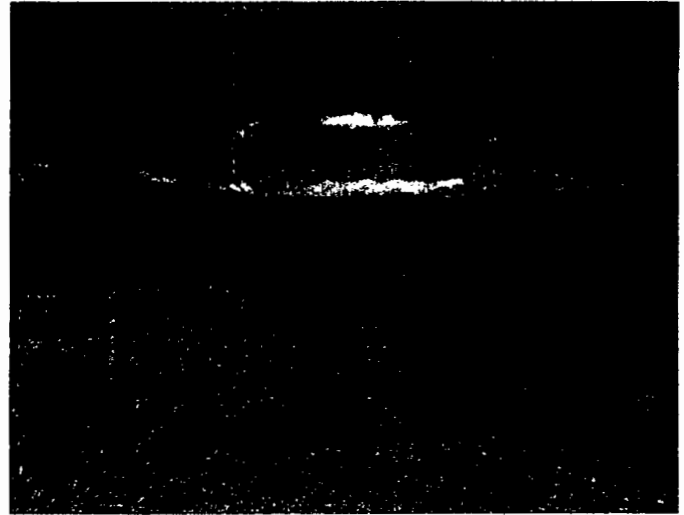
- architectural
- historical
- scientific
- spatial
- social
- economic; and
- archaeological contexts.

### 11.1 Architectural Context

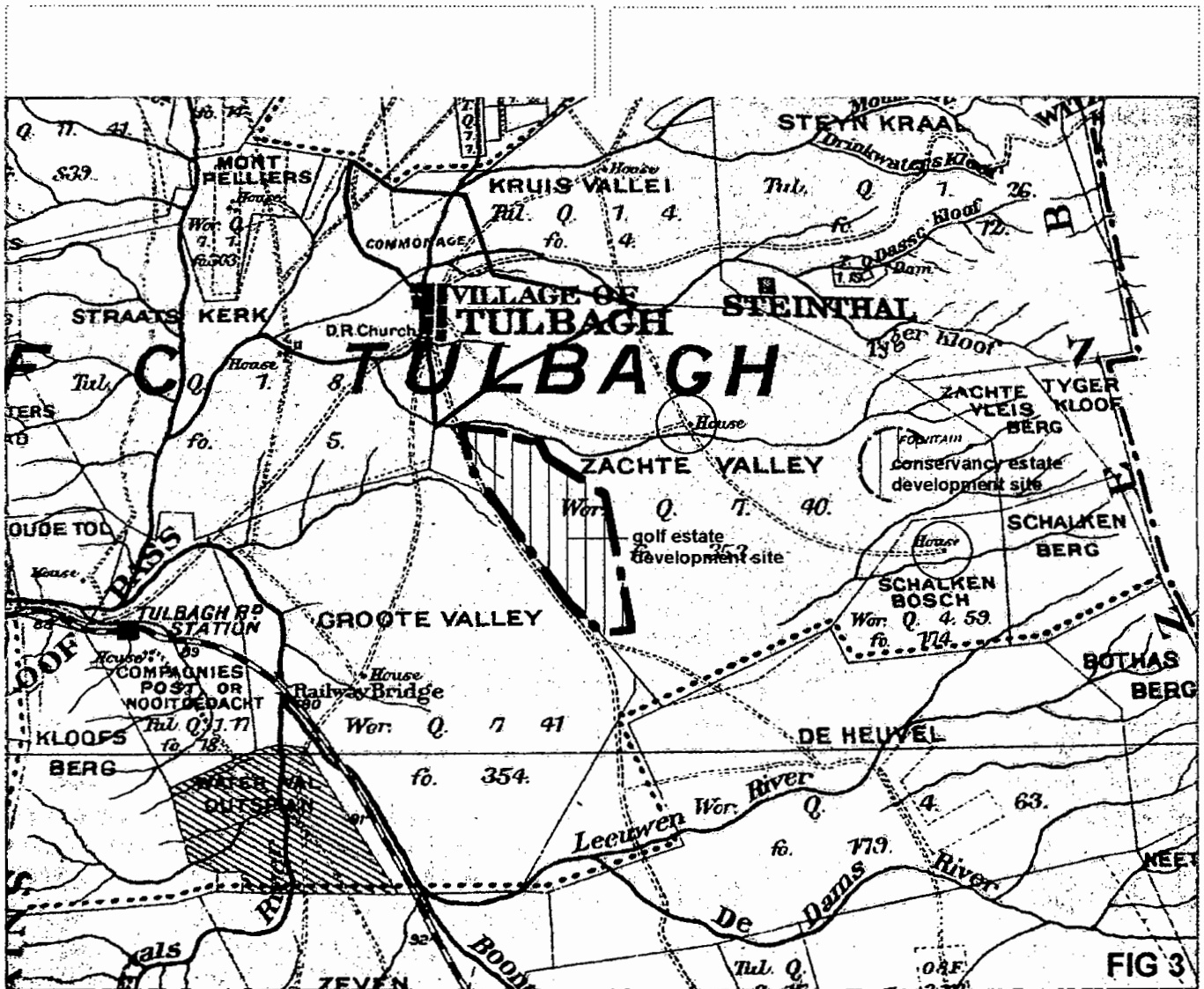
*Key Point: No visible buildings or structures exist on the site. By definition therefore, it has no architectural significance.*



The Macro Context Components in relation to the proposed Sagtevei Golf Estate development site (to the rear of this viewpoint).



The Micro Context: View from the site towards the intermediate and Steep Upper Slopes.



1800 SG Compilation Survey of the Tulbagh Valley: Sagtevei and Schalkenbosch farm homesteads visible. (Proposed Sagtevei Conservancy Estate development site superimposed).

SCHALKENBOSCH HIA: ZACHTE VALLEI GOLF ESTATE



- 11.1.1. The site is undeveloped with no evidence of buildings ever having existed there. However, there are a number of adjacent farm buildings (**Diagram 3**), which by their spatial qualities and context provide architectural and landscape character to the macro context.

## 11.2 Historical Context

*Key Point 1: The landscape, of which the site forms a part, is largely domesticated, even though incorporating some limited expanses of botanically significant natural veld.*

*Key Point 2: Sites within the Intermediate Context, including the nearby farm Schalkenbosch, are significant in the history of the use and settlement of the Tulbagh Valley. Schalkenbosch, in particular, has evolved into a wine-producing farm of note. No vineyards occur on the site in question however.*

*Key Point 3: The Micro and Intermediate Contexts consist, largely, of agriculturally transformed open space. Its historical significance is mostly archaeological (through the presence of Stone Age scatters); as well as contextual, (by contributing to the strong agricultural character of the Valley).*

### 11.2.1 Historical Background Summary

(The extended historical background is contained in **Annexure 1**).

The Tulbagh Valley including the Zagte Vallei Farm, has a very long history of human use and settlement stretching from the early Stone Age until the present. The well watered "Open Valley Floor and Intermediate Slopes" of the Tulbagh Valley constituted a natural grazing area for the original Khoi pastoralists. Later early settlers established, a largely domesticated landscape with scattered farmhouses, access roads, and dams and watercourses, with some surviving strips of natural veld.

Scatters of Early Stone Age and Middle Stone Age tools were found during the archaeological impact assessment undertaken by Jonathan Kaplan for Chand Environmental Consultants. (See Kaplan 2004). These deposits were found in the northern areas of the site where the landscape had been modified by limited human intervention. Similar tools were found on other farms in the Tulbagh area including the farms Boontiesrivier (5 km distant) and Weltevrede (8 km distant).(See Kaplan 2004)

- 11.2.2 The Tulbagh Valley is a historic domesticated landscape with layers of use and change dating back to the early 17th century when grazing rights were granted to Cape Freeburghers by Governor Willem Adriaan Van der Stel and

a Dutch East India Company (VOC) outstation established. Tulbagh evolved as a rural grouping around a church completed in 1748, though by 1811, still consisted of only about 10 houses arranged in a row with the church at one end. (Fransen: 2005).

The farm Sagtevelei (formerly Zachte Valley) upon which the site is located, was granted as a quitrent farm in 1837. The diagram attached to the Quitrent Grant Deeds show a house already on this property, though outside the boundaries of the site in question. (**Diagram H 8**). An SG compilation map dated 1890 shows adjacent 'Zachte Vleisberg' as well as Zachte Valley as separate land parcels, the former undeveloped (as is still the case today).

11.2.3 Agricultural use within the Tulbagh Valley has remained largely unaltered for over a century (probably considerably more). The valley has, however, evolved over the past sixty years to being increasingly recognized as an important wine making area. This is the case with Schalkenbosch, which produces prize-winning wines exclusively for export markets abroad.

### 11.3 Scientific Context

*Key Point: Sagteveleiberg contains pockets of indigenous plant species on unworked land some of which are of considerable significance.*

#### 11.3.1 Scientific Background Summary

A botanical study (see Nick Helme, 2004) has revealed the presence of an important pocket of Breede Shale Fynbos on the Sagteveleiberg. However little indigenous vegetation (apart from those on the eastern boundary) survives on the site owing to extensive cultivation.

The presence of indigenous plant vegetation of considerable scientific (botanical) value in neighbouring areas is significant.

The background into the botanical findings is summarized as follows:

- (a) The bulk of the development, including the golf course site, is on areas of low botanical sensitivity.
- (b) If correctly managed, the proposal could enhance the conservation status of the indigenous vegetation by rehabilitating currently degraded areas.
- (c) Rare Breede Shale Fynbos exists on the proposed Conservancy Estate 3,5 km away. This estate's proposed residential layout has, therefore, been amended and erven moved away from the sensitive area to the lower slopes of the Zagteveleiberg.

- 11.3.2. The Intention is to plant areas of regional fynbos as part of the vegetation of the golf estate. The Schalkenbosch Estate is linked to a wider conservation area on the slopes of the Witzenberg Mountains. This is to be managed as part of an agreement with Cape Nature Conservation. The outcome will be the protection of the regional flora and fauna of the area.

11.4 Spatial Context

**Key Point 1:** *The site is strategically placed as a potential gateway to Tulbagh along its most important approach, i.e. being a de facto extension of the town's main road. (Diagram 3).*

**Key Point 2:** *The rectilinear development pattern of Tulbagh provides the only physical, and regional precedent for urban development within the predominantly rural context of the valley.*

**Key Point 3:** *Exotic trees are an integral part of historical development patterns characterizing both urban and rural landscapes in the area.*

**Key Point 4:** *Vegetation characterizing the valley consists of a combination of exotic, cultivated, and surviving fynbos species.*

**Key Point 5:** *The site is not visible from the historic core of Tulbagh, or from any other area of architectural/aesthetic significance within the town. It is, however, clearly visible as part of the open landscape characterizing the southern sector of the Tulbagh region.*

**Key Point 6:** *Approximately 10 Ha of serviced land is still available for development within the present boundaries of the town.*

**Key Point 7:** *The more natural tendency of Tulbagh's outward expansion is southward, rather than northward.*

**Key Point 8:** *The edges of the site have distinctly different spatial characteristics.*

- 11.4.1 **General Development Context:** The Tulbagh Valley is made up, predominantly, of agriculturally transformed open space interspersed with scattered development set amongst landmark tree clusters, and some surviving areas of uncultivated veld. Development ranges in size from the urban node of Tulbagh, to farmsteads scattered at intervals of roughly 1 to 3 km throughout the valley. The overall sense of place is, therefore, strongly rural in character.

The Draft Witzenberg Spatial Development Framework has identified over

61Ha of land for future development on the northern end of Tulbagh, albeit at a relatively substantial expense. Potential expansion of the town northwards is inhibited, to a degree, by the Tulbagh showground's, jail and intensive agriculture within the northern sector (WM p10).

120 Ha of more feasibly available land exists to the south/south-west of the town, i.e. within the sector occupied by the site in question. However, future expansion into this area is seen as a lesser priority in terms of local authority expenditure, given that about 10 Ha of serviced land is still available for development within the town itself (WM, p30).

Nevertheless, the area immediately north of where the site is located has been identified as suitable for future expansion. It appears, therefore, that the more natural tendency of Tulbagh's outward expansion is southward, rather than northward.

11.4.2 *The Macro Context:* The village of Tulbagh is the only substantial settlement node in the Witzenberg valley apart from Wolseley, 13 km away.

The agriculturally transformed open space which is, with the mountains, the strongest visual characteristic of the valley, changes distinctly in nature as one moves northwards off the R46 through Tulbagh towards the valley end.

The approach to Tulbagh (the 'southern sector') is mainly characterized by rolling pastures and grain fields extending to the lower slopes of the flanking Witzenberg and Valley Mountains (**Figure 5**). The valley floor north of Tulbagh (the 'northern sector') becomes increasingly characterized by more intensive agriculture. The landscape here consists of tightly structured vineyard and orchard patterns, and is criss-crossed by mature tree belts, all set within a spectacular mountain amphitheatre. This is, arguably, the most picturesque part of the Tulbagh region. (**Figure 6**).

Development around the urban area of Tulbagh (both northern and southern sectors) consists of widely dispersed clusters of small-scale farm buildings (2-5 km apart), often largely concealed by landmark concentrations of exotic trees. (**Figure 4**).

10.4.3 *The Intermediate Context:* The area up to 3 km from the site is typical of the southern sector of the valley, namely: open, undulating fields interspersed with rural development clusters; and surviving patches of uncultivated veld.

The cultivated land supports grain and feedcrops with some vineyards on upper slopes adjacent to Schalkenbosch. This is interspersed with small farmstead clusters mainly in the valley plain (**Diagram 3**), viz. Sagtevlei/Edenhof (2 to 2,5km distant) (**Figure 7**) Delta (3.5 km distant) (**Figure 8**) and Skilpadrug (3km distant) (**Figure 9**).



FIG 10

Development around the urban area of Tulbagh: consists of widely dispersed clusters of small-scale farm buildings (2-5 km apart), often largely concealed by landmark concentrations of exotic trees.

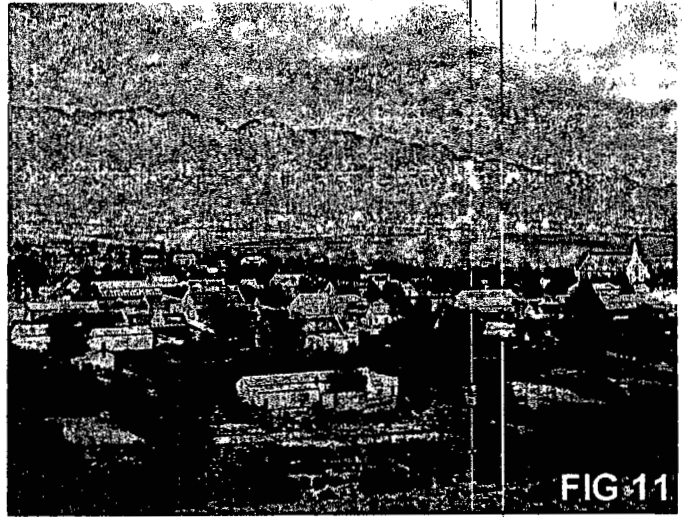


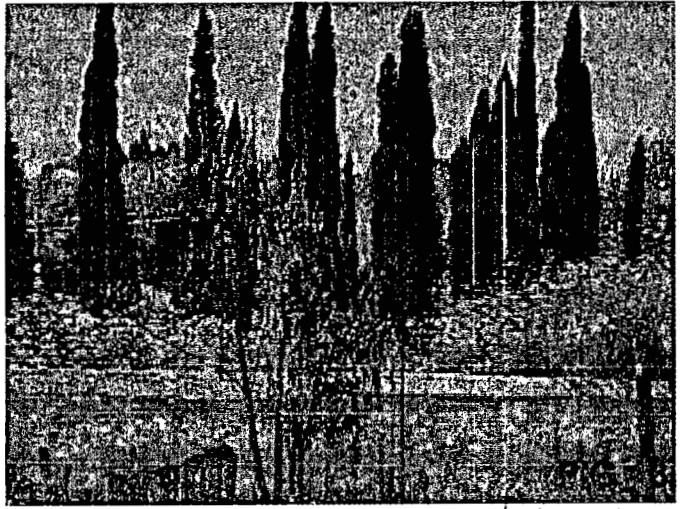
FIG 11

Southern sector landscape: Rolling pastures and wheatlands, extending up against the lower slopes of the mountains, is typical of the valley landscape along the southern approach up to, and in line with Tulbagh village.



FIG 12

Valley floor north of Tulbagh: strongly characterized by much more intensive agriculture. The landscape here consists of tightly structured vineyard and orchard patterns, and is criss-crossed by mature tree belts, all set within a spectacular mountain amphitheatre



Sagtevel/Edenhof labourers cottages: Simple pitched veranda structures with external stove alcoves and chimney flues: typical of the small rural architectural groupings in the valley. Of contextual, rather than intrinsic significance. Nominally classified as (lower) Grade 3 in



FIG 14

Delta farm cottages: Simple pitched veranda structures are typical of the rural architecture in the valley. Dwelling on the left appears to date from the early 20th century; the one on the right is later. Of contextual rather than intrinsic (architectural/aesthetic) significance. Nominally classified as (lower) Grade 3 in terms of the NHRA grading scale.



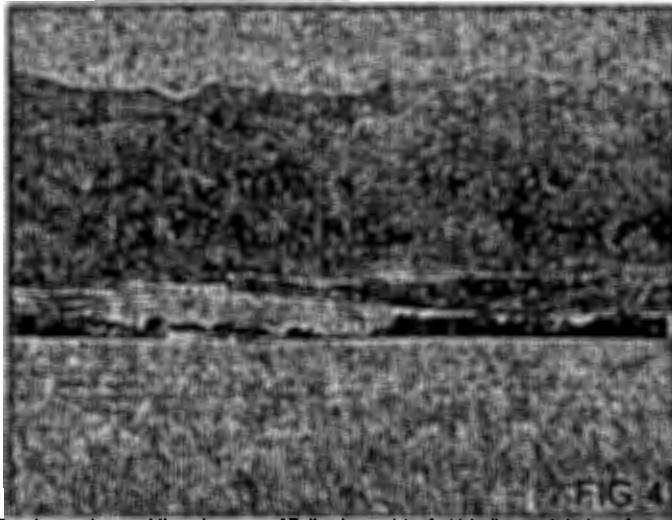
FIG 15

Skipadbrug cottage: Simple early 20th century pitched veranda structure with late 20th century shed. Dwelling is of contextual, rather than intrinsic significance. Nominally classified as (lower) Grade 3 in terms of the NHRA grading scale.

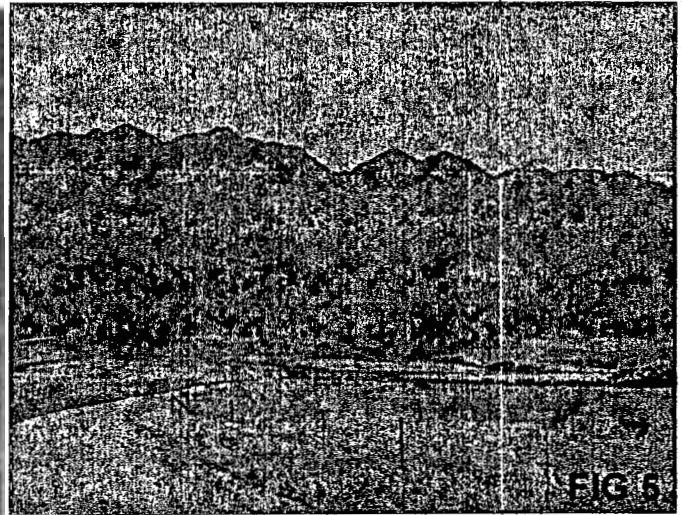
SCHALKENBOSCH HIA: ZACHTE VALLEI GOLF ESTATE







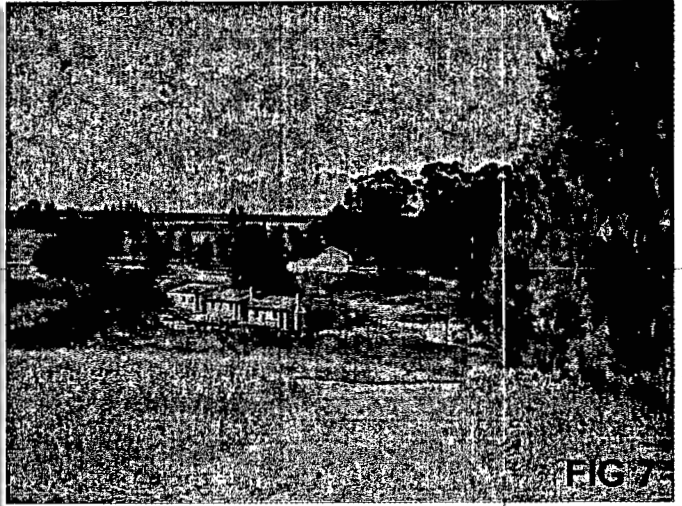
Development around the urban area of Tulbagh: consists of widely dispersed clusters of small-scale farm buildings (2-5 km apart), often largely concealed by landmark concentrations of exotic trees.



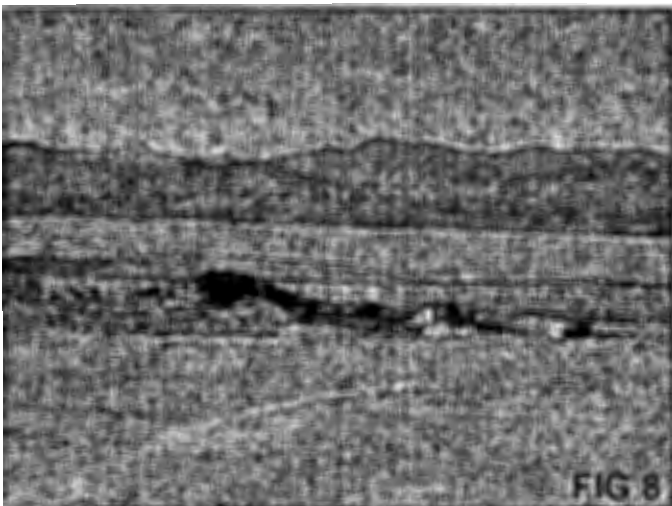
Southern sector landscape: Rolling pastures and wheatlands, extending up against the lower slopes of the mountains, is typical of the valley landscape along the southern approach up to, and in line with Tulbagh village.



Valley floor north of Tulbagh: strongly characterized by much more intensive agriculture. The landscape here consists of tightly structured vineyard and orchard patterns, and is criss-crossed by mature tree belts, all set within a spectacular mountain amphitheatre



Sagtevie/Edenhof labourers cottages: Simple pitched veranda structures with external stove alcoves and chimney flues: typical of the small rural architectural groupings in the valley. Of contextual, rather than intrinsic significance. Nominally classified as (lower) Grade 3 in



Delta farm cottages: Simple pitched veranda structures are typical of the rural architecture in the valley. Dwelling on the left appears to date from the early 20th century; the one on the right is later. Of contextual rather than intrinsic (architectural/aesthetic) significance. Nominally classified as (lower) Grade 3 in terms of the NHRA grading scale.



Skilpadrug cottage: Simple early 20th century pitched veranda structure with late 20th century shed. Dwelling is of contextual, rather than intrinsic significance. Nominally classified as (lower) Grade 3 in terms of the NHRA grading scale.

SCHALKENBOSCH HIA: ZACHTE VALLEI GOLF ESTATE



The site is visible from Tulbagh's southern low cost residential areas of Helpmekaar and Chris Hani. These are areas in need of internal environmental improvement and would not be negatively affected by alterations to their surrounding contexts. Indeed, Chris Hani in its present form, constitutes a particularly unfortunate edge to the southern development fringe of Tulbagh in terms of visual impact. **(Figure 10)**.

The site is not visible from the historic core of Tulbagh. It is, however, intermittently visible, over a 2-3 km distance, from the south-west (Nuwekloof Pass) approach to Tulbagh. The intermittent views of the site from this approach are due to a rise in the landscape of the valley floor between this approach road and the site.

11.4.4 *The Micro Context:* The site is undeveloped, comprising almost entirely open, cultivated grain fields, extending across a slope running (high to low) from the south-east to north-west. The topography of the site is, therefore, angled towards the low-cost housing settlement outskirts of Tulbagh and away from the eastern escarpment of the valley. It comprises three principal edges, each with distinctly different spatial characteristics, viz:

- (a) The South-West (roadside) Edge: Defines the right hand (uphill) side of the approach road to Tulbagh. Road edges on this side support shrub growth with open fields beyond appearing to extend to the distant Witzenberg mountain range beyond. **(Figures V 1-4)**.  
The road is, arguably, the more significant of the two southern approaches to the town, given that it continues into Tulbagh to become Main Road which, with historic Church Street, forms the historic heart of the town's rectilinear grid pattern **(Diagram 3)**.
- (b) The Northern Edge: Runs along a depression south of the line of the old Delta farm road in the valley of the Dasboskloof stream. Characterized by an upward slope of open fields set against the mountain backdrop of the Voelvieberge approximately 6 km away, as well as some landmark tree clusters and indigenous shrubland patches. **(Figure 8 & V 9)**
- (c) The Eastern Edge: Characterised largely by extended areas of fynbos up to the site boundary. **(Figure V 2)**. Views are mostly downhill towards the valley floor with the Obiekwa and Voelvie mountain ranges in the far distance (about 6-7 km away). Steinthal Village (further north and not visible from the site) provides the only physical historic/spatial precedent in the valley for sizeable development against the mountainside.

## 11.5 Social Context

No known historical/social associations have been established during research for this report. It is, however, always possible, that evidence of social

significance could come to light during interaction with interested and affected parties during the public participation phases of the EIA of the site. The proximity to Steinthal would suggest potential historical links in terms of labour on the surrounding farms.

At the public participation meeting conducted in September 2004, (See Annexure 3), interest was expressed (M Potgieter) about the possibility of further archaeological finds during construction. It was suggested that such material if any was revealed, could be placed in the local museum. Such matters, it was agreed would be accommodated in the Environmental Management Plan to be undertaken in the future.

#### 11.6 Economic Context

The current economic use of the site i.e. the production of grain crops and livestock fodder has not proved economically viable or sustainable.

The trend towards recreational use provides a better return and contributes to the long-term development of Tulbagh and a historical tourism draw card. Tulbagh's tourism industry is under performing at present despite the strong pull of Church Street. It requires additional tourism attraction to create a fully functioning tourism sector

The long-term development of the Schalkenbosch Estate will have an effect on the economy of Tulbagh through the growth of tourism and the increase in investment of infrastructure. It is estimated, (P Jackson, September 2004, see Annexure 3) that the full long term development of the Schalkenbosch Estate will have a beneficial effect on the economy of Tulbagh. It is estimated that 500 temporary jobs will be created and that 550 permanent jobs will be created either directly or indirectly as a result of the full development proposal.

A key concern from the community has been the use of water, both for the residential environments and specifically for the golf estate. The Schalkenbosch Estate itself is well provided with water resources and has entered into reciprocal negotiations to make water available to the surrounding communities and industry in exchange for grey water irrigation for the golf estate.

A unique feature of the irrigation of the golf estate proposal has been the negotiations with a local fruit-canning factory, the Del Monte factory, for an exchange of grey water and by products of the industry to water the golf estate in exchange for certain fresh water rights from the Schalkenbosch Estate. As a result, the local canning industry, which was marginal and facing closure, will remain operational and continue to employ its workforce.

The development of a wine cellar, golf estate and a wellness centre will increase the tourism profile of Tulbagh and bring economic benefits to the historic Valley and the people who live there and increase the number of jobs available.

In particular the agricultural empowerment project will have a long-term economic benefit for the people of Tulbagh.

#### 11.7 Archaeological Context

**Key Point:** Archaeological potential has been identified as low (See J Kaplan 2004).

##### 11.7.1 *Kaplan's other findings are as follows:*

- (a) Large numbers of Stone Age tools were found but in disturbed contexts. The environments in which they were found were disturbed by human activity such as agricultural activities.
- (b) The probability of finding any significant archaeological remains during the Implementation of the projects including the conservancy estate is considered to be low.
- (c) Recommendations require no archaeological mitigation and no further studies.

#### 12. PROVISIONAL STATEMENT OF HERITAGE SIGNIFICANCE

Given the above, the proposed development site on Zagte Vallei can be regarded as predominantly of spatial/aesthetic significance. It also has some historical significance by contributing to the Valley's largely unchanged sense of place over at least a century. More specifically:

- 12.1 It is of contextual historical significance contributing to a cultural landscape historically associated with cattle farming wheat and, more recently, the wine industry. Such activities are situated in a valley and surrounded by mountains of unique scenic beauty, which add the experiential qualities of the area and contribute to its unique sense of place
- 12.2 It is of little scientific (botanical) significance as most of the significant relics of the Breede River Shale fynbos are contained on the Sagteveleiberg. Most species of Indigenous plants (excluding those along the river beds) have been displaced by cultivation.
- 12.3 It is of spatial significance, occupying a prominent position within a historical rural space system while contributing to its overall spatial integrity. In

not less.

Given the extent of the proposal and the current discussion surrounding the development of new golf estates within scenically prime or water scarce areas of the country, such a proposal will, in principle be the cause of some discussion.

The inclusion of design informants in this study presupposes that such a development would, indeed, be acceptable in principle and would provide substantial economic benefit to the Valley. Note that it is the view of the authors of this study that such a proposal is possible, in principle. This is based on the following context-specific observations:

- The visual impact of the development would clearly be tempered by the undulating nature of the valley floor together with the sheer vastness of the valley basin. Unobstructed views of the entire site would be possible only from elevated viewpoints, i.e. in most cases from surrounding mountain slopes at least 4 km away, making careful on-site mitigation of impacts theoretically feasible.
- The relatively low visual profile of Tulbagh when approached by road from any side, due to the undulating topography, uniformity of scale of the town's buildings, and the integration of tree canopies with its urban fabric. The town is an interesting example of how it is possible for development of this size to be successfully incorporated into the landscape of the Tulbagh Valley.
- The potential for sensitively handled development on the site to upgrade the town approach, which is currently threatened, by poorly considered and environmentally degraded development on its southern fringe. Tulbagh is growing along its southern edge and this needs to be controlled through well considered and environmentally sensitive options.

It is particularly important that a new development minimize disruption to the landscape within the medium to long term. This can be achieved through carefully arranging and configuring new units to enable development which is consistent with traditional development patterns and densities in the Valley, thereby minimizing negative visual impact.

It is important therefore, that the following priorities and design informants be carefully and thoughtfully considered:

## 13.2

### Key Priorities

**Priority 1:** Creating contextually appropriate edges for development around the perimeter of the site drawing on suitable local precedent. Such precedent should be typical of characteristic urban/rural edges within the valley.

particular it is of spatial/aesthetic significance by virtue of:

12.3.1 *Micro Context:*

- (a) Occupying a strategic gateway position to Tulbagh; and
- (b) Being defined by edges with distinctly different visual and spatial characteristics.

12.3.2 *Intermediate Context:*

- (a) Falling within an area characterized by a combination of exotic, cultivated and fynbos plant types. This includes landmark exotic shade and fruit tree species;
- (b) Falling close to an historic urban settlement node within a largely rural context; and
- (c) Falling close to an environmentally degrading urban edge.

12.3.3 *Macro Context:* Forming an integral part of the rural open landscape characterizing the floor of the spectacular Tulbagh Valley basin.

12.4 The site has comparatively low intrinsic economic significance in its current state. However, its proximity to the low income housing estates on the outskirts to Tulbagh, plus its access to water, are of potential economic benefit to the valley as a whole and the historic settlement of Tulbagh in particular.

Its economic potential is tied to its value as part of a proposal to develop tourism as part of a wider development initiative and add to the tourism infrastructure of the Tulbagh region.

12.5 Despite substantial finds, it has little archaeological significance as the finds were made on disturbed landscapes. In terms of the report, no mitigation is required and no further studies are recommended. It is suggested however that archaeological monitoring continue (as part of the EMP) during site clearance and construction.

12.6 The site has no architectural significance. as it contains no buildings on the site.

## 13. DESIGN INFORMANTS

### 13.1. Introduction

The development of the proposed Zachte Valley Golf Estate would be roughly equivalent to introducing a new village the size of Tulbagh into the Valley. However, the short term impact to the Valley would be much greater, i.e. Tulbagh gradually evolved over more than two and a half centuries, whereas the site in question would be fully developed within about 5 years, if

**Priority 2:** Creating a contextually appropriate roofscape for the project, specifically with regard to scale and configuration, while carefully considering collective visual impact in particular.

**Priority 3:** Integrating landscaping and architectural patterns, with particular attention to tree canopies and other vegetation characterising the domesticated and natural landscape of the region.

**Priority 4:** Mitigating the visual impact of golfing fairways which would, essentially, be foreign elements introduced into the valley.

### 13.3 Layout & Overall Spatial Characteristics

#### 13.3.1 *Layout distribution:*

- (a)
  - i Buffer zones are to be left between the outer boundaries of the site and the proposed buildings. The purpose is to use this area to create landscaped transition spaces typical of the urban/rural interfaces occurring in the valley, (**Figures 12 & 13**) thereby reducing the visual impact of the new development and containing, as much as possible, the foreign features associated with a golf estate within the boundaries of the property.
  - ii Buildings are to be spaced to allow for the introduction of substantial mature trees to assist in breaking down the visual mass of the new village. Trees are integral to the historic landscape of Tulbagh, providing positive precedent for future development within the valley. (**Figure 11**). New development without the inclusion of trees should be avoided at all costs (**Figure 10**).
  - iii The overall layout should, at least around its outer edges, achieve as much consistency as possible with the development pattern of the outer edges of Tulbagh's historic core, i.e. allowing space for the integration of vegetation - possibly even accommodating garden agriculture. This could be regulated through development guidelines stipulating a maximum development footprint for each subdivision, over and above a maximum development coverage for each subdivision. New development encroaching onto the Wolesley/Tulbagh approach road should be avoided at all costs (**Figures 14 & 15**).
- (b) *Layout orientation:*
  - i Along the south-west and northern outer edges of the site, proposed subdivisions should preferably respond to this outer geometry rather than the 'freeform' fairways within. For the remainder of the site, subdivisions should be configured to facilitate development along, rather than at right angles to contours, thereby reducing cut and fill, minimising high

foundation plinths on downhill sides and resulting in lower building profiles.

(c) *Envelope massing & configuration:*

- i Building envelopes should consist of basic rectilinear forms enabling simple, pitched roof configurations running parallel, rather than at right angles to contours (**Figure 11**) with the possible exception of the outer edges of the site as outlined in (b) i above. High plinths (i.e. exceeding 600 mm at their highest point above natural ground level) resulting from cut and fill, as well as stilts or columns supporting buildings, should not be permitted under any circumstances.
- ii With the exception of the outer edges of the site as outlined in (b) i above, roof ridge lines along outer development edges of the site should follow existing contour lines, i.e. reflecting the predominant orientation of ground floor envelopes.
- iii Roof trusses should preferably be at one uniform height for each building, apart from where sections have different floor levels to accommodate a slope. In such cases, roof trusses for each floor level should have the same, uniform height. Clear internal truss spans should not exceed 6,5 m and should preferably be less.
- iv All main roofs should be configured in accordance with the traditional (pre-c1910) rural buildings of the region, i.e. to a minimum 35° but more preferably 40°. Lean-to roofs over verandas should have pitches of not less than 8°. Laundries and tool sheds should preferably be attached to the main building, possibly incorporated under lean-to sections.
- v Buildings should not exceed one storey in height plus attic space above (accommodated within the roof space). Wall plate height measured from mean ground level should not exceed 3,4 m in height. Buildings facing the outer edges of the site should be further scaled down by the use of lean-to verandah structures.
- vi Steeps with or without verandahs would be encouraged.

13.4 Architectural Treatment:

(a) *Guiding principles:*

The architecture of the development should express appropriate and pragmatic responses to local conditions, rather than being self-conscious, literal style-bound architectural re-interpretations. The following should be considered, in more specifically:

- i Producing architecture which derives expression from appropriate responses to local micro-climate, topography and physical context, rather than simplistic stylistic borrowings from elsewhere;
- ii Simple external wall and floor surfaces deriving their adornment from the natural and honest use of materials including stone,



wood floated plaster and, preferably, tinted limewash surfaces reflecting light, natural earth tones (face brick to be avoided at all costs);

- iii Fine textured roofing materials: preferably appropriately painted shallow profile corrugated iron sheeting or, alternatively, thatch. Should the intention be for the roofscape of the estate to consist of both thatch and corrugated iron elements, roofs should be grouped according to roofing material of similar type.
- iv Vertically proportioned fenestration set in uncluttered masonry walls except where recessed behind verandas and pergolas, in which case, possibly...
- v Fully or substantially glazed walls, sliding or French doors.
- vi Solid, slatted or louvered shutters, pergolas and/or trellises for privacy; and
- vii The avoidance of historicist pastiche.

### 13.5 Landscaping:

Contextually sensitive and thoroughly considered landscape design will be crucial to the environmental success of this project, particularly around the outer edges of the site.

In all instances of development within the Valley, including Tulbagh itself (**Figures 4, 11, 12 & 13**), the use of mature shade trees, fruit orchards and vineyards has come to play an integral part in defining the special sense of place of the area. This applies particularly to the interface between its urban and rural landscapes. Landscape proposals avoiding the introduction of exotic trees on the site in favour of exclusively reinstated fynbos species would, therefore, be potentially problematic. Nonetheless, the contribution of fynbos areas in defining the special sense of place of the valley remains an important landscape design factor. This applies particularly along the eastern edge of the site (**Figure V2**) which abuts large areas of undisturbed natural veld.

The landscape proposals for the site should, therefore, include the following considerations:

#### 13.5.1 *Layout & Overall Spatial Characteristics*

- i *Perimeter Buffer area:* Buffer zones should be left between the boundaries of the site and the outermost groups of buildings along its perimeter. These areas should be characterised by layered planting patterns, (**Figure 12**) possibly even including vines and fruit trees, or - particularly in the case of the eastern edge - fynbos species. Planting should be arranged to gradually increase in height to include mature trees around the buildings of the proposed estate. The landscape plan should endeavour to screen the proposed golf fairways from beyond the site as effectively as

- possible.
- ii *Boundary walls/fences:* Outermost security barriers should be as unobtrusive as possible, preferably comprising open mesh fences not exceeding 1,5m high. Higher security barriers should preferably be located along inner edges of the buffer area where they would be effectively obscured by planting within this zone (**Figure 13**). Free-standing walls should be kept within the inner edge of the buffer area, comprising simple, unadorned, colourwashed wood-floated plaster finishes (e.g. light earthtoned, or white limewash).
  - iii *Tree canopies:* The use of exotic shade producing trees in conjunction with indigenous tree species, is strongly recommended for reducing visual impact of the proposed estate on the surrounding landscape. Such species should enable mature canopies of equivalent height to roof profiles to be established, provided that no invasive or 'thirsty' tree species are used.
  - iv *Lighting and services:* Lighting should be limited to low level illuminated bollards and fittings attached to housing units, rather than free-standing poles, which should be avoided. All services including electricity and telephone lines are to be concealed below ground, both within and beyond the site boundaries.
  - v *General security issues:* Wherever possible, foot patrols and unobtrusive building-mounted closed circuit TV surveillance would be preferred rather than security walls, fences, gates and booms..
  - vi Advertising signboards as well as any illuminated or backlit objects apart from normal domestic lighting and light fittings, should be avoided.

### 13.5.2 Integrated Landscape Plan

An integrated landscape plan is, therefore, a crucial component of the development proposals assessed in Stage 2 of this report and should include the following:

- i Proposed positions of building footprints;
- ii Details (including plant heights) and positions of planting patterns;
- iii Nature and designs of walls, fences and other possible physical barriers;
- iv Design and finishes of road surfaces and pathways; and
- v An indication of changes to the existing contours including locations and heights of cut and fill patterns.

## 14. DIAGRAMS

DIAGRAM 1: THE STUDY AREA  
DIAGRAM 2: SPATIAL RELATIONSHIPS  
DIAGRAM 3: SIGNIFICANT ELEMENTS

DIAGRAM 4: VIEWPOINTS: TO BE READ IN CONJUNCTION WITH  
FIGURES V1 - V10

15. SOURCES

BKS, Schalkenbosch: Application for Rezoning and Subdivision, November 2003

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Fagan G., *Kerkstraat in't Land van Waveren*, 1972.

Baumann N., and Winter S., *Heritage Component of an Environmental Impact Assessment of a Proposed Rezoning and Subdivision of Sillery, Erf 2274, Constantia.*, February 2003.

SAHRA Files, SAHRA Offices Cape Town

Deeds Office, Cape Town

Surveyor General's Office, Cape Town

Trigonometrical Survey Office, Mowbray

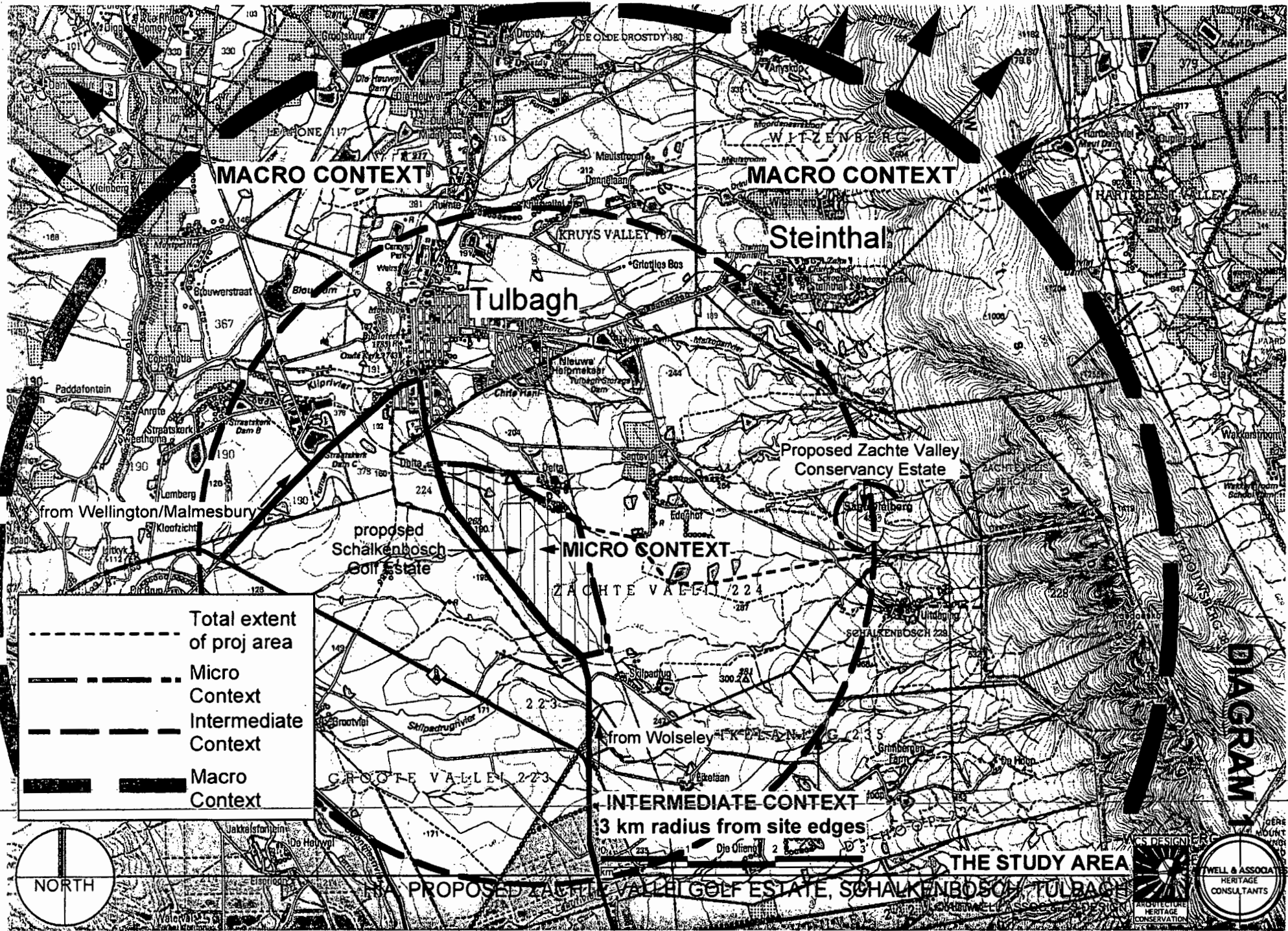
Elliot Collection, Cape Archives, Cape Town

16. ANNEXURES

ANNEXURE 1: HISTORICAL BACKGROUND

ANNEXURE 2: CRITERIA FOR THE ASSESSMENT OF CULTURAL  
SIGNIFICANCE

ANNEXURE 3: RESULTS OF THE PUBLIC PARTICIPATION  
UNDERTAKEN BY CHAND ENVIRONMENTAL  
CONSULTANTS



**MACRO CONTEXT**

**MACRO CONTEXT**

Steinthal

Tulbagh

Proposed Zachte Valley Conservancy Estate

proposed Schalkenbosch Golf Estate

**MICRO CONTEXT**

**INTERMEDIATE CONTEXT**

3 km radius from site edges

**THE STUDY AREA**

**PROPOSED ZACHTE VALLEY GOLF ESTATE, SCHALKENBOSCH, TULBAGH**

- Total extent of proj area
- - - - - Micro Context
- - - - - Intermediate Context
- █ █ █ █ █ Macro Context

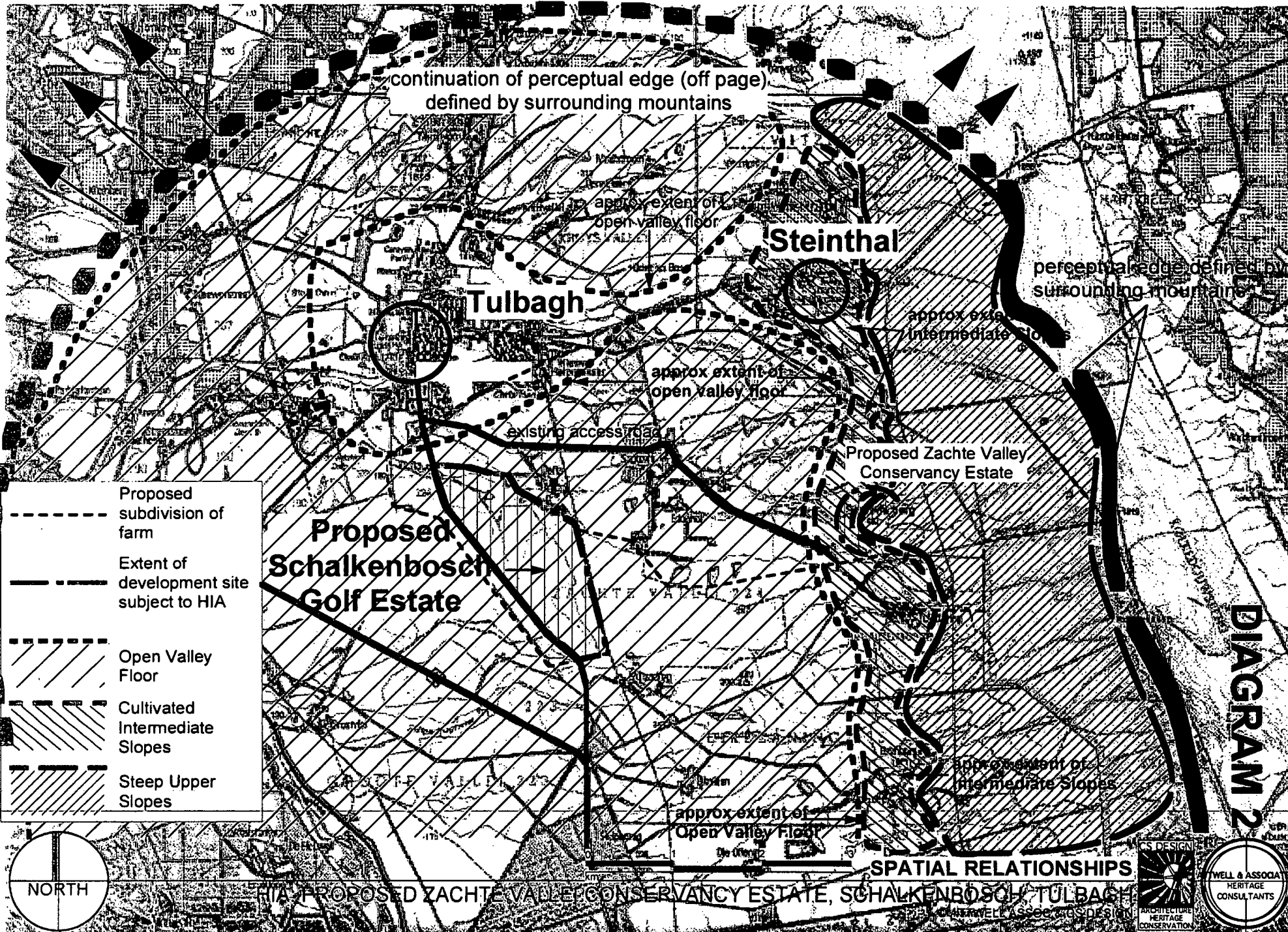


**DIAGRAM 1**

ARCHITECTURE HERITAGE CONSULTANTS

WELL & ASSOCIA

HERITAGE CONSULTANTS



continuation of perceptual edge (off page)  
defined by surrounding mountains

approx extent of  
open valley floor

Steinthal

perceptual edge defined by  
surrounding mountains

Tulbagh

approx extent  
intermediate slopes

approx extent of  
open valley floor

existing access road

Proposed Zachte Valley  
Conservancy Estate

- Proposed subdivision of farm
- Extent of development site subject to HIA

Proposed  
Schalkenbosch  
Golf Estate

- Open Valley Floor
- Cultivated Intermediate Slopes
- Steep Upper Slopes

approx extent of  
intermediate slopes

approx extent of  
Open Valley Floor

DIAGRAM 2



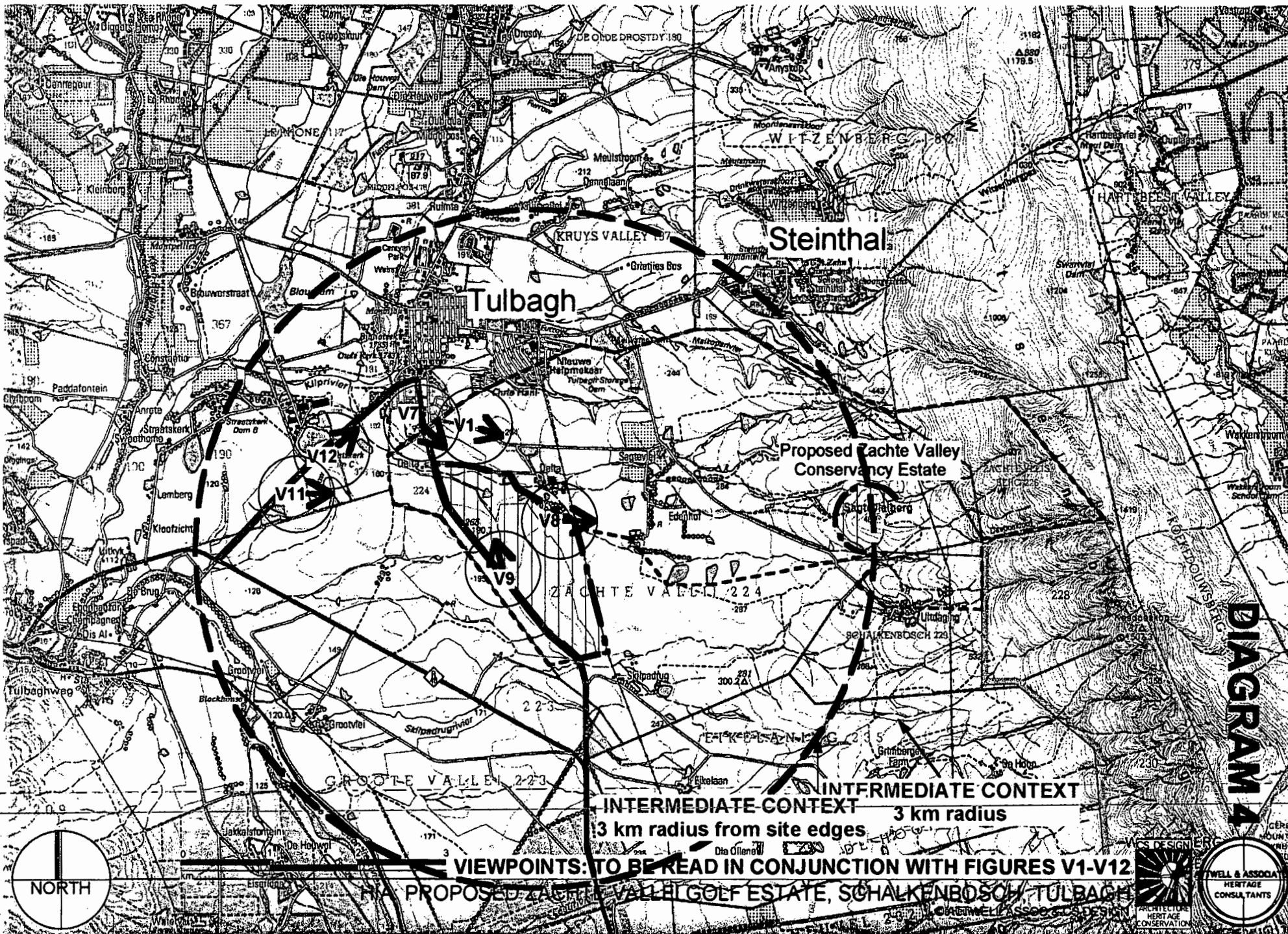
HIA PROPOSED ZACHTE VALLEY CONSERVANCY ESTATE, SCHALKENBOSCH TULBAGH

SPATIAL RELATIONSHIPS

ARCHITECTURE  
HERITAGE  
CONSERVATION

CS DESIGN

WELL & ASSOCIAT  
HERITAGE  
CONSULTANTS



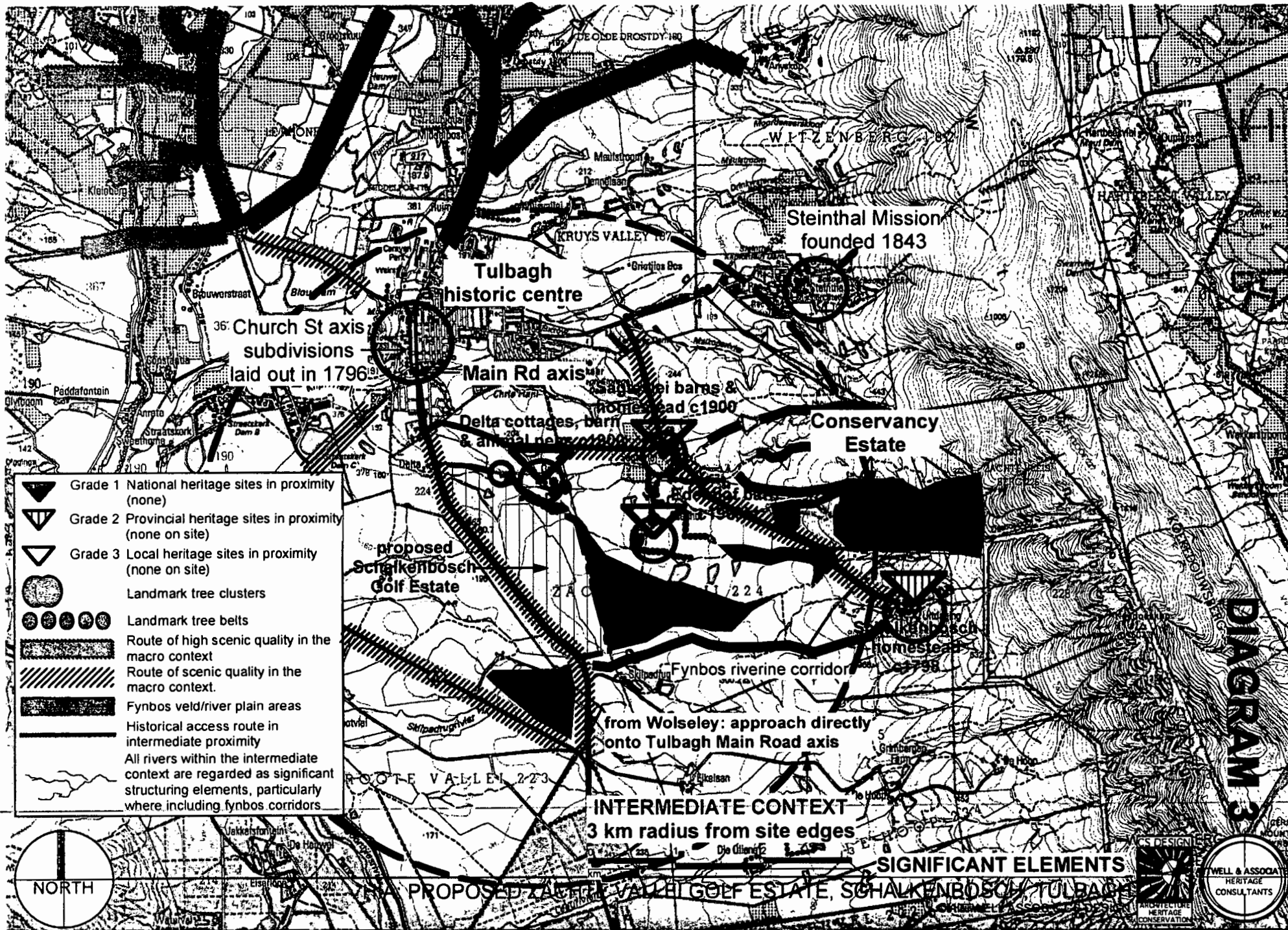
**DIAGRAM 4**

**INTERMEDIATE CONTEXT**  
 3 km radius  
 3 km radius from site edges

**VIEWPOINTS: TO BE READ IN CONJUNCTION WITH FIGURES V1-V12**

**PROPOSED ZACHTE VALLEI GOLF ESTATE, SCHALKENBOSCH, TULBAGH**

CS DESIGN  
 TWEILL & ASSOCIATES  
 HERITAGE  
 CONSULTANTS  
 ARCHITECTURE  
 HERITAGE  
 CONSERVATION



36: Church St axis  
subdivisions  
laid out in 1796

Tulbagh  
historic centre

Steinthal Mission  
founded 1843

Main Rd axis  
Sagwelei barns &  
homes lead c1900  
Delta cottages, barn  
& animal pens c1900

Conservancy  
Estate

proposed  
Schalkenbosch  
Golf Estate

from Wolseley: approach directly  
onto Tulbagh Main Road axis

INTERMEDIATE CONTEXT  
3 km radius from site edges

SIGNIFICANT ELEMENTS

PROPOSED ZACHE VALLEI GOLF ESTATE, SCHALKENBOSCH, TULBAGH

DIAGRAM 3

- Grade 1 National heritage sites in proximity (none)
- Grade 2 Provincial heritage sites in proximity (none on site)
- Grade 3 Local heritage sites in proximity (none on site)
- Landmark tree clusters
- Landmark tree belts
- Route of high scenic quality in the macro context
- Route of scenic quality in the macro context.
- Fynbos veld/river plain areas
- Historical access route in intermediate proximity
- All rivers within the intermediate context are regarded as significant structuring elements, particularly where including fynbos corridors



Sahra Lib...



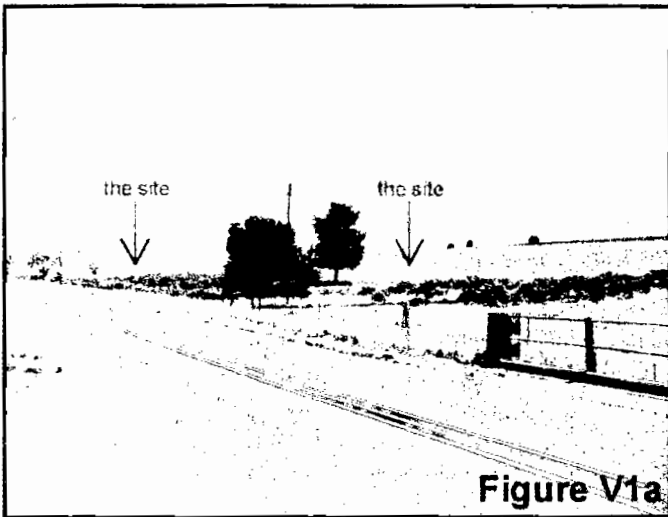


Figure V1a

The South-West (roadside) Edge: Defines the right hand (uphill) side of the approach road to Tulbagh. Road edges on this side support shrub growth with open fields beyond appearing to extend to the distant Witzenberg mountain range beyond.

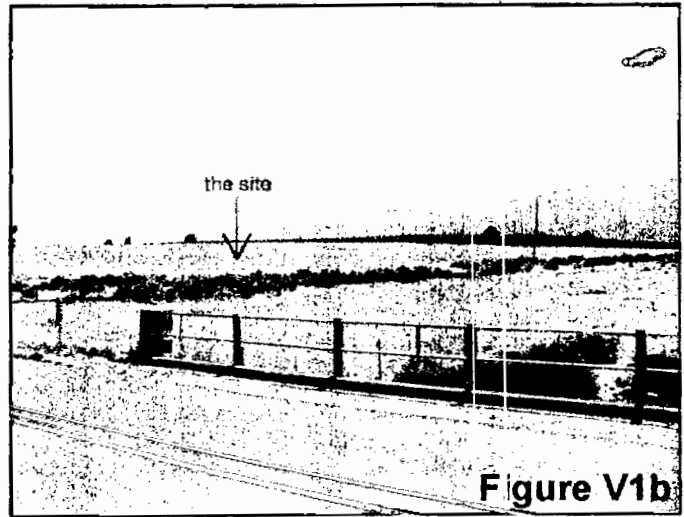


Figure V1b

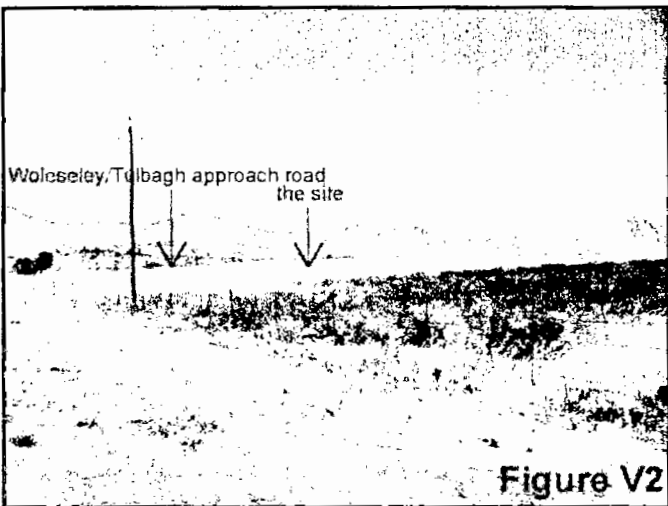


Figure V2

Edge characterised by areas of substantially undisturbed veld: A significant informant in determining the nature of the proposed landscaping along this side of the proposed development.

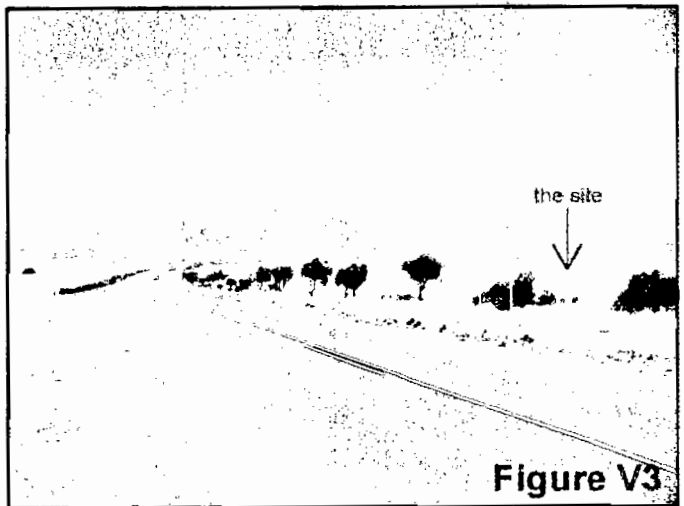


Figure V3

The approach road to Tulbagh from Wolesley is, arguably, the more significant of the two southern approaches to the town, given that it continues into Tulbagh to become Main Road. This axis, with historic Church Street, forms the historic heart of the town's rectilinear grid pattern.

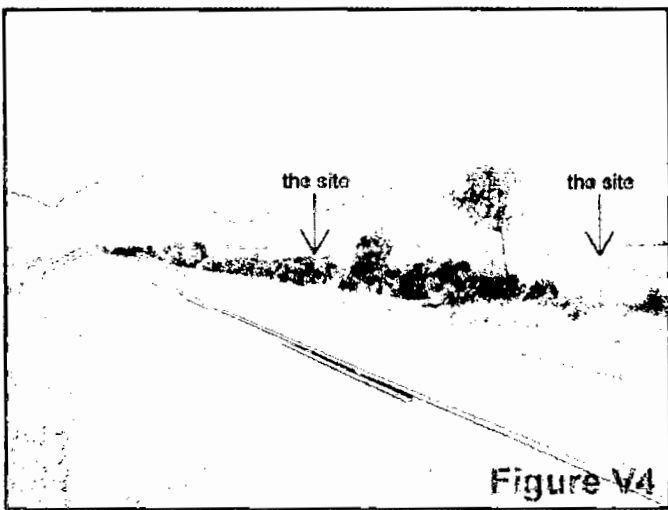


Figure V4

Delta farm cottages: Simple pitched veranda structures are typical of the rural architecture in the valley. Dwelling on the left appears to date from the early 20th century; the one on the right is later. Of contextual rather than intrinsic (architectural/aesthetic) significance. Nominally classified as (lower) Grade 3 in terms of the NHRA grading scale.

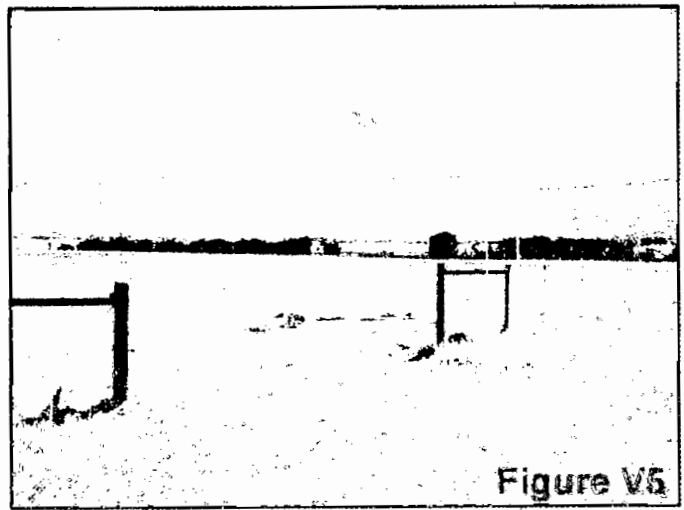
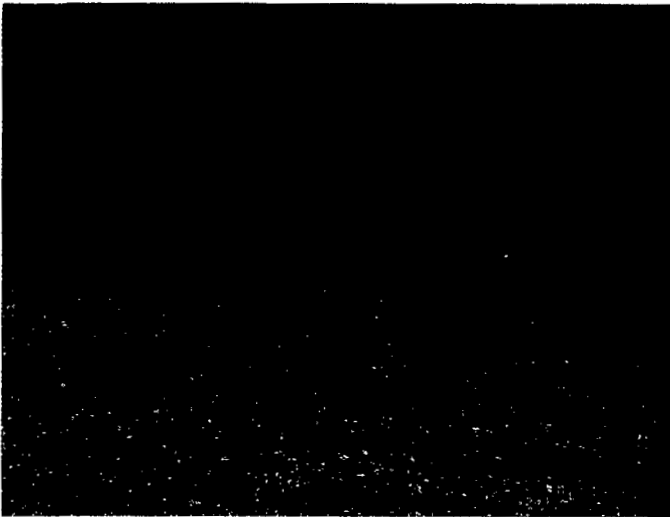


Figure V5

Sklipadbrug cottage: Simple early 20th century pitched veranda structure with late 20th century shed. Dwelling is of contextual, rather than intrinsic significance. Nominally classified as (lower) Grade 3 in terms of the NHRA grading scale.

SCHALKENBOSCH HIA: ZACHTE VALLEI GOLF ESTATE

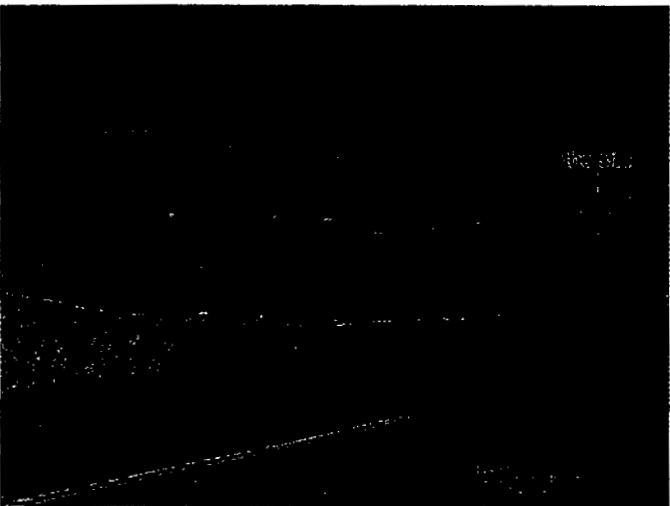




View from the center of the site towards the Wilzenberg Mountains: characterised along its eastern edge by substantial tracts of fynbos (visible in middle distance).



View from the center of the site towards the approach road to Tulbagh: Rolling wheatfields are typical of the topography of the open valley floor.



View towards the site from the intersection of the Tulbagh/Woleseley Road and Schalkenbosch Road: strongly characterized by open wheatlands with landmark groups of exotic trees off the site in the middle distance.

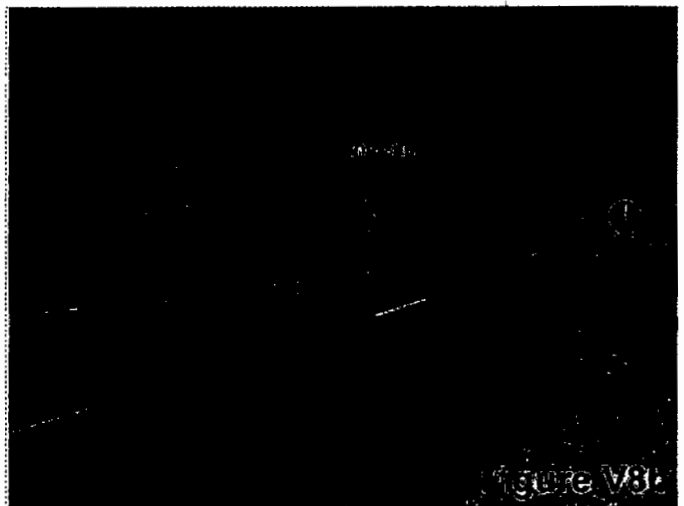
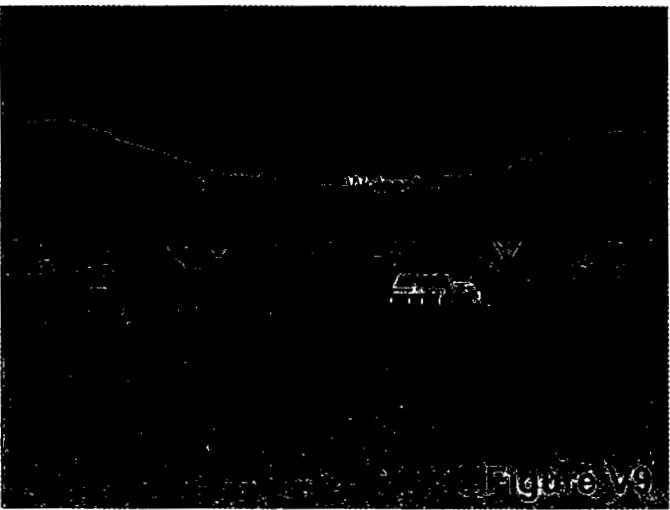
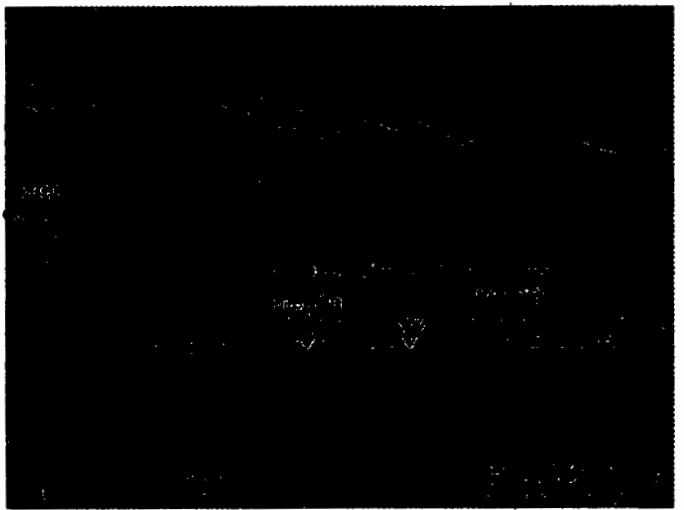


Figure V8:



View towards the northern edge of the site: Characterized by an upward slope of open fields set against the mountain backdrop of the Voelvlleberge approximately 6 km away, as well as some landmark tree clusters and indigenous shrubland patches



View of the site from the Nuwekloof Pass approach to Tulbagh : One of the few points from which the site is visible from this road given a bulge in the topography situated between this road and the approach road from Woleseley. Distance to site from this point: approximately 2 km.

SCHALKENBOSCH HIA: ZACHTE VALLEI GOLF ESTATE



## ANNEXURE 1

## HISTORICAL BACKGROUND: SCHALKENBOSCH ESTATE

## PRECOLONIAL HISTORY

The Tulbagh Valley in general including the area around Schalkenbosch and Zagte Vlei has a very long history of human use and settlement, stretching from the early Stone Age until the present time.

Scatters of Early Stone Age and Middle Stone Age tools were found during the archaeological impact assessment undertaken by Jonathan Kaplan for Chand Environmental Consultants. These were found in areas where the landscape had been modified by human intervention. Similar tools were found on other farms in the Tulbagh area including the farms Boontiesrivier and Weltevrede. (See Kaplan, 2004)

The Khoi nomadic pastoralists, who visited the area on a seasonal basis, also utilized the Tulbagh Valley, originally called the Roodezand Valley, with its well-watered plains.

The first recorded description of the Roodezand Valley was in 1658 when a Company official named Pieter Potter explored the area in search of the Khoi with their herds of cattle. He searched for a route into the valley near the Klein Berg River but was unsuccessful.

## COLONIAL HISTORY

By the end of the seventeenth century the Roodezand Valley had been opened up for colonial settlement

The first Pass called the Roodezand pass was developed over the low neck of the Obiqua Mountain north of Gouda. This was the first of the Roodezand Passes. It opened the valley a Dutch East India Company cattle outpost that was established by 1699. Land was granted to farmers soon after in 1714 four of them were Huguenots who may have introduced limited viticulture into the valley. The Valley appears to have been more suitable however for stock and wheat farming. Diagrams attached to early grants show the strong presence however of wheat fields and grazing lands.

Permanent settlement blocked the traditional Khoi access to the grazing grounds and water sources of the Valley, effectively dispossessing them of grazing rights.

By the mid eighteenth century the route of the Roodezand Pass was altered following the Tulbagh Kloof along the eastern side of the Klein Berg River. Some farms with a long history of use and intensive cultivation were probably loan place farms and were

only granted as quitrents in the early nineteenth centuries. Both Schalkenbosch and Zagte Vlei were among these. The farms in the Valley were linked by neighbourhood routes and many of these access patterns remain. The current route to Schalkenbosch and Zagte Vlei for example are the original route to the *opstals* as indicated on the early diagrams.

The mid eighteenth century also marked the beginning of Tulbagh as a town (then known as Roodezand after the pass) as a church was established in 1743 to meet the needs of the growing farming community. The Pastorie was situated along a straight lane some distance away. The street became Church Street and houses were built along this axis in the late eighteenth century. One of the houses i.e. that of 40 Church street has a link with Schalkenbosch having had the same owner.

In 1804 Tulbagh and the surrounding region was declared a separate magisterial district.

Many of the farms had modest *opstals*. They generally consisted of a homestead and a series of outbuildings one of which would have accommodated slaves. The emancipation of slaves in the 1830's would have had a substantial impact on the economy and social dynamics of the Valley.

Missions were established in the early nineteenth century. The missionary Zahn from the Rhenish Mission society began work in Tulbagh with an outpost at Steinthal. Steinthal was adjacent to the farm Zagte Vlei. The Mission Society bought Land for this purpose. Many emancipated slaves were drawn to the mission villages such as Steinthal and either worked on lots within the mission or on the neighbouring farms in the Valley.

In 1969 Tulbagh and Steinthal were severely affected by an earthquake, which destroyed much of Church Street and the historic core of Steinthal. The earthquake also severely damaged Schalkenbosch. The houses in Church Street and the Schalkenbosch gable were rebuilt and declared national monuments (now called Provincial Heritage Sites).

#### TRANSFER HISTORY OF SCHALKENBOSCH, ZAGTE VALLEI, ZAGTE VLEIS BERG AND ZAGTE VLEI ANNEX

The current site under study consists of five land parcels. Of these portions 7 of the remainder of the farm Zagte Vallei contains the site of the proposed conservancy estate. They are:

Portion 3 of the Farm **Schalkenbosch**, which contains the historic homestead;  
Remainder Portion 7 and remaining extent portion 3 of the **Farm Zagte Vallei**;  
The farm **Zagte Vleis Berg**;  
The farm **Annex Zagte Vlei**;





Fig H3: Photograph of Tulbagh looking towards Schalkenbosch circa 1900 (Cape Archives).

## SCHALKENBOSCH

Grazing rights for Schalkenbosch were granted to Bernardus De Vaal in 1793 and the farm granted (possibly as loan place) in the following year

When Schalkenbosch was granted in quitrent to David Johannes de Waal in 1831 it was already a well-established farm with a farmhouse and extensive cultivated lands adjacent to the Skilpadrugs River. The core house was built in 1795. The business of the farm i.e. agriculture and cattle farming was established by that time.

The diagram attached to the deed of the 1831 grant (Worcester Quits volume 4 folio 59/14/7/1831) shows a fully functioning *opstal* with 21 morgen of developed "Zaailande" to the North West. The access to the farmhouse follows the route currently used across the farm. The stream to the west of the farmstead the Skilpadrugs River is indicated and was probably used extensively for irrigation. The homestead is clearly marked although in an earlier simple T shape later becoming H shaped. (For a brief architectural history, see below).

Subsequent to the grant of 1831 the next recorded transfer of Schalkenbosch is from L.A. Louw to Andreas Jacobus Louw in 1906 (DT/10183/14/11/1906).

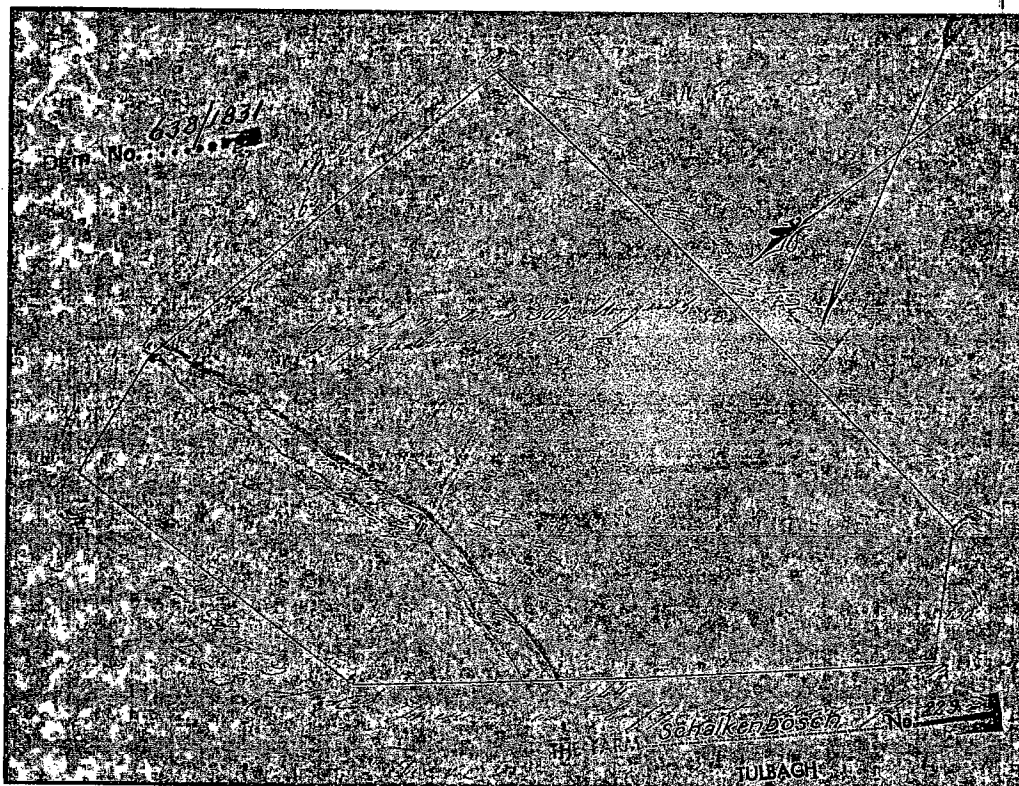


Fig H4: Original Schalkenbosch diagram 638/1831 showing the homestead and "zaailande" adjacent to the river (Deeds Office, Cape Town).

The land was transferred from AJ Louw to Stephanus Andries Louw in 1940 (DT5997/20/6/1940). In 1946, S A Louw transferred the whole farm to Johannes Jacobus Carstens. (DT 1181823/7/1946) and three years later in 1949 the whole farm was transferred to Dorothy Violet Philip.

There were a series of transfers until 1966 when Johannes Petrus Theron acquired the farm. After his death the farm was transferred as part of his estate to Pieter Francois Theron in 1972. (DT 27748/6/11/72). At the same time a portion of the farm containing the historic homestead was transferred to Sarah Anne Raynham. (DT 27749/6/11/72).

In 1969 the buildings were badly damaged by the earthquake, prompting the owner, P Theron to sell the portion of the property containing the homestead to Dr Rayham, who was prepared to undertake the restoration of the homestead with financial assistance from the National Monuments Council (now the south African Heritage Resources Agency) and the advice of architect Gabriel Fagan.

The current site of Schalkenbosch, which is referred to here, (Portion 3 of Farm 229) comprised 773039 hectares, and consisted of 2 parts, consolidated in 1974. They are portion 1 and portion 2 of the original Schalkenbosch grant.

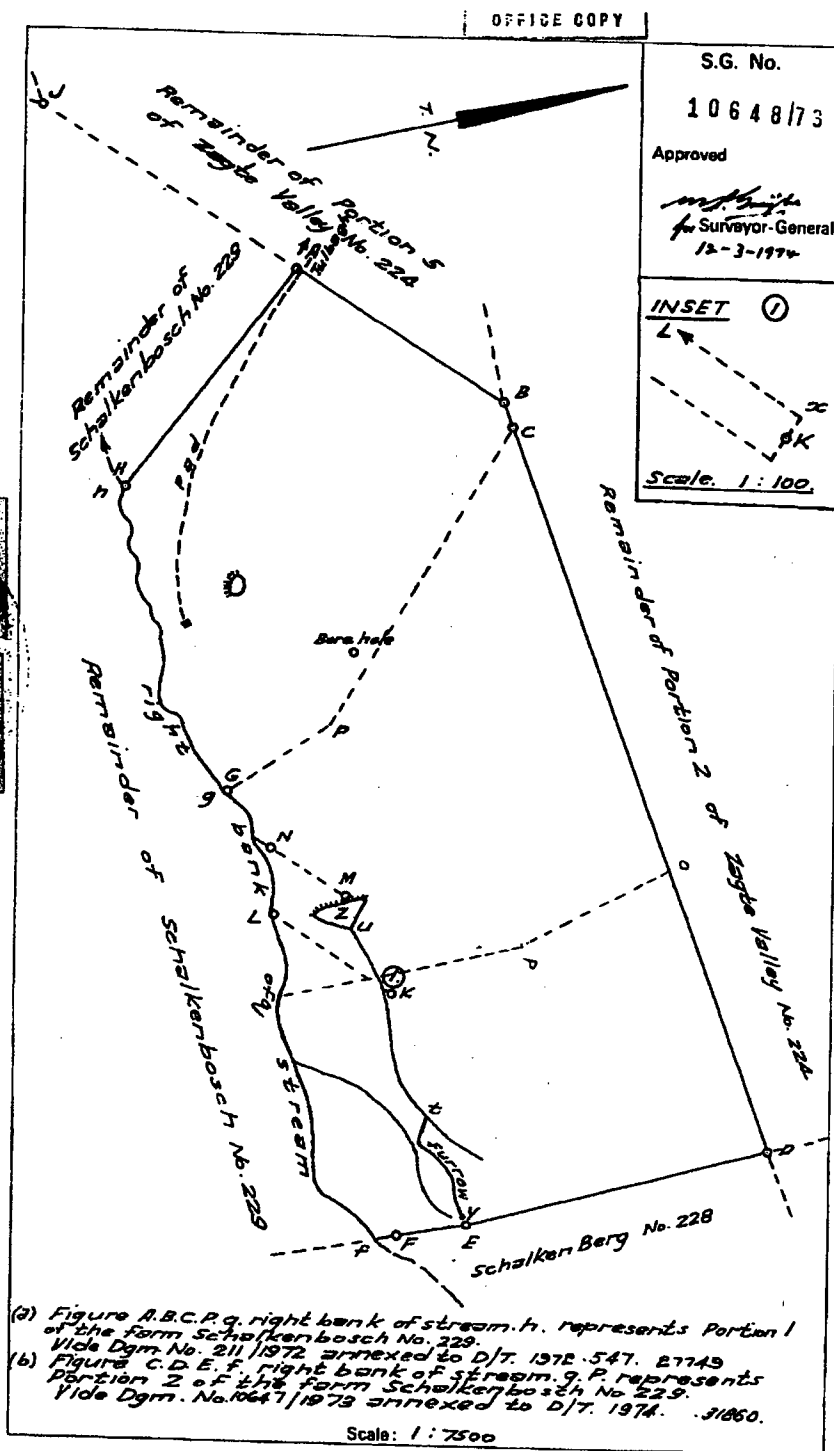


Fig H5: Surveyor General's Diagram 10648/73, Portion 3 of the farm Schalkenbosch, 1973.

In 1974 this consolidation was registered in the name of SV and SA Raynham. (DT/31861/23/9/1974) and in 1976 the property was transferred to John Douglas McGillivray Reid. (DT 38377/6/12/1976). In 1979 the property was again transferred to Joan Catherine Retief (26745/18/9/1979).



In 1982 the whole property was transferred to Monica Althea Burke (DT 20664/10/6/1982)

#### ARCHITECTURAL HISTORY OF SCHALKENBOSCH HOMESTEAD

As the Schalkenbosch homestead together with its surrounding outbuildings is the only *opstal* of recognized note and is a provincial heritage site, some details of its architectural history are provided below.

The core T shaped house was built by 1798, the date inscribed on the gable.

The T shape consisted of a "voorkamer and agter kamer" two bedrooms and a kitchen area at the end of the "T"

Original stinkwood and yellowwood interior doors remain and the floors in the older parts are of yellowwood. A unique feature is an original stinkwood and yellowwood "muurkas" remains.

Subsequent outbuildings were added not long after 1831. An original longhouse or stable adjacent to the homestead has been converted to guest cottages.

The gable however is not original but a reconstruction, based on the original gable and that of its neighbour Schoonderzicht, which had a nearly identical gable. Dr Mary Cook believed that the same person "and not impossibly the same person who added the front gable to the old church in Tulbagh in 1795 probably built both houses. All three gables were built within three years of each other. There is also a strong link with the gable of 40 Church Street in Tulbagh where De Waal who built the homestead originally lived. It is possible that all three are "authored" by the same craftsman.

Dr Cook stated that the Schalkenbosch gable had been one of the finest in existence. "It has a front gable that was only equaled in perfection of line by that of Morgenster before it was rebuilt a few years ago."

The original gable was destroyed in the earthquake of 1969 and was replaced by a replica by the restoration architect Gabriel Fagan.

However the gable and core homestead remain true to the lines of the original and have significance not only because of their beauty of form but the commanding position the homestead has on the slopes of the Winterberg.



Fig H6: Schalkenbosch 1969, after the earthquake, showing the collapsed central gable.



Fig H7: Schalkenbosch 1969, showing the damaged outbuildings and the original T-shaped homestead on the left. (Pictures: SAHRA).

In 1973 Schalkenbosch and the area around it was declared a National Monument (now Provincial Heritage Site) The declaration included the outbuildings and a curtilage around the homestead and outbuildings.

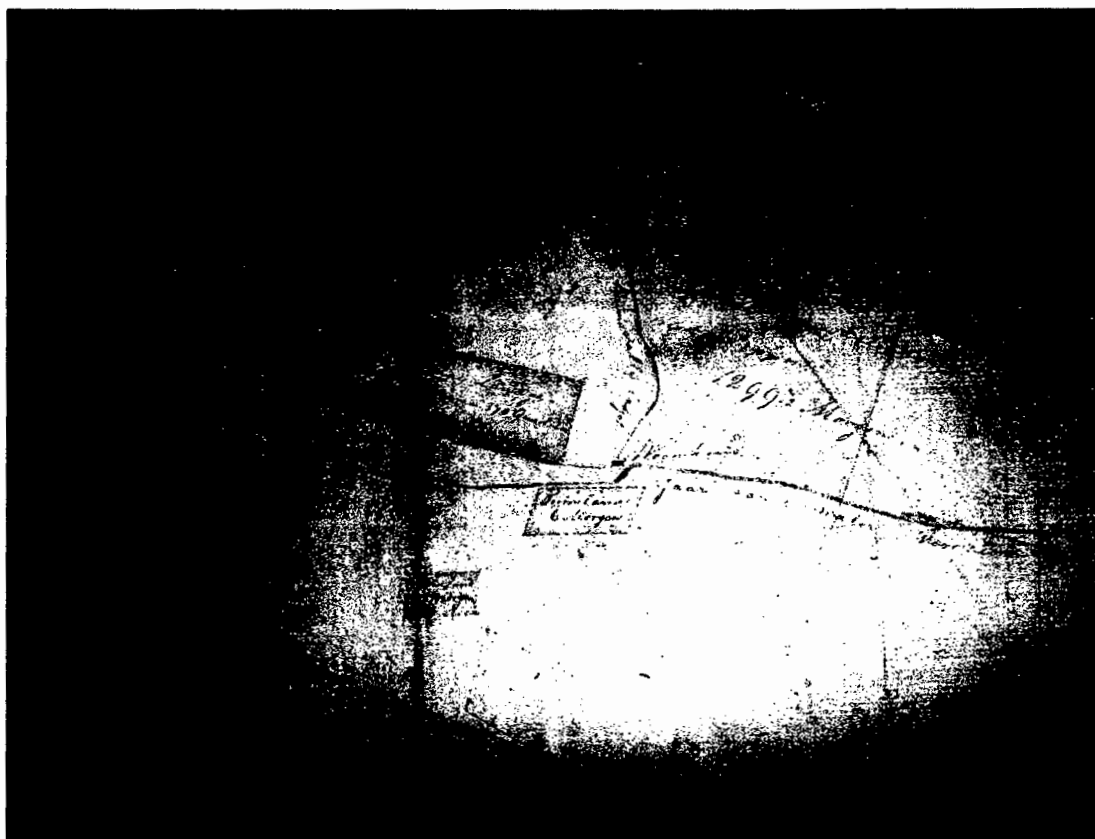


Fig H8: Original Quitrent grant of Zagte Vallei of 1816, showing the cultivated lands and two access roads to the original homestead (Deeds Office).

1. Zagte Vallei, portion 3 and remainder portion 7

Zagte Vallei was originally a very large loan place farm. A slightly larger farm measuring 2343 morgen was regranted in quitrent to DJ Theron in 1837. (W Quits volume 40 of 1/11/1837). The diagram attached to the grants shows an extensive farm with grazing lands and agricultural lands (domestic and wheat lands) clearly marked.

The diagram also shows the route from Tulbagh and the route linking Zagte Vallei with the other farms including Schalkenbosch. A homestead is clearly marked. This appears to be on the site of the current homestead. The current farmhouse may contain early historic fabric at its core.

There were deductions between 1855 and 1865, one being the transfer of a portion 3, which was transferred from the estate of GP Theron to Ludwig Wiener. (DT 133/9/2/1865) This portion measured 519 morgen and was situated on either side of the road to Ceres.



Portion 7 of the farm Zagte Vallei was a consolidation of two original farm portions i.e. portion 2 and portion 4, which were consolidated in 1977 in the ownership of J Hugo de Clerk. (DT 139/13/1/1977). Portion 7 contained the homestead.

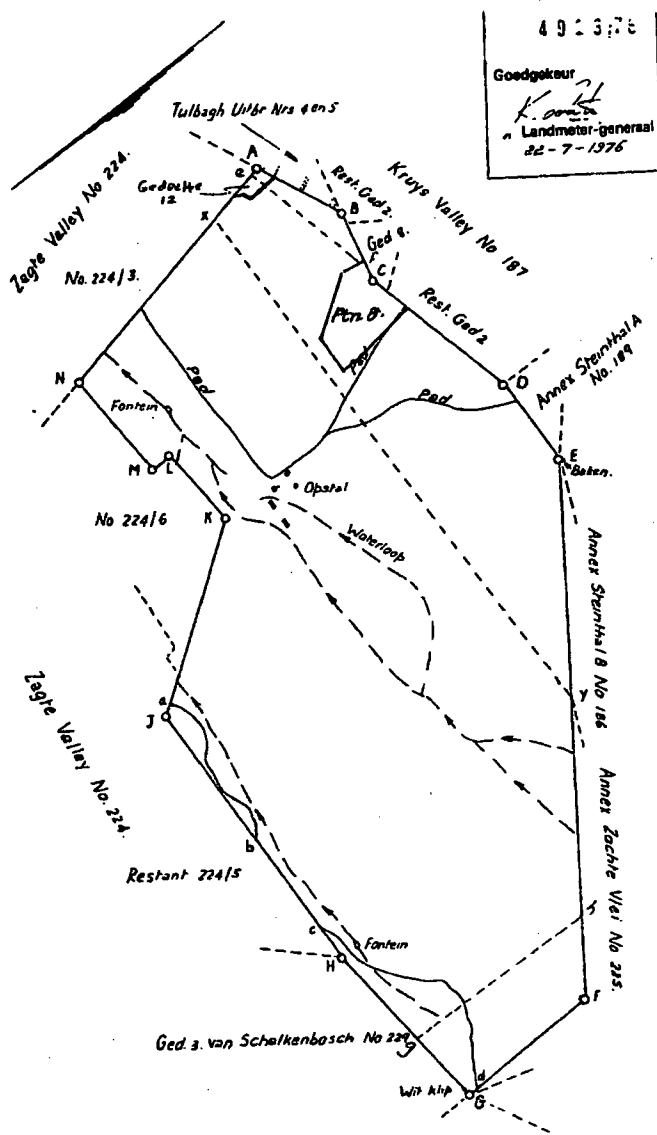


Fig H11: Portion 7 of the farm Zagte Vallei, showing the opstal, the watercourse and the roads to Tulbagh and Steintal.

## 2. Zagte Vleis Berg

This site of this farm was above the Sagtevleiberg and links the Schalkenbosch Estate in part to the conservation areas of the Witzenberg Mountains.

It appears to have been granted as additional grazing lands for Zagte Vlei and for a large part its ownership history is the same. It comprised of over 225 morgen and was granted to J J de Clerk as a Tulbagh Quitrent in 1892 although surveyed much earlier.

On his death, brothers Jacob Coenraad de Clerk and Jacobus Abraham de Clerk inherited it in half shares. (DT 7300 and 7301/6/9/1892). On the death of JC de Clerk the full extent was transferred to his widow Hester Jacoba de Clerk. (DT /18748/21/6/1974).

It was transferred to Jacobus Hugo de Clerk on her death and finally was acquired by Cornelius Botha Thiart who also owned much of Zagte Vlei. (DT 32863/3/8/1981).

### 3. Annex Zagte Vlei

This was a narrow portion of land between Zagte Vleis Berg and Zagte Vlei. It was granted in 1924 to Jacob Coenraad de Clerk owner of Zagte Vleis Berg and much of Zagte Vallei. The intention was to consolidate land holdings connect the two farms. (Tulbagh Quit vol 11 folio 2 dd 11/9/1924)

After a series of transfer the property was transferred to Jacobus Hugo de Clerk on the death of his mother Hester Jacoba de Clerk (DT 18749/21/6/1974). This he acquired together with Zagte Vleisberg and parts of Zagte Vallei. In 1981 this land was transferred to Cornelius Botha de Clerk together with the land referred to above.

In 2002 the portions of the farm 224 Zagte Vallei, Zagte Vleis Berg and the Zachte Vlei Annex were transferred from Injectapas (Pty) Ltd to the current owners Sightfull 60 (Pty) Ltd.

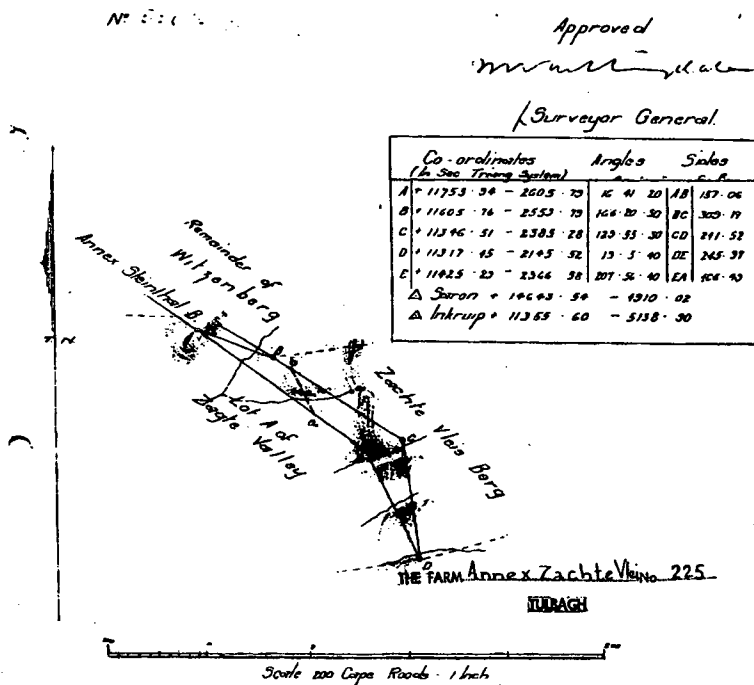


Fig H12: Diagram of the farm Annex Zagte Vlei granted in 1924 to J de Clerk.

## COMMENTS ON HISTORICAL RESOURCES IDENTIFIED IN THE HISTORICAL STUDY

The sites proposed for rezoning, subdivision and subsequent development do not contain any of the significant historic structures referred to in the historical background.

The historic routes to Schalkenbosch and Zagte Vallei remain and are not affected by the proposals.

Visual impact of the Conservancy Residential Precinct do not affect Schalkenbosch homestead as they are situated on the northern side of the Zagte Vleis Berg.

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Technical/Scientific: - Important to industrial technological or engineering development  
 - Important to archaeology, paleontology, geology and botany.

As the sites in question are largely composed of agricultural land, assessment has been undertaken in most parts at a broad-brush level. Where the impact of settlement is stronger and where there is more evidence of heritage resources, assessment has been undertaken at a site-specific scale.

Other assessment criteria  
 (Kerr 2000 used by Bauman and Winter 2003)

The following additional criteria are used in understanding cultural landscapes and the cultural significance of a place in terms of its physical evidence and contextual qualities

#### Intrinsic Significance.

Ability for physical or material evidence to demonstrate a past design style period technique, philosophy or belief.

- The degree of heritage significance is determined by:
- Age
- Scarcity value
- Intactness (presence of original features)
- Representational value (outstanding, important or typical value)
- Evidence of historical layering

#### Associational Significance

- Associational links with past events, activities, persons or social groupings for which there may not be physical evidence.

Degree of Significance is determined by:

- The significance of past events
- Intimacy of the association
- Duration of the association
- Evocative quality of a place and its setting relative to the period of association

#### Contextual/Experiential Significance

- Qualities giving a place historical character, a sense of continuity with the past, a sense of orientation, and structure within the landscape. It encompasses the physical properties (scale, form edges, alignments, views spaces, orientation ) of a place and it's setting.

Degree of significance is determined by:

- Level of coherence or unity
- Level of intactness
- Level of interpretive qualities
- Level of continuity or historical layering
- Level of vividness
- Relationship with its setting
- Evocative versus disruptive qualities of contrasting elements.
- The NHRA grades sites according to their national (Grade 1 ) provincial (grade 2) or local (grade 3) significance.

Assessments of Impacts

- Criteria for the assessment of heritage impacts has been based (Baumann and Winter) on those contained in the EIA regulations published in terms of the ECA)

These are the following

Nature of the impact in terms of

- Physical and material impacts
- Visual spatial qualities
- Associational impacts

Extent of the impact in terms of

1. Regional/townscape scale
2. Local scale
3. Farm/site scale
4. Individual element scale

Duration of the impact

These may be

- Permanent
- Long term
- Medium term
- Short term
- Temporary

Magnitude of the impact

These may be

- High involving severe alteration or damage. Substantial mitigation required
- Medium involving significant alteration or change. Significant mitigation required.
- Low involving minimal alteration or change. Minimal mitigation required
- Very low and within the capacity of the site to absorb.

Status of impact in terms of cost benefit analysis.

The NHRA requires that impacts on heritage resources are also to be assessed in the light of the proposal to the resource to provide social and economic benefit to the community and economy at large.

These can be assessed as

- Positive
- Negative
- Neutral

Applying levels of significance

The levels of significance in terms of the potential impacts to the heritage resource can be summarized as follows

- No Significance.
- Low Significance
- Moderate Significance
- High Significance
- No development option

PROPOSED DEVELOPMENT AT SCHALKENBOSCH ESTATE IN TULBAGH  
MINUTES FROM FOCUS GROUP MEETING

DATE: Wednesday, 22<sup>nd</sup> September 2004  
TIME: 16h00 – 17h30  
VENUE: Ryks Country Hotel  
FACILITATOR: Sadia Chand

1. ATTENDANCE: Interested and Affected Parties

PRESENT	ORGANISATION
M Potgieter	Tulbagh Museum
J Swanepoel	Witzenberg Municipality
J Russouw	Witzenberg Municipality
H Jordaan	Tulbagh Wine Route
N Weaving	Farmer
A Schutte	Witzenberg Municipality
P Nieuwoudt	Tulbagh Tourism
Rev WJ Dreyer	Steinthall Estate
H Nel	Steinthall Estate
R Rughubar	Witzenberg Municipality

2. ATTENDANCE: Project Team

P Jackson	Sightfull 60 (Pty) Ltd
A Lambrechts	BKS Consulting Engineers
M Dyssell	Chand Environmental Consultants
S Chand	Chand Environmental Consultants
E Herschell	Chand Environmental Consultants

3. INTRODUCTION

E Herschell thanked those present for attending the meeting. After introducing the project team, she explained the agenda for the meeting as including the following:

- Introduction
- Environmental Process
- The Project
- Motivation for the project
- Site description
- Details of the proposal
- Timing of implementation
- Questions and Answers

#### 4. ENVIRONMENTAL PROCESS

S Chand noted that the Environmental Process was governed by legislation, which included the:

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- o National Environmental Management Act
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The Environmental Conservation Act lists activities which may be detrimental to the environment, and which require environmental investigation. The relevant activities in this development are:

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## 5. PROPOSED DEVELOPMENT

A Lambrechts noted that the site is located 5km south east of Tulbagh, adjacent to the link road between Wolseley and Tulbagh. The total area of the site is 1740ha in extent.

The following components form part of the project proposal:

- *Golf Estate*  
An 18 hole golf course and residential precincts, containing a variety of residential types with varying densities and erf sizes.
- *Wellness Centre*  
This would include approximately 30 rooms plus sufficient space for indoor and outdoor recreation. Two swimming pools are also proposed, one outdoor and one indoor heated pool, gymnasium and tennis courts.
- *Conservation Estate*  
The conservation area would be approximately 200ha in extent. It would be stocked with various kinds of antelope and would be fenced off.
- *PDI Vineyards – Agricultural Empowerment Project*  
50ha would be made available to selected PDI farmers to grow their own grapes under the guidance and as part of the marketable product of the Schalkenbosch Wine Estate.

A Lambrechts noted that, in summary, this proposal would provide investment in terms of the following:

- |                        |       |
|------------------------|-------|
| ○ Engineering Services | R120m |
| ○ Residential          | R400m |
| ○ Retirement           | R80m  |

A Lambrechts added that in terms of job opportunities, approximately 500 temporary jobs would be created and over 550 permanent jobs would be created. It is anticipated that the proposal would enhance the tax base of Witzenberg Municipality and support general business in the area.

## 6. DISCUSSION

S Chand asked if the attendees had any questions or concerns.

COMMENTATOR	COMMENT	RESPONDENT	RESPONSE	ACTION
N Weaving	The map does not indicate Portion 3 of Schalkenbosch as being developed.	A Lambrechts	That is correct.	
N Weaving	Will the access to the	A Lambrechts	No, the current	

	remainder of Schalkenbosch Estate have to change?		road would remain and be upgraded. It is hoped that people will travel through the town to get to Schalkenbosch. It will remain a public road.
J Swanepoel	Is the proposed shopping centre and security estate part of this application?	S Chand	No. That is a development which may be implemented further down the line.
M Potgieter	This valley is quite old, and has been inhabited for many years. What is the plan if any archaeological/human remains are discovered during construction? I believe these artefacts should be housed in Tulbagh and an agreement with the museum made beforehand.	S Chand	An Environmental Management Plan (EMP) will take this into account. Construction monitoring would occur on site and if anything is found, it is required that all works cease until SAHRA/local area museum is notified. The EMP goes out with the tender documents so that the costs of delay etc can be incorporated.
		A Lambrechts	The contractors would be fully knowledgeable about the law and would notify the relevant authorities.
M Jack	The section reserved for PDI farmers would	S Chand	These are relevant points

	create a buffer zone between the town and farm. My concern is that the management controls etc are vague at this point - noise, increased activity and the possibility of squatters are potential issues should this area be used. Furthermore, if one plants grapes next to the Chris Hani informal settlement, how much theft would occur? Has the local authority Spatial Development Framework (SDF) been consulted?		and will be addressed in the Scoping Report.	
		A Lambrechts	The Witzenberg Municipality has been consulted and is in support of the project. The SDF is in the process of compilation and the Witzenberg Municipality is in full consultation with the project team. There will be strict management guidelines in place to which the farmers would need to adhere.	
J Swanepoel	Will the access roads remain dirt roads or would they be upgraded?	A Lambrechts	They will remain as dirt roads, but would require a better surfacing.	
J Swanepoel	What would the impact of increased traffic be on the dirt road? And	S Chand	These potential impacts will be noted.	



PROPOSED DEVELOPMENT AT SCHALKENBOSCH ESTATE IN TULBAGH  
MINUTES FROM PUBLIC MEETING

DATE: Wednesday, 22 September 2004  
TIME: 18h00 – 19h30  
VENUE: Rijks Country Hotel  
FACILITATOR: Sadia Chand

1. ATTENDANCE: Interested and Affected Parties

PRESENT	ORGANISATION
M Hunter	Villa Tarentaal
H Kriel	Tulbagh Resident
N Collins	Tulbagh Resident
E Malawu	Ikamva Lethu Youth Organisation
J Veschini	Tulbagh Residents' and Ratepayers' Association
T Nel	Tulbagh Resident
J Norman	Tulbagh Resident
J Bagshaw	Tulbagh Resident
A V Buttle	Witzenberg Country Inn
P Viljoen	Cape Nature Conservation
K Bagshaw	Pondolagong Restaurant
S McHugh	Tulbagh Resident
M Krone	Twee Jonge Gezellen

2. ATTENDANCE: Project Team

P Jackson	Sightfull 60 (Pty) Ltd
A Lambrechts	BKS Consulting Engineers
M Dyssell	Chand Environmental Consultants
S Chand	Chand Environmental Consultants
E Herschell	Chand Environmental Consultants

3. APOLOGIES

Anthony Silberberg	Tulbagh Heritage Agency/Tulbagh Action Group
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4. INTRODUCTION

M Dyssell thanked those present for attending the meeting. After introducing the project team, she explained the agenda for the meeting as including the following:

- Introduction
- Environmental Process
- The Project
- Motivation for the project
- Site description
- Details of the proposal
- Timing of implementation
- Questions and Answers

## 5. ENVIRONMENTAL PROCESS

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7. DISCUSSION

S Chand asked if the attendees had any questions or concerns.

COMMENTATOR	COMMENT	RESPONDENT	RESPONSE	ACTION
M Krone	Has it been established that there would be enough water for this development? Will there still be enough water for this town, including the proposed development, in ten years time?	A Lambrechts	The engineering investigations have found that there is sufficient water available for the golf course, domestic use and future requirements of the town at Schalkenbosch. Negotiations are underway to use waste water from the Del Monte Canning Factory for the irrigation of the greens and fairways.	
M Krone	What about the empowerment component of the proposal?	A Lambrechts	The requirements for the empowerment component have been investigated by the engineers. The municipality has been involved, and are thus far satisfied with the results. Their water demand has been factored into the future demand of the municipality as indicated above.	
		S Chand	I would like to confirm that the issue here is the potential impact on water users by a project with a high water	

			demand.	
		A Lambrechts	A specialist was appointed to do a water demand analysis. The results showed that the total proposal could be accommodated, but certain engineering works would need to be done. Note that the Department of Water Affairs and Forestry (DWAF) and the municipality are fully involved and comfortable with what has been proposed thus far.	
P Viljoen	In other words, the development cannot go ahead if DWAF does not approve the EIA?	S Chand	That is correct. Note that this is an ongoing issue and the project team are continuing to explore alternative ways of obtaining water.	
P Viljoen	With regards to the temporary jobs being created, where will these people be accommodated? What will the social impact of this be?	A Lambrechts	The developer intends to make use of local labour.	
		S Chand	This is a relevant point. Normally, the Environmental Management Plan would stipulate guidelines as to how to manage the contractors'	

			camps.	
C Norman	There is skilled and unskilled labour coming out of Ceres and Wolseley. Many work at Del Monte and consequently there is transport available between these areas.	S Chand	Noted.	
J Veschini	The development program seems to be condensed into one year. Is it the intention to phase the residential component or will it all occur in twelve months? I am thinking of possible pressures, which could be placed on the town.	A Lambrechts	It is anticipated that the construction of the golf course would take 15-18 months, and that the residential component would take 5-8 years. This would depend on presales as well. The engineering works/services would take 18 months at the most to complete.	
J Veschini	I would like to say that this is a worthwhile project, and includes a sizable number of jobs and amount of revenue. I think that the resolution of the water issue would only improve our current situation. You have my full support.	S Chand	Noted.	
P Viljoen	How do you intend to manage the conservation estate? What	P Jackson	The approach here is in keeping with nature. We would like to work with	

	animals would be imported and in what carrying capacity etc?		the Parks Board on this, and it would be managed by the Homeowners' Association. We do not intend to keep a zoo.	
P Viljoen	Will this management proposal be documented in the EIA?	S Chand	Yes, the management of this area would be included.	
J Veschini	A golf course is usually synonymous with trees and greenery – Will you be planting trees and if so, will they be indigenous?	P Jackson	Yes, all the vegetation that would be used would be indigenous.	
N Collins	Will the conservation area be open to the public?	P Jackson	We would not want a lot of traffic in the area, although people would be able to gain access via riding, biking and hiking activities. It would be open to the public, but numbers would be controlled.	
S McHugh	The road between Ceres/Wolseley and Tulbagh is in a poor condition. What would the impact of heavy trucks etc be on this road? Also, what would be the expected traffic increase during the construction phase?	A Lambrechts	The governments' road rehabilitation programmes for this area and the timing thereof is not known at this point in time.	
D Haumann	How much water does Tulbagh	A Lambrechts	This was calculated by the	

	require in a year?		Municipal Engineer by taking a number of variables into account (storage capacity, Virgin MAR, summer demand etc). The usage figures and the projected demand can be obtained from the Municipal Engineer at Ceres.
		P Jackson	I would like to add that it is not Schalkenbosch's function to solve the town's water problems, even though we are already providing water to Tulbagh users at no cost. We have sufficient water on the farm to irrigate the golf course, but it would be criminal to use potable water for this purpose. This is why we want to find the best solution so that the town, Del Monte, the golf course and DWAF all benefit.
M Krone	What engineering works would be required to better the quality of the Del Monte effluent?	A Lambrechts	The COD level in the water coming out of Del Monte is too high to use for irrigation. DWAF notes that a level of 75 can be split into a



			river. A level of 50 is required for irrigation. Del Monte needs to work out if it would be economically feasible for them to lower their COD level by implementing further water purification measures.	
H Kriel	These questions are all sounding negative, and I would like to add that the community is positive about this development and that it would benefit our town.	S Chand	Noted. Is this the general consensus of everyone here tonight?	
All	Yes.			

**5. CONCLUSION**

After ascertaining that the attendees had no further comments or queries, S Chand closed the meeting at 19h30.

