

# PHASE 1 HERITAGE IMPACT ASSESSMENT

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

## MIDDELPLAAS, PORTION 9 OF FARM LA TERRA DA LUC 1075 and FARM 1070, FRANSCHHOEK



Fig. 1: Middelpaas (Portion 13 of Farm Terra da luc 1070). Note labourer's cottage in background.

Prepared for:  
**Sharples Environmental Services CC**

By

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



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## EXECUTIVE SUMMARY

This (Phase 1) Scoping report forms part of an Environmental Impact Assessment conducted by Sharples Environmental Services for Portion 9 of Farm La Terra da Luc 1075 and Farm 1070, Franschoek. The project proposal is for the rezoning of the 10.9ha site from Agriculture 1 Zone to permit the development of the proposed Middelpaas (formerly named St Martin, and prior to that La Terra de Luc) residential and retirement village. The residential village proposes to have 129 units; 20 units will be one bedroom flats (40m<sup>2</sup>), 15 one bedroom houses (88m<sup>2</sup>), 50 two bedroom houses (115m<sup>2</sup>) and 35 three bedroom houses (150m<sup>2</sup>) and some apartments. A frail care unit with 18 beds, kitchen, lounge, and dining hall to seat 120 people (1.5m<sup>2</sup>pp) is also proposed. Garages are envisaged for 50% of the flats. The architectural style of the retirement village is intended to compliment that of the surrounding Franschoek environment whilst being inviting. An open park and recreation area with trees and benches is envisaged around the dam as well as in proximity to the frail care unit. The design concept can be referenced in the relevant Appendix.

This Scoping report finds that there is sufficient information to conclude that these development proposals can be supported without a Phase 2 study needing to be undertaken, but subject to the mitigation measures and other recommendations contained in this report – all as underpinned by its heritage indicators.

Consequently, this report concludes:

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

That NHRA Section 38 (3)(f) is not applicable, as the preferred alternative is assessed, and will not adversely affect any heritage resources, as mitigated; and that

That in terms of section 38(8), HWC endorses the conclusion in this report that a Phase II HIA is not required and that the proposed development be enabled subject to the following conditions:

- That the development remains substantially in accordance with the Preferred Alternative as addressed and mitigated in this report;
- That failure to observe any of the abovementioned conditions will automatically result in HWC's endorsement for these development proposals being withdrawn, thereby requiring a new submission to HWC in terms of NHRA Section 38(8).

## **SECTION A: INTRODUCTION**

### **A.1 Background and Brief**

Ron Martin Heritage Consultancy was appointed by Sharples Environmental Services to conduct and submit a Heritage Impact Assessment as part of an Environmental Impact Assessment in respect of a proposed development on Portion 9 of Farm Terra da Luc 1075 and Farm 1070 (hereinafter referred to as Middelpaas), as per the requirements of Heritage Western Cape (HWC) in terms of section 38(8) of the National Heritage Resources Act 25 of 1999 (the Act).

The purpose of this report is to assist SAHRA in making a decision as to whether the development may proceed as proposed or whether the site has sufficient intrinsic heritage value to warrant its retention in its present state.

This study serves as the heritage component of the EIA (Basic Assessment report) and will serve to include the following:

- Phase 1 Heritage Impact Assessment to be conducted, to include:
  - Cultural Landscape Assessment
  - Historical Analysis (La Terra da Luc)
  - Liaison with local heritage groups (Franschhoek Valley Heritage Trust)

### **A.2 Scope of Study**

A proposed scope of work for this study was therefore determined in consultation with officials at HWC and is outlined as follows:

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

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

## SECTION B: THE SITE

### B.1 Locality

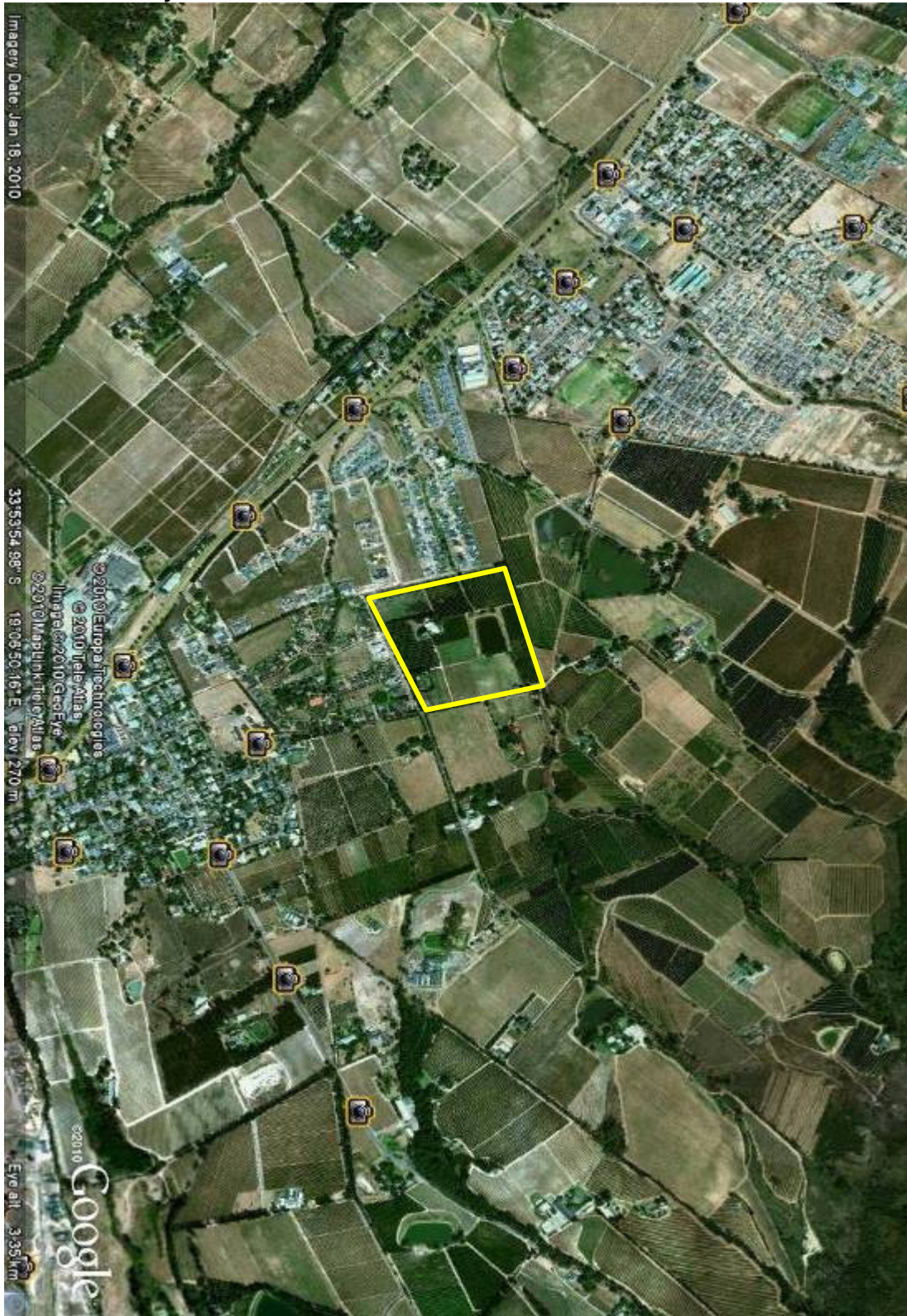


Figure 1a: Aerial Locality (Courtesy, Google Earth)



**Figure 1b: Locality**

The site is located north of the R45 (which becomes Huguenot Road) between the historic core of Franschhoek and Groendal. Middelploas can be accessed from Dirkie Uys Street by means of a dirt road which will be formalized as an extension to Dirkie Uys.

## **B.2 Site Description and Context**

The site abuts the urban component of Franschhoek, it is located to the east of La Petit Provence and north of Domain Des Anges, with La Ferme Chantel to the southwest. A gravel servitude road, Dirkie Uys Street extension, forms its eastern boundary and agricultural land its northern boundary. The properties are at present planted to vines and fruit trees.

The site has more or less even gradients from the southeast to the northwest at an average grade of approximately 4-5%. There is a shallow stormwater drainage channel, which runs from east to west across the property in the northernmost third of the site.

There are two domestic dwellings, a modern farmhouse and the historical farmhouse, with a number of outbuildings such as the historical labourer's cottage, on site. There is a small water reservoir and an earth dam on the site, as well as a borehole in the south-eastern corner of the site.

### **B.3 Chronology of Ownership**

*La Terra da Luc* was one of the first eight farms in the Franschhoek Valley (then known as Olifantshoek) granted to French Huguenots after their arrival at the Cape in 1688. These were:

- La Dauphine – Ettienne Neil
- Bourgogne – Pierre De Villiers
- La Bri – Jacob de Villiers
- Champagne – Abraham de Villiers
- Cabriere – Pierre Jourdan
- La Cotte-Jean Gardiol
- **La Terra da Luc – Matthieu Amiel**
- La Provence – Pierre Joubert

*La Terra da Luc* was granted to Matthieu Amiel, from Le Luc in France, in 1694, although the farm was only transferred into his name in 1713. Amiel lost his wife and son soon after his arrival at the Cape in 1689. He married Jeanne Mille, widow of Andre Roi. Amiel's stepson, Jean Roi, was to inherit *La Terra da Luc* but died before he could take ownership. His stepson, Pierre le Roux, took ownership after 1720.

In 1800 the 60 morgen farm was subdivided into two portions of 30 morgen each, with Portion 1 transferred to Abraham Jozua le Roux and Portion 2 was transferred to his brother-in-law, Johannes Petrus van der Merwe. Both portions straddled the wagon track to Stellenbosch over Helshoogte, with tributaries of the Franschhoek River traversing them and providing the life-giving water. Van der Merwe sold his portion to his younger brother, Willem Andries van der Merwe, in 1838.

In 1859 his widow subdivided Portion 2 into 4 units and transferred the smallest portion to her son, Carel Johannes van der Merwe (2m34sr) and another portion to her son-in-law, Hendrik Lodewyk Pepler (9m394sr). She sold the other two portions to Petrus Johannes Malherbe (11m221sr) and Bartholomeus Johannes Siebrits (6m539sr).

Even though inheriting only a small portion of his father's farm, Carel Johannes van der Merwe acquired a portion of Portion 1 and increased his property to 18m145sr soon after taking transfer from his father's estate. However, he sold off a portion (7m563sr) to Paul Louis Roentgens in 1863 and another (7m59sr, portion 9 of farm 1075, a k a Middelpaas) in 1875 to his uncle, Hendrik Lodewyk Pepler, who by now owned much of the remainder of *La Terra da Luc*. He held on to the remaining portion (the subject property) until 1877 before selling it to Izaak Jacobus Coetzer. This portion (rem farm 1070) remained in the Coetzer family until 1919, after which it was sold to F J Raats.



John Christiaan Fraser acquired the property in 1942 and it changed hands four more times over the next three years before Percy Arthur Harold Osborne bought it in 1945. He sold it to Christoffel Johannes Carstens in 1952, then Petrus A H Crous in 1954. The property then came into the hands of Jacoba Martiena Gibbs in 1970.

The other part of the subject property remained largely in the hands of the Peplers. Hendrik Lodewyk passed on in 1887 and his two sons, Pieter Abraham and Daniel Joseph, took ownership in two equal shares. Daniel Joseph sold his portion to his brother in 1895. Pieter Abraham passed away in 1944 and his property was bequeathed to his two daughters, his son-in-law and business partner in four equal shares. They immediately sold the property to Albertus Jacobus Wilhelmus Boonzaaier in October 1944.

### **B.3.1 Structures**

The old farmhouse on Farm 1070 dates from the ownership of the Pepler siblings, probably constructed between 1887 and 1895. The labourer's cottage appears to be the last one of a linear group, probably older than the farmhouse.

The house on farm 1075/9 is a modern structure.

All of these structures are to be retained and granted a sustainable, adaptive use as part of the development. These will be discussed further in latter parts of this report.

# SECTION C: SITE DEVELOPMENT PROPOSALS

## C.1: Project Description

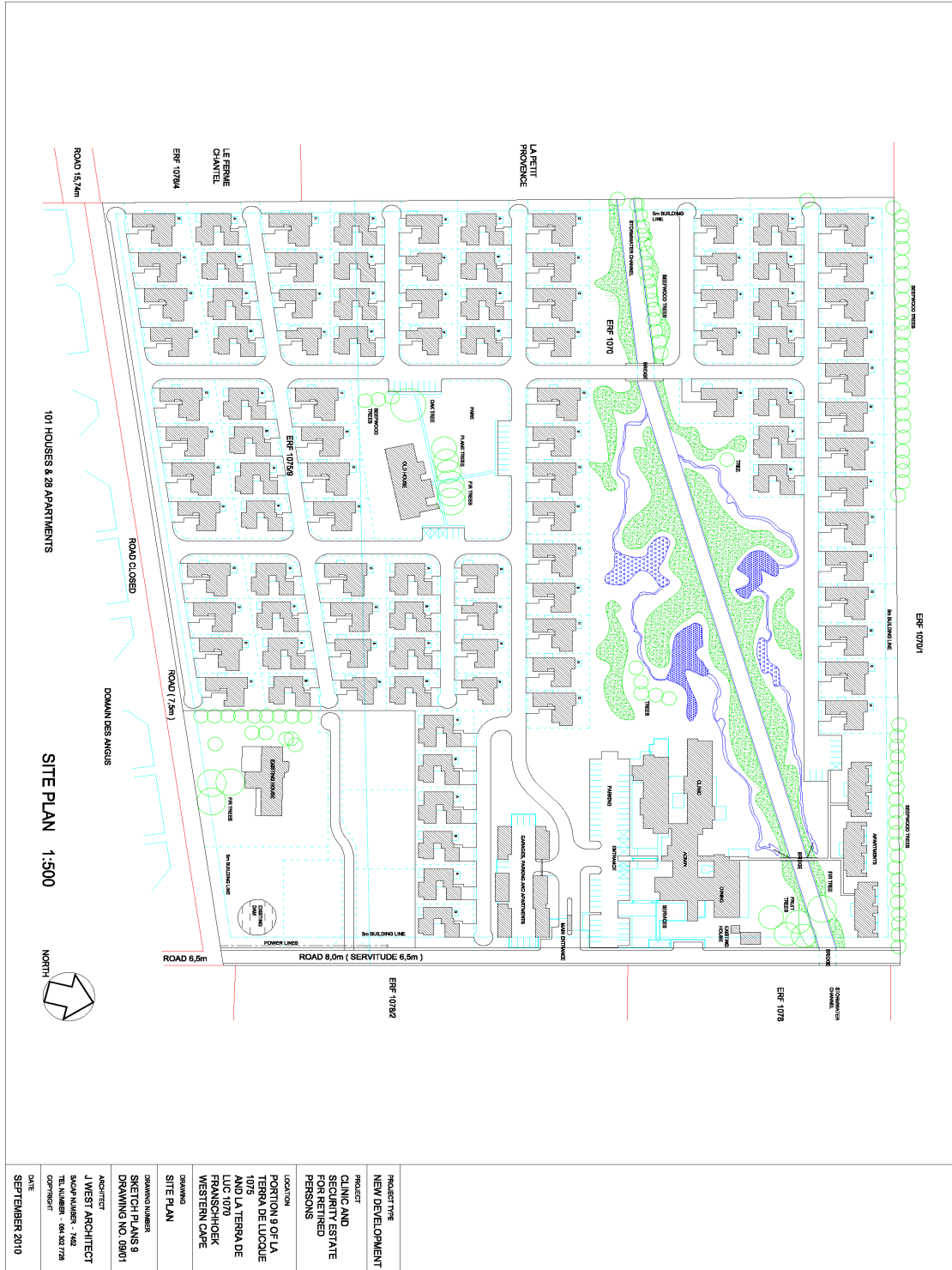


Figure 3: Preferred layout plan

The project proposal is for the rezoning of the 10.9ha site from Agriculture 1 Zone to permit the development of the proposed Middelpaas (formerly named St Martin, and prior to that La Terra de Luc) residential and retirement village. The residential village proposes to have 129 units; 20 units will be one bedroom flats (40m<sup>2</sup>), 15 one bedroom houses (88m<sup>2</sup>), 50 two bedroom houses (115m<sup>2</sup>) and 35 three bedroom houses (150m<sup>2</sup>) and some apartments. A frail care unit with 18 beds, kitchen, lounge, and dining hall to seat 120 people (1.5m<sup>2</sup>pp) is also proposed. Garages are envisaged for 50% of the flats. The architectural style of the retirement village is intended to compliment that of the surrounding Franschoek environment whilst being inviting. An open park and recreation area with trees and benches is envisaged around the dam as well as in proximity to the frail care unit.

The proposed zoning will be as follows:

- The retirement units will be zoned for Residential Zone II with a consent for Retirement Village.
- The units above ground level and flats will be zoned Residential zone IV.

See figure 3 for the preferred layout plan.

## C.2 Alternatives

No site alternatives were assessed. The preferred layout alternative had been developed as a result of participation by members of the project team and through initial liaison with the local authority and identified I&AP's.

### C.2.1 Preferred layout alternative (see figure 3)

It addresses certain issues that I&AP's have expressed with regard to various issues, including traffic densities, environmental and heritage issues as well as other general planning and architectural concerns. Below is a summary of the main specs:

#### C.2.1.1 Area Schedule

| UNIT TYPE                 | AREA PER UNIT         | NO. REQUIRED | TOTAL AREA                   |
|---------------------------|-----------------------|--------------|------------------------------|
| A                         | 173,4                 | 29           | 5 028,6                      |
| B                         | 156,3                 | 29           | 4 532,7                      |
| C                         | 176,3                 | 11           | 1 939,3                      |
| D                         | 156,2                 | 10           | 1 562,0                      |
| E                         | 137,0                 | 10           | 1 370,0                      |
| F                         | 110,9                 | 12           | 1 330,8                      |
| <b>TOTAL</b>              |                       | <b>101</b>   | <b>15 763,4m<sup>2</sup></b> |
| <b>ADMIN &amp; CLINIC</b> | Incl ext covered area |              |                              |
| Ground Floor              |                       | 1            | 1 738,3                      |
| First Floor               |                       | 1            | 697,7                        |
| <b>TOTAL</b>              |                       |              | <b>2 436,0m<sup>2</sup></b>  |

|                                  |                      |   |                    |
|----------------------------------|----------------------|---|--------------------|
|                                  |                      |   |                    |
| <b>GUARD HOUSE</b>               |                      | 1 | <b>14,0m2</b>      |
|                                  |                      |   |                    |
| <b>APARTMENT - BLOCKS</b>        | 210,6                | 3 | <b>631,8m2</b>     |
|                                  |                      |   |                    |
| <b>GARAGES</b>                   | GF Including stairs  | 1 | <b>509,6m2</b>     |
|                                  |                      |   |                    |
| <b>APARTMENT - STAFF</b>         | FF Excluding stairs  | 1 | <b>399,0m2</b>     |
|                                  |                      |   |                    |
| <b>TOTAL AREA OF DEVELOPMENT</b> | Bulk                 |   | <b>19 753,8m2</b>  |
|                                  |                      |   |                    |
| <b>SITE AREA</b>                 | 108 853,9m2          | 1 | <b>108 853,9m2</b> |
|                                  |                      |   |                    |
| <b>COVERAGE</b>                  | 18 657,1 / 108 853,9 |   | <b>17,1%</b>       |

### C.2.1.2 Residential Schedule

| TYPE            | A            | B            | C            | D            | E            | F            |
|-----------------|--------------|--------------|--------------|--------------|--------------|--------------|
|                 |              |              |              |              |              |              |
| <b>UNIT</b>     |              |              |              |              |              |              |
| Beds            | 3            | 2            | 3            | 2            | 2            | 2            |
| Baths           | 2            | 2            | 2            | 2            | 2            | 1            |
| Garages         | 2            | 2            | 2            | 2            | 1            | 1            |
|                 |              |              |              |              |              |              |
| <b>REQUIRED</b> |              |              |              |              |              |              |
| Number          | 29           | 29           | 11           | 10           | 10           | 12           |
| TOTAL - 101     |              |              |              |              |              |              |
|                 |              |              |              |              |              |              |
| <b>AREAS m2</b> |              |              |              |              |              |              |
| Entrance        | 1,0          | 0,7          | 1,0          | 1,0          | 0,7          | 0,7          |
| Patio           | 9,0          | 7,5          | 9,0          | 7,5          | 7,0          | 5,5          |
| House           | 163,4        | 148,1        | 166,3        | 147,7        | 129,3        | 104,7        |
| <b>TOTAL</b>    | <b>173,4</b> | <b>156,3</b> | <b>176,3</b> | <b>156,2</b> | <b>137,0</b> | <b>110,9</b> |
|                 |              |              |              |              |              |              |
| <b>STAND</b>    |              |              |              |              |              |              |

|   |              |              |              |              |              |              |
|---|--------------|--------------|--------------|--------------|--------------|--------------|
| Area m2   | <b>385,0</b> | <b>363,0</b> | <b>455,0</b> | <b>429,0</b> | <b>402,5</b> | <b>379,5</b> |
| Dimensions EW   | 17 500       | 16 500       | 17 500       | 16 500       | 17 500       | 16 500       |
| Dimensions NS   | 22 000       | 22 000       | 26 000       | 26 000       | 23 000       | 23 000       |
|   |              |              |              |              |              |              |
| <b>DIMENSIONS</b><br>( Excluding<br>Yard &<br>Courtyard ) |              |              |              |              |              |              |
| EW  | 14 220       | 13 500       | 14 355       | 13 435       | 13 715       | 12 595       |
| NS  | 18 455       | 17 455       | 20 820       | 20 420       | 17 740       | 16 340       |



Figure 4: Labourer's cottage, to be restored and retained

## **SECTION D: HERITAGE STATEMENT AND HERITAGE INDICATORS**

### **D.1 Heritage Statement**

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

#### **D.1.1 Aesthetic/Architectural Significance**

There are two existing structures within the study area that possess medium to high architectural/aesthetic value. An earlier proposal was for the demolition of one of the structures, a labourer’s cottage, but this has since been decided against. A farmhouse dating from c1880 will also be restored for use within the facility as a clubhouse. A separate section 34 application will be made to HWC for the restoration and adaptive use of these two structures.

The study area itself also possess low to medium aesthetic value relating to its rural/peri-urban setting and associated cultural landscape, including its fruit groves. See D.2.2

#### **D.1.2 Historical Significance**

The study area has historical associations with Franschhoek, being a portion of one of the earliest farms in the valley. This is of high potential significance and certain measures will be proposed that will serve to celebrate this significance.

#### **D.1.3 Scientific/Technological Significance**

The study area has limited significance in this regard.

#### **D.1.4 Social/Spiritual/Linguistic Significance**

The site and general area have strong associations with the Cochoqua tribe of the Khoi-khoi whom the Dutch traded with after 1655. Its also has an association with the advent of the French Huguenots, the introduction of viticulture and general agriculture and the advent of slavery. The significance of this value applies mostly to the general area, though, and will be elaborated upon in this report. Certain measures will also be proposed to celebrate this value.

## D.2 IDENTIFICATION OF POSSIBLE HERITAGE INDICATORS

### D.2.1 Brief Background History: La Terra da Luc

The French Huguenots were settled in the Franschoek valley, then known as Olifantshoek, from 1688. Most of the farms allocated were named after the places or towns in France where these refugees came from.

La Terra da Luc was granted to Matthieu Amiel in 1694, although it was only transferred into his name in December 1713. Amiel was from Le Luc in Provence and arrived in the Cape in 1689.

It appears that the farm had been under vines since shortly after its inception during the ownership of Amiel and his subsequent heirs, Pierre le Roux (1724) and his son, Abraham Jozua le Roux (1775). Wine production was the primary activity on the farm until just before the 1770s when brandy became a significant additional product. By 1825 the two portions of La Terra da Luc had 70 000 vines, producing 18 leaguers of wine (14 on Portion 1 and 4 on portion 2) and 1½ leaguers of brandy. A leaguer was commonly used as a unit of measurement from 1653, being equal to a nautical water cask or *ligger*, equal to about one ton.

As the 19<sup>th</sup> century wore on, brandy became a more stable product to market as the prices of wine became more erratic of the European market, especially considering the competition with France and Portugal. To counter this, some wine farmers started to apply more hygienic and scientific methods in their wine production in order to increase the level of quality rather than yield, while others just increased their production of brandy. By the mid-1800s, many wine farms in the Franschoek valley built small distilleries on their farms. The distillery on La Terra da Luc was constructed c1870; the structure still exists on portion 13 of farm 1070, just south of the R45.

From 1828 the brandy producers did not need a license to market their products, so they found ready consumers and traders in Cape Town, inland villages as well as passing ships. They also sold directly to pubs and restaurants.

The Franschoek producers had easy access to the hinterland through the wagon track from Stellenbosch that continued over the Franschoek Pass on to the Overberg. This pass was built for the colonial government by 150 soldiers from the Royal Afrika Corps between 1822 and 1825. The wagon route passed through La Terra da Luc, so the farm benefitted immensely from the increased traffic through the town to the Overberg from 1825 onward.

It was during the ownership of Hendrik Lodewyk Pepler that the farm achieved its highest production yields as a wine and brandy producer. At this time, La Terra da Luc had been subdivided into at least 7 portions, with Pepler owning the largest share. Pepler concentrated on the production of grapes and fruit and, by 1874, had subdivided the portion with the distillery thereon (portion 13) and sold it to Pieter Marais who in turn sold it to Daniel Joubert, parfumeur and wine merchant.

Pepler consolidated his share of La Terra da Luc into two distinctive portions, now described as remainder farm 1070, (then known as Middelploas) and farm 1075. These remained in the Pepler family until 1944.

The study area is but a small remaining slice of the original Huguenot farm La Terra da Luc. Being a site that is situated close to the southeastern entrance to the town, it was always under pressure as a result of the expansion of the town in this direction, hence large portions of the original farm now forms a huge chunk of south-eastern Franschoek. Other portions (portions of farms 1075 and 1078) now represent neighbouring developments, including La Ferme Chantal and Dormain des Anges. The old distillery site (1070/13) has recently been developed into an up-market restaurant and deli.

### **D.2.2 Physical & Aesthetic Characteristics of the Site**

The site itself is fairly characterised by formal agriculture, presently planted with vines and fruit trees. The site has more or less even gradients from the southeast to the northwest at an average grade of approximately 4,5%. There is a shallow stormwater drainage channel, which runs from east to west across the property in the northernmost third of the site.

There are two domestic dwellings, a modern farmhouse and the historical farmhouse, with a number of outbuildings such as the historical labourer's cottage, on site. There is a small water reservoir and an earth dam on the site, as well as a borehole in the south-eastern corner of the site.

Farm 1070 forms the boundary of the urban edge of Franschoek, as per the latest SDF, and is surrounded by urban development of three sides, namely La Petit Provence (west), Domain Des Anges (south) and La Ferme Chantal to the southwest. Dirkie Uys extension forms the eastern boundary, with established single residential dwellings opposite and to the south along Dirkie Uys. Established farmland abuts the northern boundary, which is the urban edge boundary.

Aesthetically, the site in its present form has steadily diminishing contributive value to the surrounding cultural landscape due to the encroachment of residential development on its three borders. It literally is the last remaining agricultural entity within this area, the whole of which had been earmarked for development in order to bridge the historical divide between the historic Franschoek and Groendal, the area which had been designated for people of colour as a result of apartheid.

The proposed development can be regarded as infill, in that it will take place in the last area earmarked for urban expansion within this part of Franschoek, fulfilling the desired land use for the site in terms of applicable planning policy.

The architecture and vintage of the two historical structures on site lends itself to their retention, restoration and subsequent conservation and incorporation into the development. The latest layout plan has incorporated them and plans for their adaptive use within the development will be submitted to HWC as separate section 34 applications.





Figure 5: View of site from north-east to south-west, with modern farmhouse in the background



Figure 6: View from access road (east to west), towards old farmhouse in background

## **SECTION E: SUMMARY OF HERITAGE INDICATORS, IMPACTS AND RESPONSES**

The site itself cannot be regarded as a heritage resource of outstanding value any longer. Its associative value with the surrounding Winelands cultural landscape had steadily been eroded due to increased residential development flanking its boundaries. It now represents a small pocket of agricultural land within an area that had been earmarked and developed as urban area between Franschoek and Groendal.

However, although its overall heritage value may be limited, there remain individual indicators that would warrant a degree of sensitive treatment, and any proposed development should respect this. Below is a brief description of these indicators, impacts and responses.

### **E.1 History**

There is no question that the history of the study area is closely related to the history of the Franschoek town and valley itself, being a portion of one of the pioneer farms in the area associated with the development of the local economic and cultural development of the region. It is also associated with some of the pioneer families of Franschoek, including the Peplers, Van der Merwes and Jouberts.



Figure 7: Franschoek Pass

In terms of this associative history, the site can be said to have a high significance rating in terms of this indicator, but the same history also applies to all of its surrounding properties and much of the south-eastern part of Franschoek town. Much of this history

has already been documented for posterity, and much of it is celebrated through tangible symbols of memory.

**Impact and response:**

The development will change the character of the site forever, so any memory of the history of the site will have to be incorporated into intangible aspects associated with the development, such as the use of names (Middelplaas is a good start) for individual buildings, facilities, spaces and internal roads.

**E.2 Associated Cultural Landscape**

The planning authorities have determined a specified area between Groendal and the town, within which the study area falls, for urban expansion due to the rapid growth of the town as well as an attempt to bridge the geographic and social division between these two distinctly different parts of Franschhoek, created as a result of the Group Areas Act. This attempt at social integration has actually resulted in a further division of the communities, as the developments that have “filled in” the divide are all upper class, gated communities with hard, impersonal edges and exclusive planning idioms and philosophies. This insensitive developmental trend has all but destroyed any associative cultural landscape value that any of the portions of historic farms within the designated area may have had. It remains to be seen whether the remaining vineyards and fruit orchards in the greater part of the valley would still form a coherent enough entity so as to still contribute equitably to the proposed Cape Winelands Cultural Landscape.

As it is, the study area is the last pocket of vineyard and orchard within this geographic space. Its northern border is the boundary of the urban edge, beyond which some established vineyards exist.

**Impact:**

The development proposes a complete transformation of the site from its agricultural use and character to an urban development. Some rural elements and features within the site, such as the agricultural dam and watercourse, will be retained within the development.

**Response:**

Consideration should be given to the retention of the row of Beefwood trees that form a coherent row along the northern boundary, so as to form a visual barrier between the development and the agricultural lands beyond.

Alternatively, a systematic planting program could be implemented that would gradually replace the Beefwoods with a more appropriate species. This process will have to be managed over a period of a few years, though, and would accordingly be difficult to implement as a condition. A hedgerow or similar could be an option that may be implementable.

### **E.3 Structures**

As mentioned earlier, there are two structures older than 60 years on the site. An earlier version of the development proposal entailed the demolition of one of them, an old labourers' cottage that dates from mid 19<sup>th</sup> century. It has since been decided to retain the cottage and incorporate it into the development.

The other structure, the old farmhouse dating from the late 19<sup>th</sup> century, will be restored and adapted for use as a clubhouse for the retirement facility. This will entail the removal of certain accretions and some internal alterations.

#### **Impact and response:**

The cottages will be retained and an appropriate space allocated around them. Adaptive uses will be allocated to both. Plans for their restoration and adaptive uses will be submitted to HWC for approval in terms of section 34 on the Act.



Figure 8: Labourers' cottage

## SECTION F: PUBLIC PARTICIPATION

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

In addition, two focus groups were identified as part of the HIA process, viz. the Franschoek Valley conservation Trust (initial comments attached) and the Franschoek Aesthetics Committee. The development proposals were presented to both of these groups and neither had any objections to the development, but listed some issues that are being addressed in the various specialist reports. This document will be circulated to these groups as part of the EIA commenting period, and all comments will be collated and incorporated into the final version to be submitted to SAHRA.



Figure 9: Jan Jouberts Gat Bridge, Franschoek Pass, named after one of the owners of the Distillery on La Terra da Luc, c1825

## **SECTION G: CONCLUSIONS AND RECOMMENDATIONS**

This Scoping report finds that there is sufficient information to conclude that these development proposals can be supported without a Phase 2 study needing to be undertaken, but subject to the mitigation measures and other recommendations contained in this report – all as underpinned by its heritage indicators.

Consequently, this report concludes:

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

That NHRA Section 38 (3)(f) is not applicable, as the preferred alternative is assessed, and will not adversely affect any heritage resources, as mitigated; and that

That in terms of section 38(8), SAHRA endorses the conclusion in this report that a Phase II HIA is not required and that the proposed development is allowed to proceed subject to the following conditions:

- That the development remains substantially in accordance with the Preferred Alternative as addressed and mitigated in this report;
- That the proposed development should maintain a soft edge along its northern boundary abutting the agricultural area beyond, all in accordance with an integrated landscape plan to be included in an EMP;
- That failure to observe any of the abovementioned conditions will automatically result in HWC's endorsement for these development proposals being withdrawn, thereby requiring a new submission to HWC in terms of NHRA Section 38(8).

## **SOURCES**

1. Du Toit, D: **The Cultural Historical Significance of the Distillery**, DC Heritage consulting, March 2009
2. Walton, James: **Old Cape Farmsteads**, Cape Town, 1989 (Human & Rousseau)
3. Walton, James: **Cape Cottages**, Cape Town, 1995 (Human & Rousseau)
4. Farm Registers 1078, 1075 and 1070, Deeds Office, Cape Town

## **ACKNOWLEDGEMENTS**

1. **SAHRA & HWC Staff – Ongoing Consultation**

## **COMPILED BY:**

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