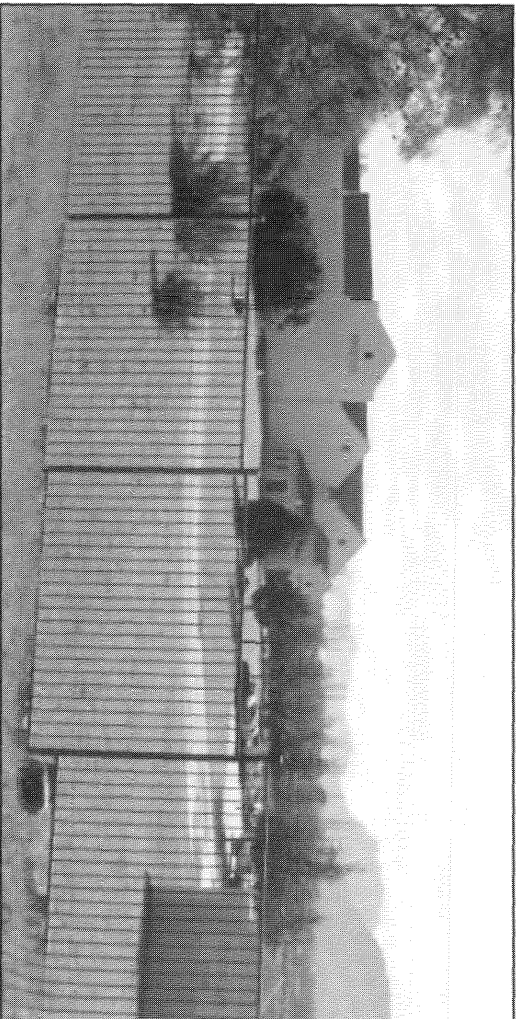


*We Belcom Permit Comm  
14 Dec 2009  
Agenda item No: 5.2.*

**PROPOSED DEVELOPMENT OF PORTION OF  
REMAINDER FARM 1222, SIMONDIUM  
FIRST CAPE VINEYARDS** *Ashed for AIA.*

**NOTIFICATION OF INTENT TO DEVELOP  
in terms of section 38(8) of the NHRA (No. 25 of 1999)  
and  
HERITAGE IMPACT ASSESSMENT**



**(November 2009)**

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## EXECUTIVE SUMMARY

The development of the property concerned will require the submission of a rezoning application for a site exceeding 10 000m<sup>2</sup>. However, the development also triggers the requirements of the National Environmental Management Act for a Basic Assessment. Notification of Intent to Develop (NID) is therefore made in terms of Section 38(8) of the National Heritage Resources Act No. 25 of 1999 (NHRA).

The property is situated in Simondium and listed as a protected property in Groot Drakenstein-Simondium in terms of the provisional protection of a portion of the Cape Winelands Cultural Landscape (Government Gazette 3 June 2005). This protection was for a period of two years, has thus lapsed and section 28(3) of the NHRA is not legally applicable. However, SAHRA is still regarded as the responsible heritage authority. The comment of SAHRA is sought for submission with the Basic Assessment to the Department of Environmental Affairs and Development Planning

The property concerned is portion of remainder of the Paarl Farm No. 1222 situated in the urban area of Simondium. It is located on Watergat Road (Divisional Road 1091), off the R45 which links Paarl and Franschoek. The total Remainder Farm 1222 is approximately 3.18hectares (ha) in extent, of which 2. 707ha is to be rezoned and a lesser extent developed. The owner intends to extend the existing winery to the east with the construction of a new storage cellar and wine warehouse. The property concerned is located within the identified Urban Edge of Simondium. The footprint extent of the existing wine cellar is zoned Industrial 1. The remaining extent (2.707ha) of Remainder Farm 1222 is zoned Agriculture 1

The Drakenstein Municipality has commissioned a heritage survey, which includes the Simonsberg and historical Berg River corridor. Although still in draft, this survey does not identify Farm 1222 as a heritage resource. The Heritage Conservation Study prepared for the Groot Drakenstein-Simondium Spatial Development Framework does not identify Farm 1222 as a heritage resource. Although the property was listed as a protected property in terms of the provisional protection of a portion of the Cape Winelands Cultural Landscape (Government Gazette 3 June 2005) it is argued that such listing was not based on a detailed heritage survey of this specific site, but rather on its location in a broader context of significance.

A heritage assessment in respect of the site specifically, indicates that the process of subdivision has made exceptionally tenuous any associations it may have had with a farm of heritage significance. The property has been transformed by the existing industrial use and the land upon which the winery is to be extended is vacant, fallow and has had no link to historic subdivision or landscape patterns of significance for at least 70 years. Situated on low lying land, within the Simondium escarpment, the visual sensitivity of the landscape is considered marginal. There is no significant association with an historic person, group or event. There are no structures older than 60 years. The probability of locating significant archaeological heritage remains during implementation of the project is unlikely. The property is situated within the Urban Edge of Simondium.

However, Simondium represents a distinct gateway onto the escarpment along the scenic R45 through the Groot Drakenstein-Simondium Valley. The town possesses a number of place-making qualities, such as the externalised public nature of its social institutions, the human-scaled interface of its buildings and road and the presence of beautiful mature trees. Importantly, this settlement is imbued with a rich

social history and public memory. Those elements contributing to heritage and cultural landscape values, generally of local significance in proximity to the property, are identified.

Moreover, the site borders an agricultural area which forms an integral part of the Groot Drakenstein historical rural landscape which has been provisional protected as part of the Cape Winelands Cultural Landscape (2005) and is of outstanding heritage significance.

At the level of principal, in terms of the Heritage Conservation Study, the site is included within an area where new development in the valley is more easily accommodated without adverse environmental impact. These areas are considered to be those where development is least likely to have an adverse impact on the scenic quality of the valley, particularly the highly sensitive areas; and where there is an existing settlement node. Development of the site can therefore be considered.

A Heritage Impact Assessment concludes that with mitigation, the proposed extension to First Cape Vineyards will not impact negatively on any identified heritage resources either in the local context or wider landscape.

Given that the proposal is merely an extension of an existing operation, and the development is situated within the urban edge, it is suggested that no further submissions are necessary provided the recommendations contain explicit conditions of approval.

A Draft of this Heritage Impact Assessment was submitted to the Paarl Advisory Committee for Town Aesthetics and Environmental Matters (ACTAEM) for consideration. At its meeting of 5 October 2009, the Committee resolved to support the proposal, subject to certain conditions.

It is therefore recommended:

1. that this report be accepted by SAHRA as meeting the requirements of sections 38(8) of the NHRA (Act 25 of 1999); and
2. that on the basis of this, SAHRA approve in principle the proposed development and allow the development to proceed to the next phase, subject to the following conditions:
  - *The further development of Remainder Farm 1222 to be confined within the existing circulation system;*
  - *Appropriate tree planting should be utilised to screen the further development of Remainder Farm 1222 and perimeter fencing should not constrain views into and across the site;*
  - *A clear visual gateway with langerus is maintained;*
  - *Breaking the massing of the extended operation into two buildings, height is restricted to 15 meters and the roof pitched to accord with the existing winery. Loading and service facilities should be positioned to the rear, and should be well screened. Signage and lighting should be discreet.*

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## **1. Submission**

The development of the property concerned will require the submission of a rezoning application for a site exceeding 10 000m<sup>2</sup>. However, the development also triggers the requirements of the National Environmental Management Act for a Basic Assessment. Notification of Intent to Develop (NID) is therefore made in terms of Section 38(8) of the National Heritage Resources Act No. 25 of 1999 (NHRA).

The property is situated in Simondium and listed as a protected property in Groot Drakenstein-Simondium in terms of the provisional protection of a portion of the Cape Winelands Cultural Landscape (Government Gazette 3 June 2005). This protection was for a period of two years, has thus lapsed and section 28(3) of the NHRA is not legally applicable. However, SAHRA is still regarded as the responsible heritage authority.

The comment of SAHRA is sought for submission with the Basic Assessment to the Department of Environmental Affairs and Development Planning. Application Form 307 is appended as Annexure A.

## **2. Property concerned**

The property for which a NID is submitted is portion of remainder of the Paarl Farm No. 1222 situated in the urban area of Simondium. It is located on Watergat Road (Divisional Road 1091), off the R45 which links Paarl and Franschoek. The total Remainder Farm 1222 is approximately 3.18hectares (ha) in extent, of which 2. 707ha is to be rezoned and a lesser extent developed. Figure 1 illustrates the site in the sub-regional context.

## **3. Land use, zoning & the development proposal**

### **3.1 Land Use**

A 3 584m<sup>2</sup> winery – First Cape Vineyards - is situated on a portion of the property, with associated parking and circulation. The remaining area is undeveloped.

A nursery is located on the northern flank of portion 1 of farm 1222, and agricultural lands surround the original Farm Baccleuch 1222 to the north, east and south.

Immediately adjoining the western boundary of the property is a cemetery and vacant land, beyond which is situated an older cemetery. An informal settlement has developed alongside the cemetery. Business, institutional and residential uses are located to the west and south west of the settlement. Figures 2 and 3 identify the site and locate it in its immediate context.

### **3.2 Development Proposal**

The owner intends to extend the existing winery to the east with the construction of a new storage cellar and wine warehouse.

### **3.3 Zoning & Land Use Policy**

The property concerned is located within the identified Urban Edge of Simondium (Figure 4). The footprint extent of the existing wine cellar is zoned Industrial 1. The remaining extent (2.707ha) of Remainder Farm 1222 is zoned Agriculture 1 in terms of the applicable Zoning Scheme Regulations and it is this land that is to be rezoned.

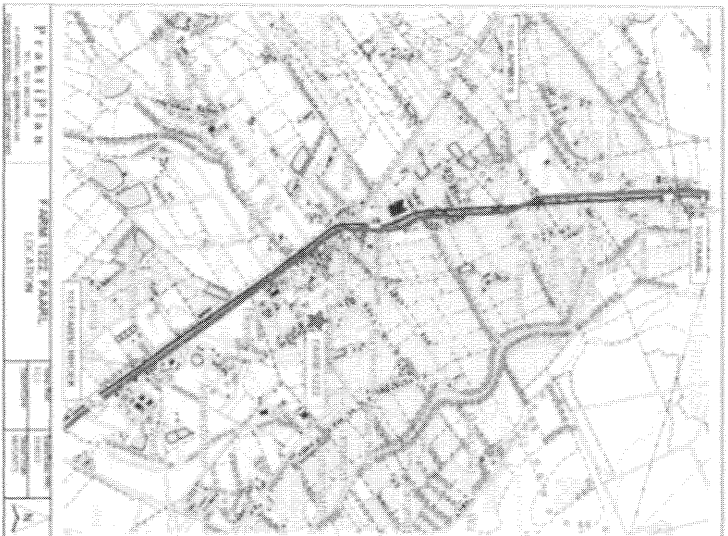


Figure 1: Sub-Regional Locality

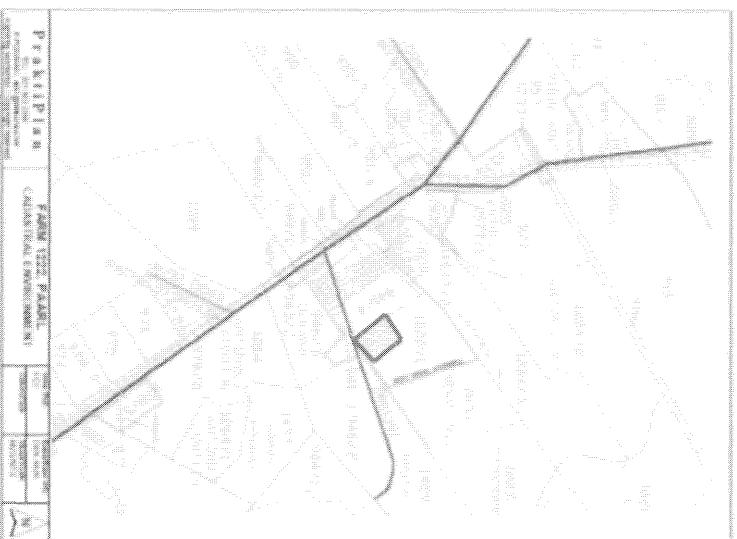


Figure 2: Remainder Farm 1222, Simondium

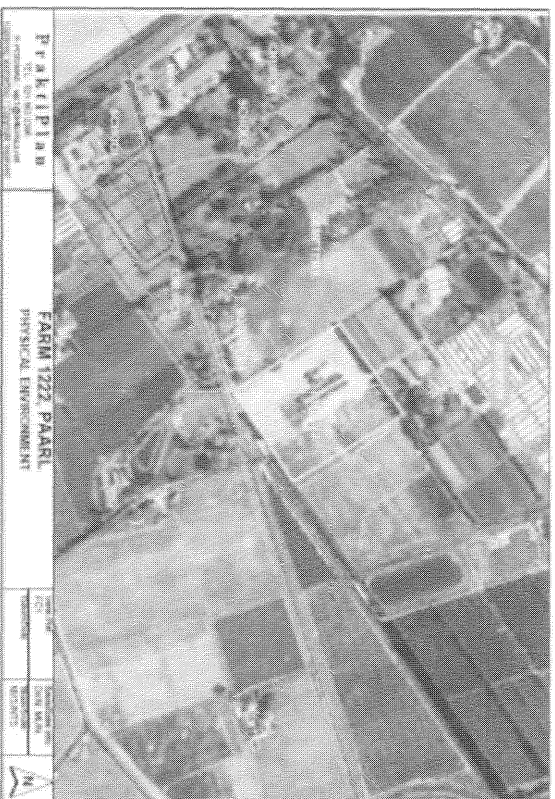


Figure 3: Land use



Figure 4: Simondium Urban Edge

#### 4. Statement of Heritage Significance

##### 4.1 Criteria for assessment of heritage resources

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

Section 3(3) of the NHRA identifies criteria for assessing the significance of a place. A place has heritage significance because of:

- a) Historical value
- b) Aesthetic value
- c) Scientific value
- d) Social Value

The grading of heritage significance is based on the three tier grading system used in the NHRA.

## 4.2 Heritage Studies

The Drakenstein Municipality has commissioned a heritage survey, which includes the Simonsberg and historical Berg River corridor. Although still in draft, this survey does not identify Farm 1222 as a heritage resource. The Heritage Conservation Study prepared for the Groot Drakenstein-Simondium Spatial Development Framework does not identify Farm 1222 as a heritage resource.

### 4.3 Heritage Resources: Cultural Landscape

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

The Drakenstein valley is the second oldest rural area to be colonised in the Cape. In 1685, van der Stel placed Dutch farmers on 23 farms laid out along the Berg River in 1685. French Huguenots were then allotted farms amongst the Dutch free burghers, typically 60 morgen in size, long thin rectangular pieces of land<sup>2</sup> (Figure 5). Many of the original grants, whilst now much subdivided, survive in name and the pattern of farmsteads, vineyards and orchards along the Berg River remains a theme in the evolution of the valley. The first significant impact upon the landscape came with the agricultural prosperity in the Cape towards the end of the 18<sup>th</sup> century and the replacement of pioneer building forms with the more elaborate Cape Dutch architecture. Further changes to the landscape in the mid 1800s to early 1900s occurred as urban development was established, the subdivision of the original farms began to occur and slaves were emancipated (Figure 6).

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

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

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

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

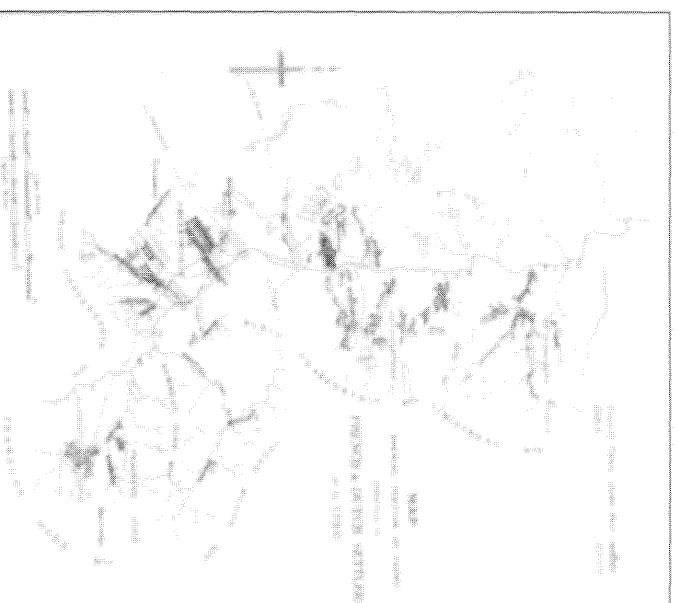


Figure 5: Drakenstein land grants up to 1700

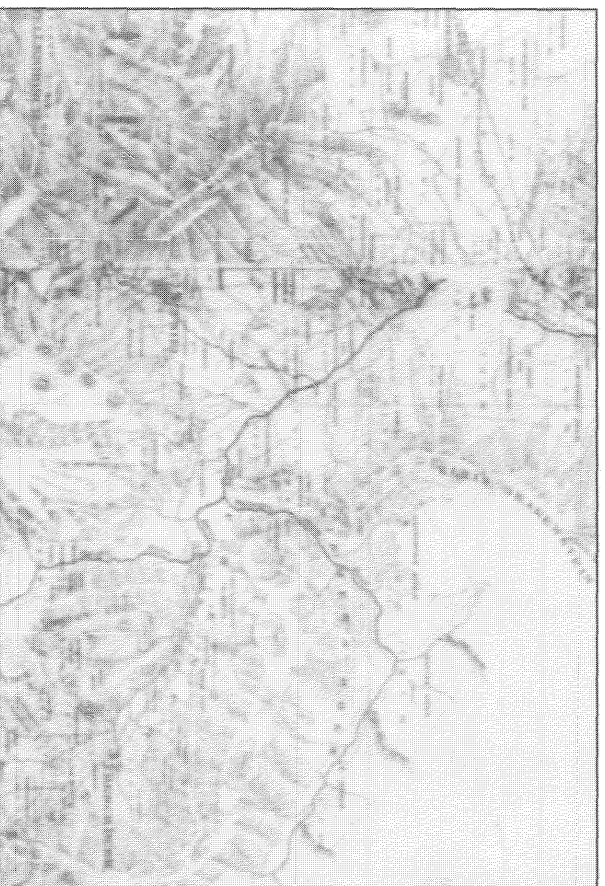


Figure 6: Drakenstein settlement circa 1880-1900

#### 4.4 Heritage Resources: site

The farm Buccleuch was established in 1971, 22,4625 morgen in extent comprising portion 5 of the farm Nieuwehoop and portion 4 of farm TA No. 1220. This was then further subdivided in 1974 (into five portions, of which portion 4 remained the Farm Buccleuch 1222) and again in 2004 (into portion 1, Farm 1222 and the Remainder Farm 1222, the latter being the subject property). (Figure 7)





#### 4.5 Statement of heritage significance

##### Site

Although the property was listed as a protected property in terms of the provisional protection of a portion of the Cape Winelands Cultural Landscape (Government Gazette 3 June 2005) it is argued that such listing was not based on a detailed heritage survey of this specific site, but rather on its location in a broader context of significance. Neither the draft Drakenstein heritage survey nor the Heritage Conservation Study prepared for the Groot Drakenstein-Simondium Spatial Development Framework identify Farm 1222 as a heritage resource.

A heritage assessment in respect of the site specifically, indicates that the process of subdivision has made exceptionally tenuous any associations it may have had with a farm of heritage significance. The property has been transformed by the existing industrial use and the land upon which the winery is to be extended is vacant, fallow and has had no link to historic subdivision or landscape patterns of significance for at least 70 years. Situated on low lying land, within the Simondium escarpment, the visual sensitivity of the landscape is considered marginal. There is no significant association with an historic person, group or event. There are no structures older than 60 years. The probability of locating significant archaeological heritage remains during implementation of the project is unlikely. The property is situated within the Urban Edge of Simondium.

##### Simondium

However, Simondium represents a distinct gateway onto the escarpment along the scenic R45 through the Groot Drakenstein-Simondium Valley. “Simondium possesses a number of place-making qualities, such as the externalised public nature of its social institutions, the human-scaled interface of its buildings and road and the presence of beautiful mature trees. More importantly, this settlement is imbued with a rich social history and public memory.”<sup>3</sup> Those elements contributing to heritage and cultural landscape values, generally of local significance in proximity to the property, are identified on Figure 8.

##### Groot Drakenstein-Simondium Valley

Moreover, the site borders an agricultural area which forms an integral part of the Groot Drakenstein historical rural landscape which has been provisional protected as part of the Cape Winelands Cultural Landscape (2005) and is of outstanding<sup>4</sup> heritage significance in terms of the following<sup>5</sup>:

- Its role as a productive agricultural landscape spanning more than 300 years. One of the last agricultural contexts in the region.
- Its role in the history of the wine industry spanning more than 300 years.
- Its role in the history of the fruit industry spanning more than 150 years.
- It possesses a concentration of historical farmsteads located within a dramatic mountain-valley setting. Examples include Babylonstoren, Donkershoek, Simonsvlei, Backsberg, Plaiser de Merle, Vrede en Lust, le Bonheur, Rust en Vrede, Bloemendal, Klein Simonsvlei, La Motte and Signal Hill.

<sup>3</sup> Winter (2000): p 16

<sup>4</sup> Grade 1, included in the tentative list by UNESCO for consideration as a World Heritage Site on 08/07/2009

<sup>5</sup> Draft Drakenstein heritage survey












- It has high scenic value in terms of upwards views towards the Simonsberg slopes from the R45 and R44.
  - It has a highly legible, intact and enduring historical pattern of settlement in terms of its pattern of built form, planting, access and subdivision. The embedded nature of the built form within an agricultural landscape.
  - It possesses historical layering in terms of its collection of heritage places and pattern of land use including 18<sup>th</sup> century mining settlement, early 19<sup>th</sup> century farm complexes and mid 19<sup>th</sup> century social facilities.
- Essential elements defining the significance of the landscape are illustrated on Figure 9.



Figure8: Simondium heritage resources

Key:

	Gateway
	Significant view zones to wider landscape elements

	Cemetery
	Seseinekamp forced removals (clinic now erected)
	Property concerned
	Scenic route
	Agricultural landscape
	Mature tree planting
	Riverine corridor

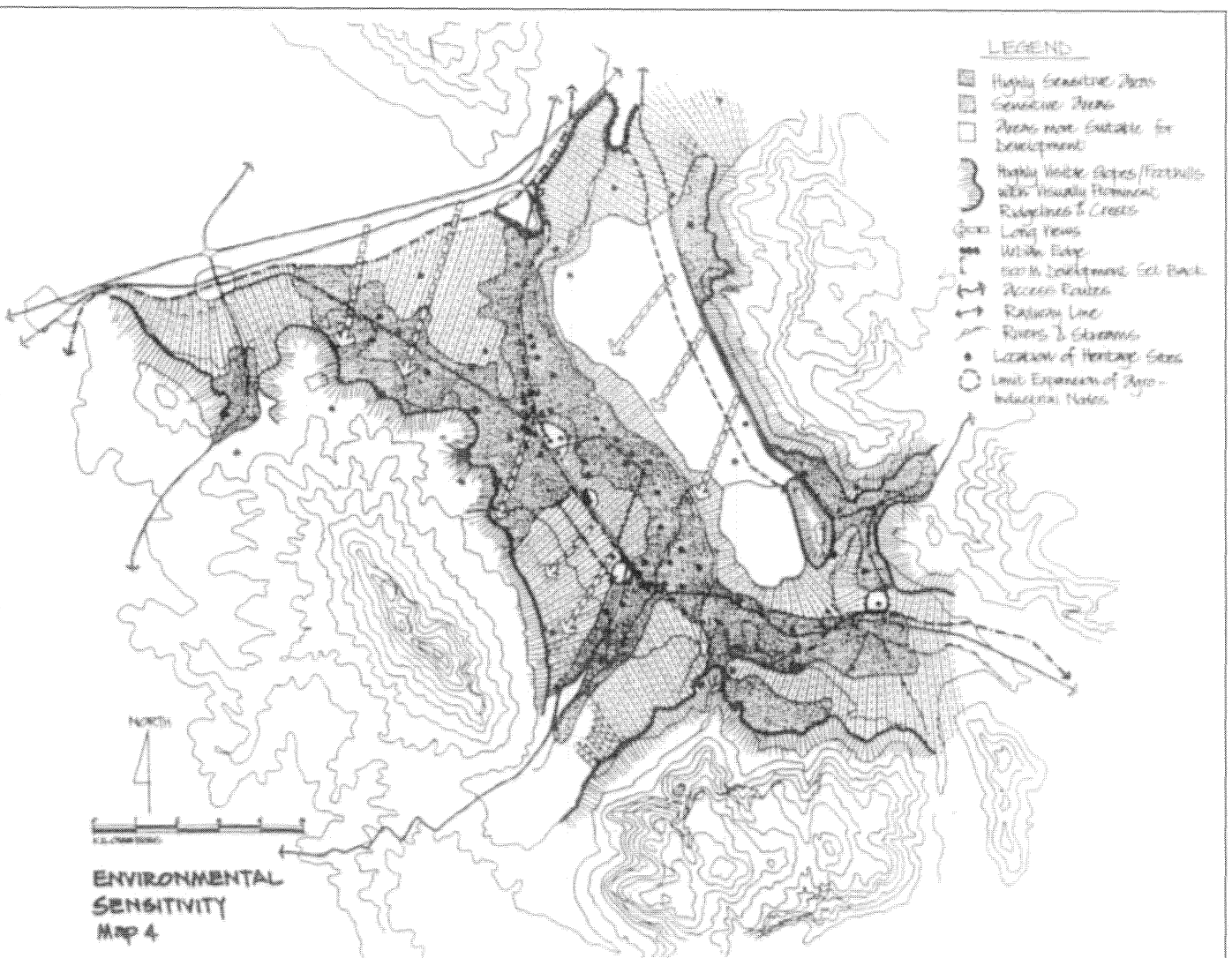


Figure 9: Groot Drakenstein-Simondium heritage resources

## 5. Heritage Indicators and Design Informants

The informants for assessing the proposals are drawn from the recommendations contained within the Groot Drakenstein-Simondium Heritage Conservation Study and the identification of important elements contributing to the heritage significance of the area contained in section 4 above.

If the property is evaluated as having no heritage significance itself, nor or being an integral component of the historic landscape, the focus of an assessment of potential impacts must lie in assessing the degree to which such development may impact upon the integrity of the heritage resources in Simondium and of the surrounding cultural landscape. Given the significance and statutory protection afforded the valley as one of the jewels in the Cape Winelands, a conservative view should be taken to ensure the area as a whole is not compromised by any proposed development.

At the level of principal, it should be noted that in terms of the Heritage Conservation Study, the site is included within an area where new development in the valley is more easily accommodated without adverse environmental impact (Figure 9). These areas are considered to be those where development is least likely to have an adverse impact on the scenic quality of the valley, particularly the highly sensitive areas; and where there is an existing settlement node. Development of the site can therefore be considered. On the basis of this assumption then, any development within this landscape needs to ensure a positive response to the following:

1. *Conformity with heritage and land use policies* that are cognisant of the heritage sensitivities of the broader landscape
2. *The integrity and intactness of the cultural landscape setting as a Grade 1 Cultural landscape.* Developments should demonstrate that the impact will not:
  - adversely impact the overall environmental quality of the valley
  - be visually intrusive to the sensitive rural areas
  - compromise the agricultural potential of the land
  - compromise the ecological significance of the land
  - compromise the scenic experience from the R45 through the valley. In particular, there should be no intrusions into visual connections to the mountain backdrop or the experience of the rural setting
3. *The existing patterns of tree belts* characteristic of the Simondium settlement
  - Patterns that define spaces, enclose development and maintain the rural connection within an urban settlement
  - Patterns that reflect field subdivisions at the urban edge
4. *The conservation of places of heritage significance in the local vicinity*
  - No intrusion on the cemetery
  - No interference with the gateway to Langerus
  - No visual or other impact on heritage resources along R45
5. *Its position close to the urban edge* :
  - Massing, scale and roof pitch sympathetic to the adjoining rural character
  - No hard edge boundary treatment, and a concomitant requirement to take care to reduce visual barriers in the treatment of security and fencing
  - The maintenance of significant view zones to wider landscape elements
  - Signage should be controlled

**6. Development proposal**

The owner intends to extend the existing winery to the east with the construction of a new storage cellar of 1624 m<sup>2</sup> and a wine warehouse of 3000 m<sup>2</sup>. Figures 10 and 11 illustrate the development concept.

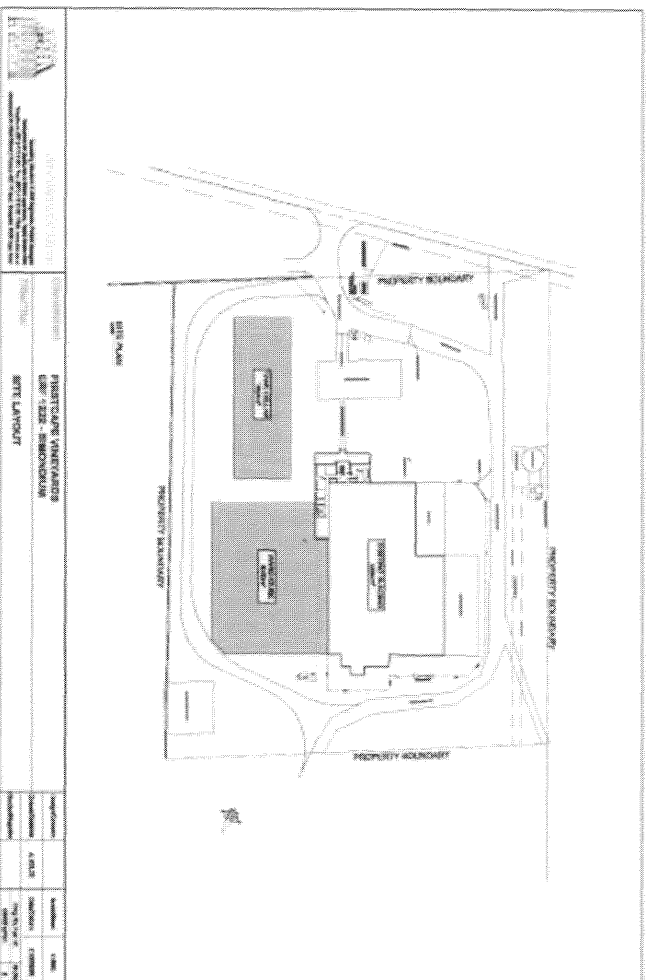


Figure 10: proposed layout

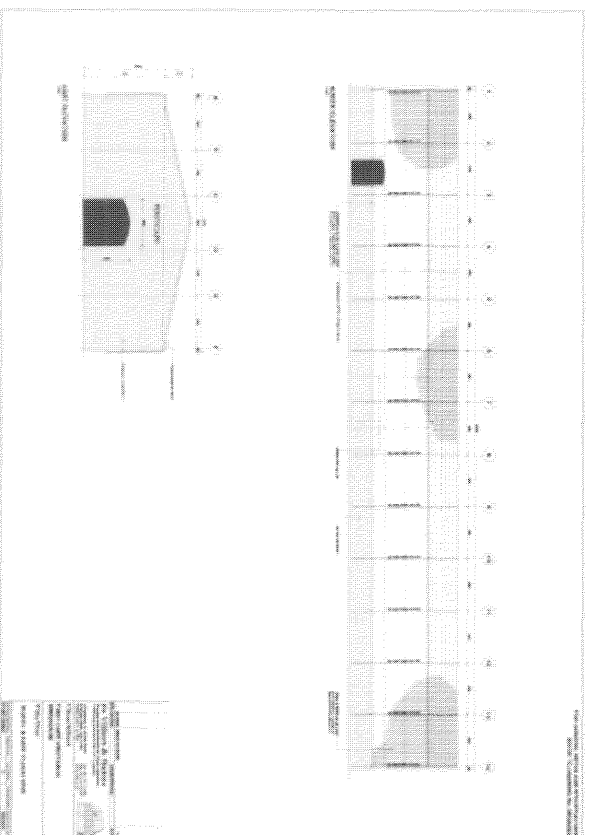


Figure 11: Tank Cellar elevations

## 7. Impact on Heritage Resources

### 1. Conformity with heritage & land use policies

- The property concerned is situated within the area identified as more suitable for and resilient to new development from a heritage perspective.
- The property also lies within the Urban Edge demarcation for Simondium. It is argued that landowners must be considered to have a legitimate expectation of development within an urban edge demarcation.

At the level of principle then, the proposed development should not be considered unacceptable.

### 2. Integrity of the cultural landscape

The overall visual and spatial quality and historic intactness of the Groot Drakenstein-Simondium valley is the primary heritage resource indicator. In respect of any demonstrable impact upon the integrity of the broader rural landscape setting, the following comments are made:

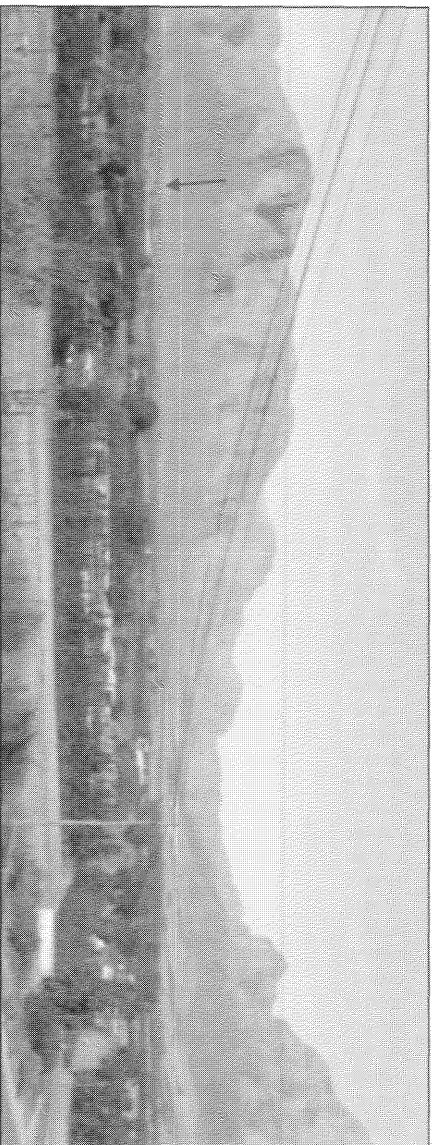
- *Gateway view points:* the visual gateways into the valley from the north offer outstanding panoramic views of the valley, particularly from the R45. However, trees screen the visual impact of any buildings on the landscape. Simondium itself is not distinctly visible and the proposed extension to the First Cape winery will have no impact at this scale (Photograph 4). From the historic Dwarfs River corridor entry into the valley, Simondium is not visible at all.
- *Scenic Routes:* The R303 towards Simondium from the north is undulating and buildings are generally hidden from view (Photograph 5). It is only at the intersection with the R45 that the view corridor opens up. But the property concerned is not visible at all (Photograph 6). The R45 southwards through Simondium is flanked to the east by mature trees and the property concerned is not visible. The escarpment upon which Simondium is situated reduces visibility of the settlement to nil until one is travelling through it.
- *Long Views:* the long views of the valley which encompass outstanding combinations of natural, cultivated and built elements are, in so far as they are relevant to Simondium, either westwards from the scenic route towards the Simonsberg (which the development of farm 1222 will not impede) or westward into and across the valley from elevated positions alongside the Klein Drakensteinberg. It is from here that the proposed development may be visible. However, it is argued that the distances and elevations, together with the presence of the existing winery, adjoining nursery greenhouses and other large-scale agro-industrial structures (particularly the very large Stellenpak warehouse on farm 1574 close to the intersection of the R303 with the R45) will effectively reduce any impact to low to insignificant.
- *Cultivated landscape:* The property concerned is situated close to the urban edge with a backdrop of a cultivated landscape. Tree planting around the homesteads (to the east) of Nieuwe Hoop (Farm 1223), Langerus (Farm 946/1) and Zondernaam (Farm 904) (potentially Grade 3 sites) obscures views down towards the site (Figure 12). Moreover, whilst clearly an industrial building, the existing winery is not obviously at odds with the surrounding landscape, due in part to the open quality of the site fencing, and mature trees surrounding the buildings. The berm alongside the eastern edge and the tree planting along the length of its border with Langerus further protect visual intrusion. It would be important that any further development on Remainder Farm 1222 preserves this relationship with the surrounding agricultural context.



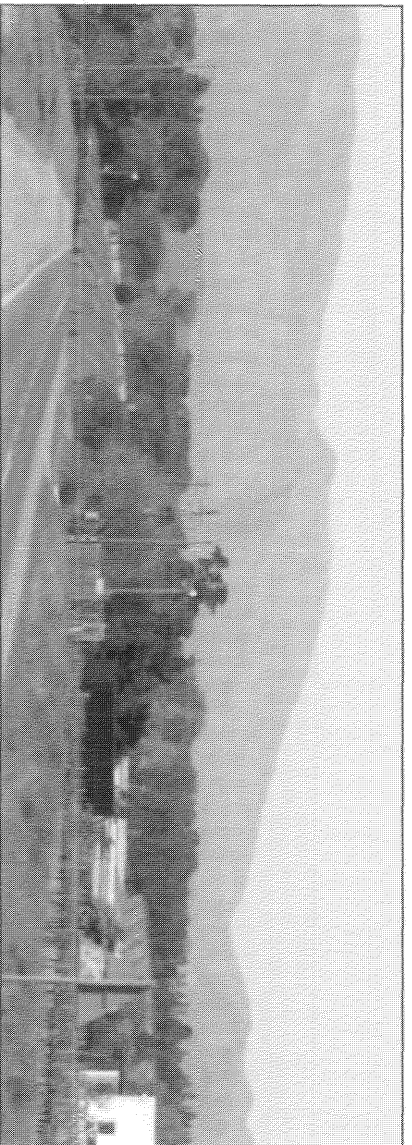
- *Agricultural potential:* In 2004, when farm 1222 was subdivided into its present configuration, the National Minister for Agriculture stipulated that in respect of the whole of Remainder Farm 1222 (i.e. the whole of the subject property), it may be only used for bottling purposes, a condition which was taken up as a condition in the property's Deed of Transfer. Thus, although the rezoning for Industrial purposes was effected by way of a spot rezoning (to the footprint of the building, excluding even the associated parking, circulation and the waste water treatment works), it is clear the Department accepted the loss of agricultural land for the property in its entirety.
- *Ecological significance:* The site is not considered sensitive in this regard.

***Proposed mitigation: It is recommended that the further development of Remainder farm 1222 should be confined within the existing circulation system to maintain a visual connection to the surrounding agricultural context (Photograph 7).***

	Significance	Extent	Duration	Intensity	Probability
Without mitigation	High	Local	Long term	Low	Improbable
With mitigation	High	Local	Long term	Low	Improbable

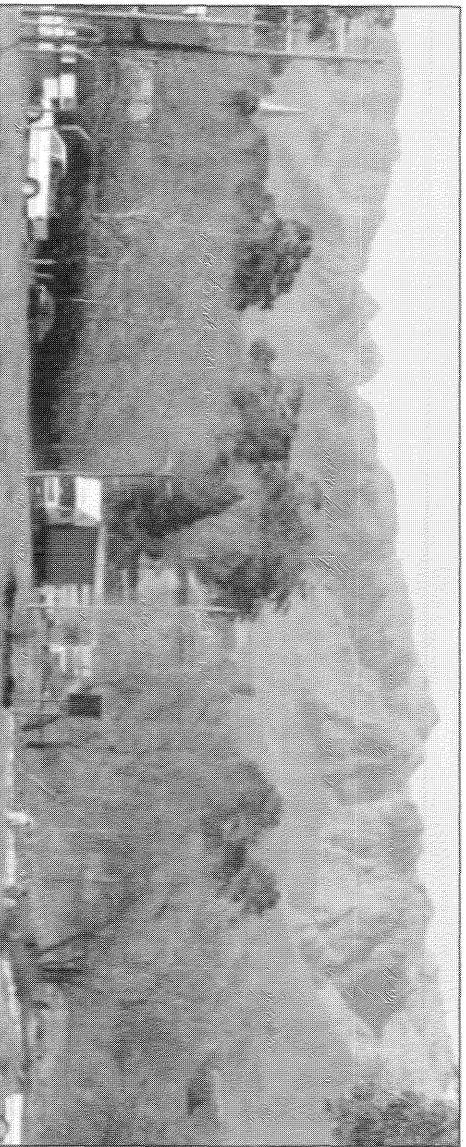


Photograph 4: View from the main R45 gateway into the valley, south. Simondium is indicated



Photograph 5: View from the main R303 gateway into the valley, south.

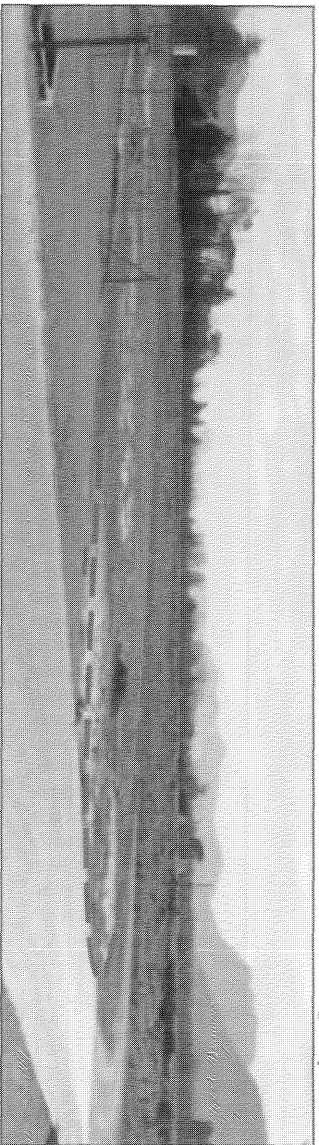




Photograph 6: Simondium from the intersection of the R45 and R303, south. The property concerned is situated behind and beyond the church spire.



Figure 12: Views westward across the valley, extension of First Cape Winery indicated in red.



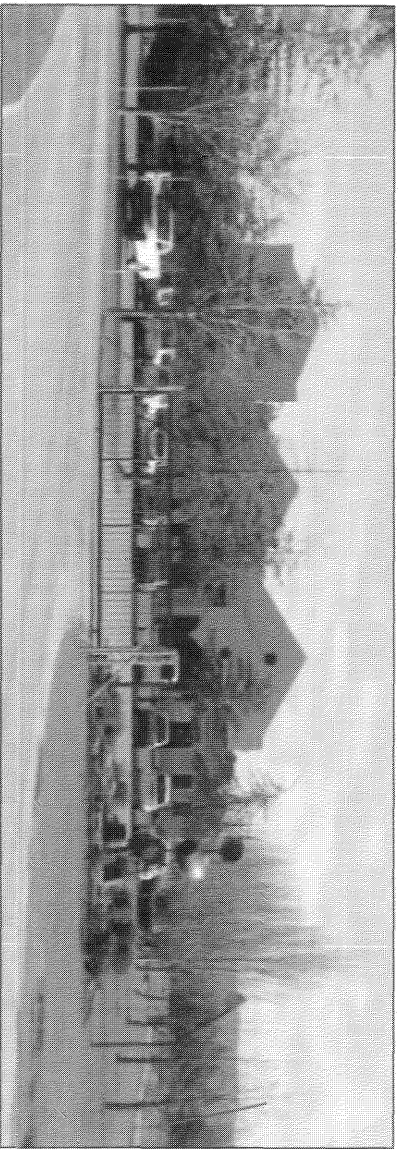
Photograph 7: Rem. Farm 1222, east of the existing winery, development area as indicated.

**3. Existing landscape patterns within Simondium**

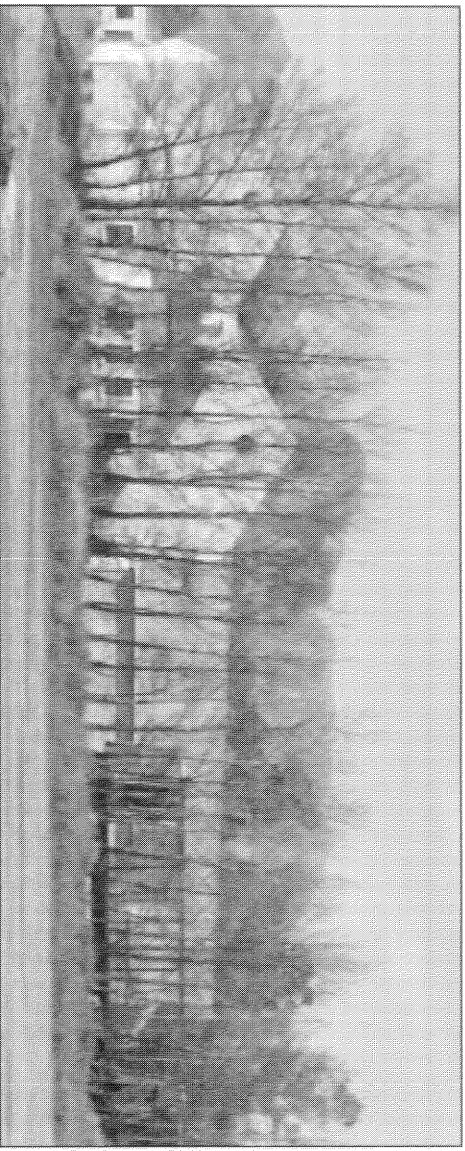
- The existing winery is enclosed by tree planting to the north, east and south. The existing buildings and parking are surrounded by visually permeable security fencing (photographs 8 - 10), and access to the property from Main Road 205 is open, with the exception of iron paling between the access and the cemetery (photograph 11). This serves to maintain the open quality of the site, congruent with the agricultural character to the east, and conforms to landscaping patterns within the town. Provided this planting and perimeter fencing is extended, or repeated in relation to the proposed extension of the winery, reminiscent of the patterns of windbreak planting in the surrounding agricultural area, the impact should be negligible.

	Significance	Extent	Duration	Intensity	Probability
Without mitigation	Local	Local	Long term	Medium	Medium
With mitigation	Local	Local	Long term	Medium	Medium

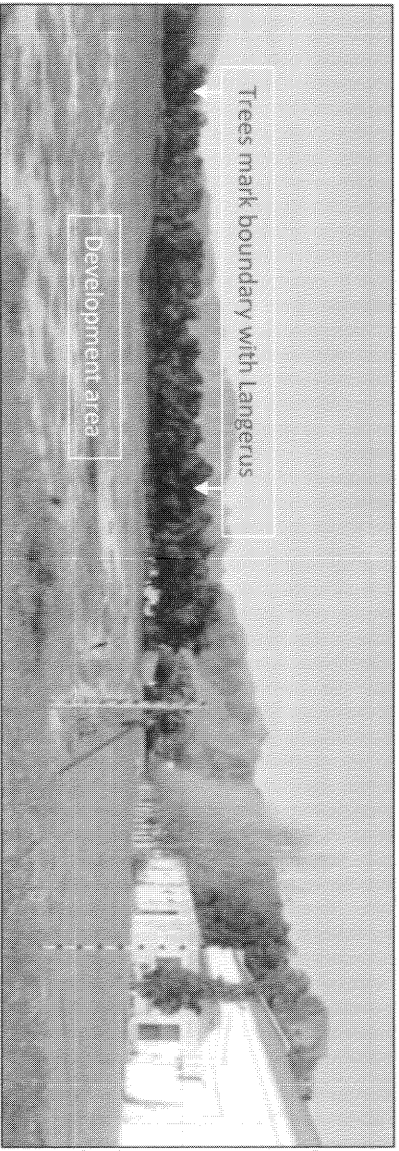
***Proposed mitigation: It is recommended that appropriate tree planting should be utilised to screen the further development of Remainder farm 1222 and perimeter fencing should not constrain views into and across the site.***



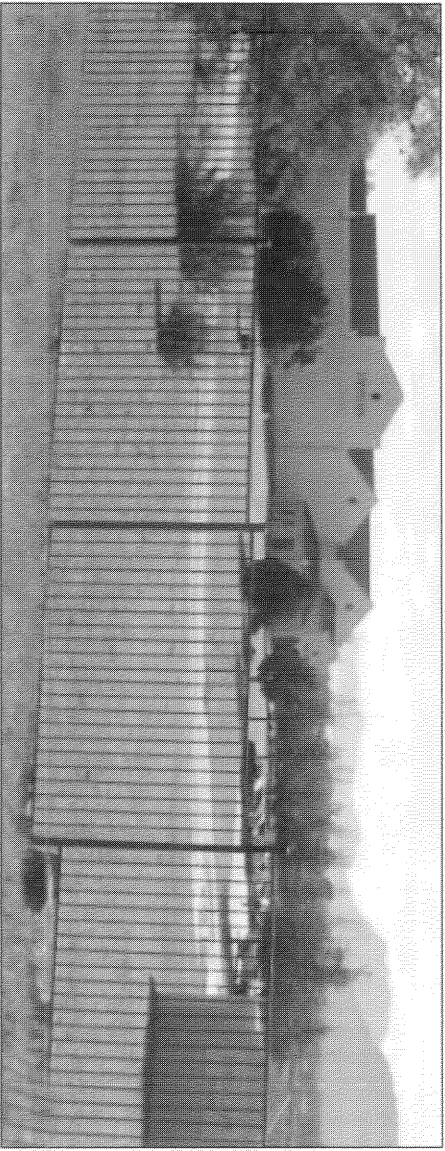
Photograph 8: Existing winery, south elevation from entrance. Development area as indicated



Photograph 9: Existing winery, rear (north) elevation.



Photograph 10: Existing winery, east elevation. Development area as indicated.



Photograph 11: Existing winery, from Watergat Road



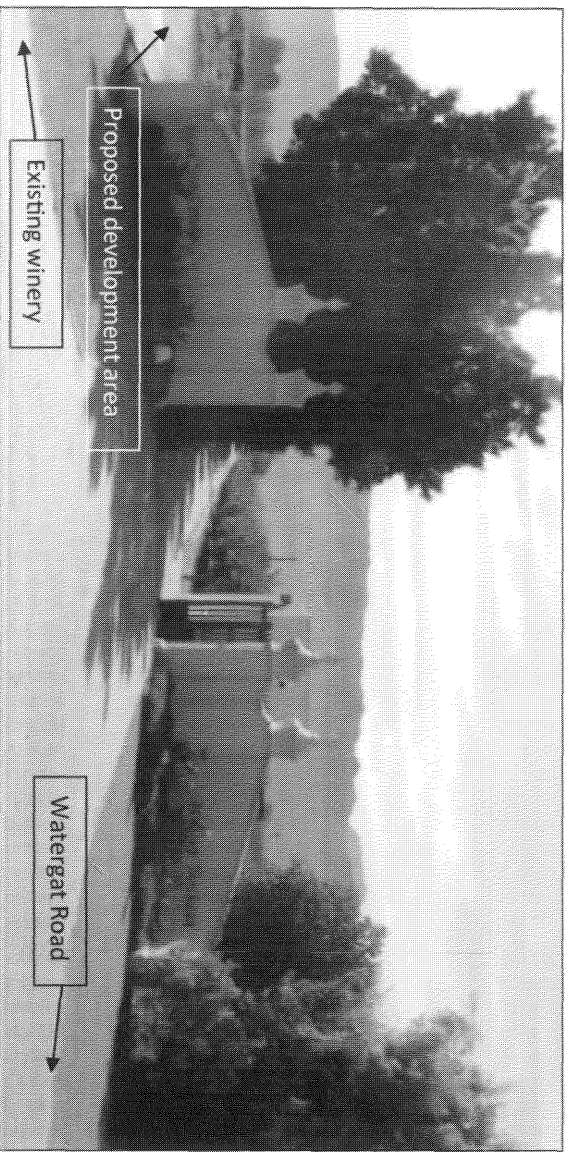
4. Conservation of heritage significance in the local vicinity

With regard to demonstrable impact upon local heritage resources so identified, the following is offered:

- *Access to Langerus*: the access to Langerus is shared with the access to the property concerned (Photograph 12). The proposed buildings are set back from this access and situated within the existing circulation system. There will be no additional impact on this gateway.
- *Cemetery*: the boundaries of the cemeteries on the adjoining properties to the west are clearly distinct from the subject property and since the proposed development is intended east of the existing winery, there will be no intrusion.
- *Sesinekamp Forced Removals site (farm 940/3)*: The site is at some distance and not visible at all to or from the site. It is also noted that a clinic has now been erected on the site.
- *Heritage resources along R45*: these include Vrede en Lust (set off from the R45), the station buildings, Ebenezer Church, Het Sticht, Simondium Primary and some small residential and commercial buildings. All, with the exception of Vrede en Lust and Het Sticht, would be considered Grade 3 heritage resources. The site is at some distance and not visible at all to or from any of these buildings, many of which are enclosed by dense, mature tree planting (Figure 8)

	Significance	Extent	Duration	Intensity	Probability
Without mitigation	Local	Local	Long term	Low	Improbable
With mitigation	Local	Local	Long term	Low	Improbable

**Proposed mitigation: It is recommended that the further development of Remainder farm 1222 maintains a clear visual gateway with Langerus**



Photograph 12: Existing winery, from Watergat Road

#### 5. Relationship to the Urban Edge condition

- It is noted that the Urban Edge boundary extends to the outer edge of Portion 1 of Farm 1222. Thus, the subject property, Remainder Farm 1222, is not situated *at* the urban edge and there may be a reasonable presumption that development may occur on Portion 1 of farm 1222. This being the case, the relationship between the subject property and Watergat Road is significant in identifying the most sensitive edge condition.
- At present, the concept plans and elevations for the extension are insufficiently detailed to assess all impacts against the heritage indicators so identified. However, in terms of the layout illustrated in Figure 10, the proposed new development is to be set back to within the existing perimeter circulation. The views from Watergat Road, whilst clearly more restricted than is currently the case, will maintain a view cone through and adjacent to Langerus. When tempering this requirement with the recognition of the site location within the Urban Edge, with mitigation, the impact of the proposal could not be considered significant.
- Assuming mitigation measures already identified are put in place, it remains a concern that the massing of large scale agro-processing and storage facilities so close to a sensitive rural interface could detract from the landscape. It is noted that the existing winery, whilst clearly an industrial use, is not over-scaled in relation to surrounding uses. The design, height, landscaping and perimeter treatment minimises overt impacts on the surrounding agricultural landscape. The proposed layout and elevations as indicated in Figures 10 and 11 indicate the intention to repeat this building form. Provided the proposed development breaks the massing of the buildings into two, height is restricted to 15 meters and the roofscape is pitched, the potential for impact will be reduced significantly. Loading and service facilities should ideally be positioned to the rear, and should be well screened. Signage and lighting should be discreet.

	Significance	Extent	Duration	Intensity	Probability
Without mitigation	Medium	Urban-rural interface	Long term	Medium-Low	Medium
With mitigation	Medium	Local	Long term	Low	Low

***Proposed mitigation: It is recommended that the proposed development break the massing of the extended operation into two buildings, height is restricted to 15 meters and the roof is pitched to accord with the existing winery. Loading and service facilities should ideally be positioned to the rear, and should be well screened. Signage and lighting should be discreet.***

In conclusion, it is suggested that with mitigation, the development of the property will have minimal, if any, impact on the integrity of the surrounding cultural landscape of heritage significance or on its associated historic homesteads.

#### 8. Comment from I&APs

A Draft of this Heritage Impact Assessment was submitted to the Paarl Advisory Committee for Town Aesthetics and Environmental Matters (ACTAEM)- formerly AKSO - for consideration. This organisation represents the following organisations: Paarl 300; Drakenstein Heritage Foundation; and Heemkring. At its meeting of 5 October 2009, the Committee resolved to support the proposal, subject to certain conditions, as recommended in this Heritage Impact Assessment (Annexure B).

### 9. Socio-economic benefits

The legislation requires the potential impact upon a heritage resource to be balanced against sustainable social and economic benefits to be derived from a development. This heritage impact assessment has determined that impacts will be generally low. Thus, there has been no formal socio-economic impact assessment. However the following points are noted:

- There is no loss of agricultural land, a fact accepted by the Department of Agriculture in 2004;
- Jobs and income will be generated to the small local community, currently with little employment opportunities
- First Cape have a local social programme, have sponsored a new rugby field for Simondium Primary, and been involved in other initiatives.

### 10. Conclusion & Recommendations

In general, it is concluded that with mitigation, the proposed extension to First Cape Vineyards will not impact negatively on any identified heritage resources either in the local context or wider landscape.

Given that the proposal is merely an extension of an existing operation, and the development is situated within the urban edge, it is suggested that no further submissions are necessary provided the recommendations contain explicit conditions of approval.

It is therefore recommended:

3. that this report be accepted by SAHRA as meeting the requirements of sections 38(8) of the NHRA (Act 25 of 1999); and
4. that on the basis of this, SAHRA approve in principle the proposed development and allow the development to proceed to the next phase, subject to the following conditions:
  - *The further development of Remainder farm 1222 to be confined within the existing circulation system;*
  - *Appropriate tree planting should be utilised to screen the further development of Remainder farm 1222 and perimeter fencing should not constrain views into and across the site;*
  - *A clear visual gateway with Langerus is maintained;*
  - *Breaking the massing of the extended operation into two buildings, height is restricted to 15 meters and the roof pitched to accord with the existing winery. Loading and service facilities should be positioned to the rear, and should be well screened. Signage and lighting should be discreet.*

## References

- L. Bryer and F. Theron (1987): *The Huguenot Heritage The story of the Huguenots at the Cape*
- S. Winter et al (2008): *Draft Drakenstein Heritage Survey: Heritage Input into Spatial Development Framework (2008)*
- S Winter (July 2000): *Groot Drakenstein-Simondium Spatial Development Framework Heritage Conservation Study*



## ANNEXURE A: Application Form 307

## Application Form 307



## OFFICIAL USE ONLY:

SAHRA File Ref: .....

Date received: .....

Application No: .....

**APPLICATION**

To destroy, damage, deface, excavate, alter, remove from its original position, subdivide or change the planning status of a **National Heritage Site, Grade 1 site (for commenting purposes) or a SAHRA Provisionally Protected Place**, as protected in terms of the National Heritage Resources Act (Act No. 25 of 1999). **This form also applies for proposed non-archaeological/palaeontological/meteorite changes to a Grade 1 Archaeological/Palaeontological, or Meteorite Site, such as the development of a new built infrastructure.**

**Please note that a separate application made on SAHRA Form 302 must also be submitted to the SAHRA for any Grade 1 Archaeological/Palaeontological/Meteorite Sites**

Applicants note: property is not a declared Grade 1 site. Comment is sought from SAHRA

PLEASE FILL IN ALL SECTIONS RELATING TO YOUR APPLICATION.

**1. APPLICANT**

Name: Cindy Postlethwayt

Address: 7 Ritchie Ave, Kenilworth 7708

Post Code: .021. Telephone: 797 1005 Fax: 086 537 4710. Cell: 084 354 0096

Identity Number: 6107120625089 E-mail: csnaude@absamail.co.za

**2. OWNER OF PROPERTY (when this is not the applicant)**

Name: Firstcape Cellar Pty Ltd (att: Kobus van den Vyfer)

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Address: PO Box 02 Simondium

Post Code: 7670 Telephone: 021-874 8340 Fax Cell: 083 633 77 50

Identity Number: 649105087082 E-mail: kobus@firstcape.co.za

Signature: *Kobus* Date: 3/1/09

3. SITE (Indicate by means of a cross in the appropriate space(s) below)

Current use: Industrial & vacant

Proposed Use: Industrial

Name of Property: First Cape Vineyards

Address: Watergat Road, Simondium

ETF/ Stand/ Farm no: Portion of Remainder Farm 1222

Magisterial District: Paarl

Province: W. Cape

4. NAME AND ADDRESS OF PRIMARY RESPONSIBLE AGENT (Architect, Designer, etc.)

Name: *Gene Polke / John C Maline (Partner)*

Qualification: *R. Eng, R. Com, Rec Eng, GBC, WDR OM,*

Company: *R. Maline & Maline*

Address: *Wiederstand 24, Kooqstod*

Post Code: *800* Telephone: *021 472180* 081 471 2180 E-Mail: *info@ddh.co.za*

Cell: *083 387 6373*

5. PROPOSED WORK (Indicate by means of a cross in the appropriate activity:

Total Demolition Alteration Subdivision Damage

Heritage Impact Assessment, Remoinder Farm 1222, 1222  
Simondium/2009 Cindy Postlewaan  
Heritage & Planning

Partial Demolition	Restoration	Rezoning X	Defacing
Excavation	Landscaping	Planning Departure	
Removal from original position		Change of planning status	
Other:	New residence		

\* Please attach scope of works

**6. HERITAGE IMPACT ASSESSMENT/ HERITAGE COMPONENT OF AN ENVIRONMENTAL IMPACT ASSESSMENT**

Has any heritage impact assessment (HIA) been carried out? Yes, see attached HIA

HIA/ EIA Title: NID and HIA Portion of Remainder Farm 1222 Simondium First Cape Vineyards

Responsible Heritage Practitioner/ Author: Cindy Postlethwayt

Date of Completion of report: November 2009

Date of Submission to SAHRA: ..... 2009

**7. HERITAGE/ INTEGRATED MANAGEMENT PLAN**

Has a Heritage/ Integrated Management Plan been compiled for the site? No

Does the proposal comply with the Management Plan? n/a

\* Please attach statement of non-compliance with the Heritage Management Plan

\* Please attach statement of how the proposal complies with the Heritage Management Plan

**8. ENVIRONMENTAL/ HERITAGE MANAGEMENT PLAN FOR CONSTRUCTION PHASE**

Is there a proposed Environmental Heritage Management Plan for the construction phase? No

\* If yes, please attach the EMP

**9. STATEMENT OF IMPACT**

\* Please attach a statement of any potential heritage impacts including inter alia: Impacts on Authenticity and Integrity, Visual Impacts, Change of Sense of Place, Impacts on the Cultural Landscape, and Social and Economic Impacts:

See attached HIA.

**10. DRAWINGS**

\* Please attach 3 sets of architectural drawings, site and locality plans

Drawing Ref. Number	Version/ Revision	Date	Author
See attached HIA			

**11. MOTIVATION**

\* Please attach a Motivation For Proposed Work indicating how heritage management principles have been applied in developing the proposal

12. Approximate value of proposed work: R..... (to be determined)

13.\* Heritage sites require special treatment in terms of specifications, techniques and planning of alterations: Please indicate what experience the Responsible Agent and the Contractor have in working with heritage sites?

Cindy Postlethway: Town Planner and Heritage Practitioner

14.\* Please attach current photographs of the site, showing areas of proposed work as well as general context and areas of possible impact.

15.\* Please attach a copy of any relevant Power of Attorney

**16. APPLICANT**

I, Volens van der Venter  
 undertake fully to observe the terms, conditions, restrictions, regulations, guidelines and directions under which the South African Heritage Resources Agency may issue the permit to me.

Signature: [Signature]

Place: Simondium Date: 21/09

**ANNEXURE B: PUBLIC PARTICIPATION**

FROM:

To: 0866374710

CS:11:2053 09 48

1157 F. OCT 1, 2011



Enquiries: C de Kock

Reference: Simonidium

Remainder of Farm 1222

29 October 2009

For attention: Cindy Postlethwayt

**NID: Proposed development of portion of Remainder of Farm 1222, First Cape Vineyards, Simonidium.**

The application served before the Paarl Advisory Committee for Town Aesthetics and Environmental Matters (ACTAEM) on 5 October 2009. The Committee supported the application and the recommendations that the proposed development be allowed to proceed to the next phase subject to the following conditions that:

- further development be confined within the existing circulation system
- appropriate tree planting be done to screen further development and that perimeter fencing should not constrain views into and across the site
- a clear visual gateway be maintained with Langerus
- that the massing should be broken into two buildings, height be restricted to 15m and that the roof pitch be similar to the existing winery.
- loading and service facilities should be positioned to the rear and well screened
- signage and lighting should be discreet

Yours faithfully

*Chantelle de Kock*

**CHANTELLE DE KOCK  
SENIOR HERITAGE RESOURCES OFFICER**

**PP DAVID DELANEY**

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