9/2/1069/158

UITKYK : PAARL

SUPPLEMENTARY REPORT
HERITAGE IMPACT ASSESSMENT

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INTRODUCTION

In February 2002 a Heritage Impact Assessment (HIA) Report entitled *Uitkyk: Paarl: Proposed Rezoning and land - use Departures* was submitted to the South African Heritage Resources Agency (SAHRA). The report was seen as a specialist study in relation to the Environmental Impact Assessment (EIA) scoping report submitted by Ground Worx, environmental consultants to the Department of Environmental Affairs and Development Planning (DEADP).

The applicants are currently awaiting a response from this department. SAHRA in a letter dated 10 October 2002 subsequently requested additional information.

The report has been structured around SAHRA'S stated requirements for additional information.

1. IDENTIFICATION OF HERITAGE INFORMANTS

The definition of significance is drawn from the National Heritage Resources Act (No 25 of 1999).

1.1 Historical Significance

Dr. E. Albertyn has provided a fairly detailed account of the farm's developmental history. She noted that the farm had developed from a small land grant to J.J. Gunterloch (1747/1753). His successor Pieter Blignaut 1754 built a small rectangular smithy, which has been incorporated into the homestead, still in existence. It is of some historical significance. The property was then enlarged by successive owners, until it came into the ownership of G. J. Retief in 1873. The farm is still owned by the Retief family who intend developing the farm as a wine estate. It currently produces table grapes.

The farm itself is not associated with a person or group important in the development of the history of South Africa. It is not associated with any historic event, use or activity nor does it illustrate an historic period. It should be noted that most farms in Paarl in the 19c ran livestock, grew fruit and vegetables for the developing town and grew some wine grapes for distilling purposes and limited wine production. Table grapes only became really profitable once regular steam ship routes to the United Kingdom were provided at the end of the 19c and early 20c.

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1.2 Architectural Significance

The " T " shaped homestead was built in 1820 and linked to the original smithy. It was photographed by Elliot in 1920. It has been described by Fransen and Cook (1980).

It is clearly of architectural significance being an important example of its type, style and period. It is still almost entirely intact and in good repair. The Retief family has no intention of altering it and intends continuing using it as their residence.

The only other building of any architectural significance is the farm store, which appears to be older than 60 years. Any adaptive reuse will require detailed investigation. The structure has no features of fine design or of fine construction and is merely a utilitarian agricultural building.

There is a manager's house behind the homestead and there are modern labourers' cottages on the southern boundary of the property and a contemporary steel - framed and clad pack store. None are of architectural significance.

1.3 Environmental Significance

In the original report this aspect of significance was seen to be important. The Paarl Farms Study, to which AIKMAN ASSOCIATES has contributed analytical and heritage management advice provides additional insights.

1.3.1 Landscape Character

Uitkyk has been identified as one of the farms forming the Northern Gateway Precinct of Paarl and an important character-forming element in the town. The rural urban matrix is not unique in Boland towns but is particularly intense in Paarl because despite rapid 20c industrial, commercial and residential development, so much agricultural land has survived. Uitkyk is one of the larger Paarl farms.

As discussed in the original report the landscape of the farm is made up of all the main elements found on the Paarl farms with the exception of an axially aligned avenue of trees which is found on so many of the farms. Dr. Albertyn has suggested that this is because

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Uitkyk, from its earliest days as a smithy was sited on a road traversing the slopes of the Paarlburg at a higher level than the Main Road. There was no need for a road down to the Main Road.

The main elements of the landscape present on Uitkyk are:

- Upper slopes covered with a mixture of exotic and alien trees and indigenous bush.
- Patchwork pattern of blocks of vines.
- Long straight boundaries to adjoining farms reflecting old patterns of land grants.
- Windbreaks and isolated groups of trees.
- Low-key boundary fences
- Hierarchical pattern of settlement

NB
i) Manor house and werf.
ii) Pack shed and store.
iii) Group of labourer's cottages.

This pattern would be changed when wine grapes are planted. Wine grapes require spacing to allow for tractor movement and are planted in rows about 2, 5 m apart. Table grapes are grown on high trelliswork and create continuous blocks.

? NB The landscape character of Uitkyk is powerful but rural landscapes change in response to new technology, agricultural economics and even the whims of owners. These changes are difficult to control without interventions such as subsidies from the government.

1.3.2 Genius Loci

In the original report it was argued that grape farming in particular was central to the genius loci of the Paarl farms. It was argued that grape farming should dominate one's impression of the place. In the light of the findings of the Paarl Farms Study it is clear that table grape production, which dominates the Paarl farm economy, is becoming increasingly less profitable. Other areas such as the Orange River and North West Province are outperforming the Paarl area. Climatic change is aggravating the situation.

The conversion to wine grape production appears to offer new economic hope. The conversion is of course costly (between R50 - R100 000/ha) requires massive re-capitalisation. This has

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frequently come from foreign investment. There are a number of prominent examples in the Boland. It has also come from non-agricultural land uses on the farms', guest accommodation, conferences facilities and residential development. Nearby Diemersfontein is a good example.

1.3.3 Visual Quality

The three aspects contributing to a landscape's visual qualities can be grouped under three headings (Smardon et al 1986): unity, intactness, and vividness. In the original report it is argued that Uitkyk had all three components:

It remained unified in that most of the elements of the landscape of the Paarl farms were present. It remained intact, as little change had taken place over many years. It has been established that the current landscape has remained almost unchanged for over 100 years with only the new pack shed and new labourer's cottages having been introduced. It is made vivid by the presence of the homestead in its treed setting imbedded in the agricultural landscape. In the Paarl Farm Study it was shown that the most visually sensitive areas lie above the 160 m contour. Almost the entire farm lies above this contour.

* Any change or intervention in this landscape particularly above the 160 m contour will require careful consideration.

1.4 Social Significance

The Paarl farms are an integral component of the local economy and agricultural activity is an important aspect of social and community life. This too is rapidly changing. It is hoped that continued agricultural land - use will ensure that positive social traditions continue.

1.5 Technical and Scientific Significance

The Paarl Farms Study has revealed that all the soils of the Paarl farms are valuable and are therefore of heritage significance in their own right. The environmental consultant has pointed out that remnant fynbos communities on the farm are also of botanical significance. The fynbos unfortunately occurs in areas where alien and exotic trees have either been planted or have grown from wind

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blown seed. The rehabilitation of these areas will require a prolonged and capital-intensive programme.

1.5.1 ARCHAEOLOGICAL SIGNIFICANCE

The University of Cape Town's Archaeology Contracts Office undertook a phase one survey and found no mitigatory measures were required. This report has been submitted to SAHRA (attached for easy reference). It is worth noting that from the late 19c the Paarl farmers made use of convict labour. Dr. J. Piaget of the Paarl Farm Study team maintains that most of the Paarl farms have been dug by manual labour to a depth of 1800 mm. Tractors have allowed deep ploughing of the upper slopes since the 1960's and vineyards have been progressively extended up the Paarlberg since then. Any archaeological sites of significance would probably have been obliterated.

A diagram indicating heritage informants developed from the analysis above is included in this report.

2. PUBLIC PARTICIPATION

What were those comments?

The extent of public participation was determined by DEADP and an " open" house was held at the farm. The original report was included in the package of information provided to the municipality for advertising for comment from interested and affected parties (I & AP's).

In addition copies of the report were given to the Drakenstein Heritage Foundation and Paarl 300. Members of these bodies have discussed the issues with Henry Aikman of Aikman Associates. It was understood that they would provide written comment but this failed to materialise.

3. ALTERNATIVES

The proposed scheme consists of the following components:

- Conversion of the steel pack shed into a winery, pressing and maturation cellar.
- Conversion of the old farm store into a tasting and sales centre linked to the cellar by an open court.
- Sixteen residential units, referred to as " Werf housing ".

?

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Clearly the proposed winery and tasting centre could not be located elsewhere on the farm. They make use of buildings, which would otherwise become redundant if table grape production was abandoned. This conversion is a practical solution and well within the farm owner's rights.

Alternative configurations for the housing could be considered as well as alternative positioning. The applicant's design team considered these and argued that the current proposal will have the least impact on the operational aspect of the farm and will have the least visual impact. A reduction in numbers could be considered.

3.1 Configuration

The proposed " werf " layout of closely linked units is designed to create the impression of a typical cluster of farm buildings sited on a Boland farm. Alternative configurations could be considered. The units could be grouped into clusters of for example four units and these could then be distributed to various parts of the farm.

This proposal has been used at the nearby Diemersfontein Estate. Its main disadvantage is that it can lead to the need for an extensive road network to be created. These roads obviously have to be built to a higher standard than the typical narrow gravel farm track. They have a greater visual impact. At Uitkyk an existing brick paved road will be extended to provide access to the winery and housing. Clusters of units dotted around the farm may well create a more urbanised character at Uitkyk. Service networks to these isolated clusters will also have to become more extensive. The single group of dwellings does appear to be the better model.

3.2 Position

The proposed linear development with eight pairs of units ascending the slope towards the winery complex and the homestead above has been designed to create the impression of a typical Boland werf. The position selected by the architect Christof Albertyn takes into consideration the visual prominence of Uitkyk. As has been pointed out almost the entire farm lies above the 160 m contour. The proposed housing complex will rise from the 175 m contour to the 190 m contour where the existing pack shed and store are sited.

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Alternative positions would have to be as low down as possible. It has been suggested by members of the Drakenstein Heritage Foundation that consideration could be given to siting the complex on the Long Street boundary. This would provide good access to services but the existing labourers' cottages are already sited here. It would not be possible to integrate the proposed complex of housing and the labourers' cottages without sacrificing marketability and value, to the re-capitalisation. An alternative position would be to site the complex parallel to the contour and parallel to the eastern boundary. A buffer strip of vines between the neighbouring farm Keurfontein could be provided. This alternative could be considered although it appears to have no particular advantage over the current proposal.

3.3 Number of Units

The number of units has apparently been informed by the amount of money needed for the re-capitalisation process according to the applicant. Clearly a reduction in number would reduce the impact of the scheme. It is felt however that it may be more important to restrict the size of the units themselves rather than reduce numbers. The scale of the werf complex and its components is a critical issue.

4. MITIGATORY MEASURES

The complex designed by Albertyn Viljoen has been carefully analysed below and mitigatory measures have been provided.

4.1 Siting

The proposed siting follows a traditional pattern and has been discussed above. The units are oriented on a South -West / North - East axis which offers South - East / North - West views for every unit. A North - West / South East axis for the units would provide for North - East and South - West views, which could be favourable. This however would disrupt the traditional linear pattern. In other words the design has responded to the traditional pattern more than to optimising views and orientation.

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4.2 Massing

The proposed series of aligned freestanding units follows a traditional pattern. Units will be quite closely related to each other and it is proposed that garages would be paired in many instances, which is appropriate.

4.3 Scale

The scale of the complex as a whole (1,3 ha) on the 34, 73ha farm has been considered. The applicant maintains that there will be no loss of vineyard area, as areas currently under protea production will be put under vines. The scale of the actual units themselves is the more critical issue. The architects propose units of about 250 m^2. The units are single storey with loft accommodation. The footprint of each unit is therefore about 170 m^2. The overall footprint area for the entire complex (excluding garages) is therefore about 2700 m^2. Houses in this market category are generally over 500m^2 in extent (Boschenmeer, Domaine des Anges, Franschhoek etc.) and not the modest 250 m^2 proposed. If units of 500 m^2 were to occupy the same floor area as this scheme, even allowing for loft accommodation, only about seven units could be fitted in. Seven large houses, even arranged in the traditional pattern suggested, would have a dramatically different and negative impact.

It is felt that the modest scale of the units is appropriate and could be made a requirement of the rezoning.

4.4 Proportion

The units as described above are modest in scale. They have been designed on traditional patterns and proportional relationships.

4.5 Form

The scheme as a whole follows traditional farm forms. The units themselves follow vernacular design forms. Unlike residential development on farms such as on Optenhorst nearby, this scheme should fit into the farm landscape and not be intrusive.

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4.6 Detail Design

The sketch proposals indicate a detail design approach adopting vernacular patterns of fenestration, the use of pergolas and verandahs and colour.

4.7 Landscaping

This is undoubtedly the greatest opportunity for imposing mitigatory measures. There is little indication in the architects sketch proposals other than odd trees shown in elevations. The typical house plans show no trees at all in fact only indicate either low shrubbery or hedging. It is a feature of Paarl farms with the intense heat of summer that dense tree canopies are provided for the werf complexes. Indeed the presence of the werf areas and labourers' cottages is usually revealed in the matrix of vineyards and orchards by the dark mass of oak trees. This scheme will require heavy tree planting along the access roads to the units and on the properties themselves. Orchard trees such as olives arranged in blocks and other agriculturist landscape elements such as vine-covered pergolas will assist in integrating this scheme into the landscape. Large trees should be obtained and made a condition of approval. Suburban garden planting and plant material should be precluded in the design controls. If well designed in terms of a detailed landscape plan this scheme could fit seamlessly into the landscape.

5. CONCLUSION

The only heritage resources of the farm, which will not be impacted upon, are: (1.3) Landscape; Character; Genius loci; Visual quality. The proposed mitigatory measures outlined in Section 4 of this report will ensure that the scheme has as little impact as possible. In terms of Section 38 of the National Heritage Resources Act (No 25 of 1999) Subsection (3) (d) the evaluation of the impacts of the development on heritage resources must be evaluated relative to sustainable economic and social benefits derived from the development. In the case of Uitkyk the key sustainable economic benefit is that the scheme will permit the re-capitalisation of the farm, which like all the Paarl farms is suffering from the decline in the table grape market. The farm would be converted to wine production, probably of export quality given the soil and terroire analysis. The new vineyards would have a lifespan of at least 25 years and possibly longer as current practice involves constant replacement of individual vines.

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The benefits to the local and national economy are inestimable. The conversion to wine production can be made a condition of rezoning. Note that the Department of Agriculture supports the application. The proposed social benefits have been described by the applicants. It is proposed to allocate 5 % of the shares of North End Vineyards (Uitkyk) to the long-term permanent employees.

It is believed that with the mitigatory measures imposed as well as tight design controls this scheme will be acceptable from a heritage conservation perspective. Concerns that this scheme will establish a precedent on the other farms should be rejected, as each case should be reviewed on merit.

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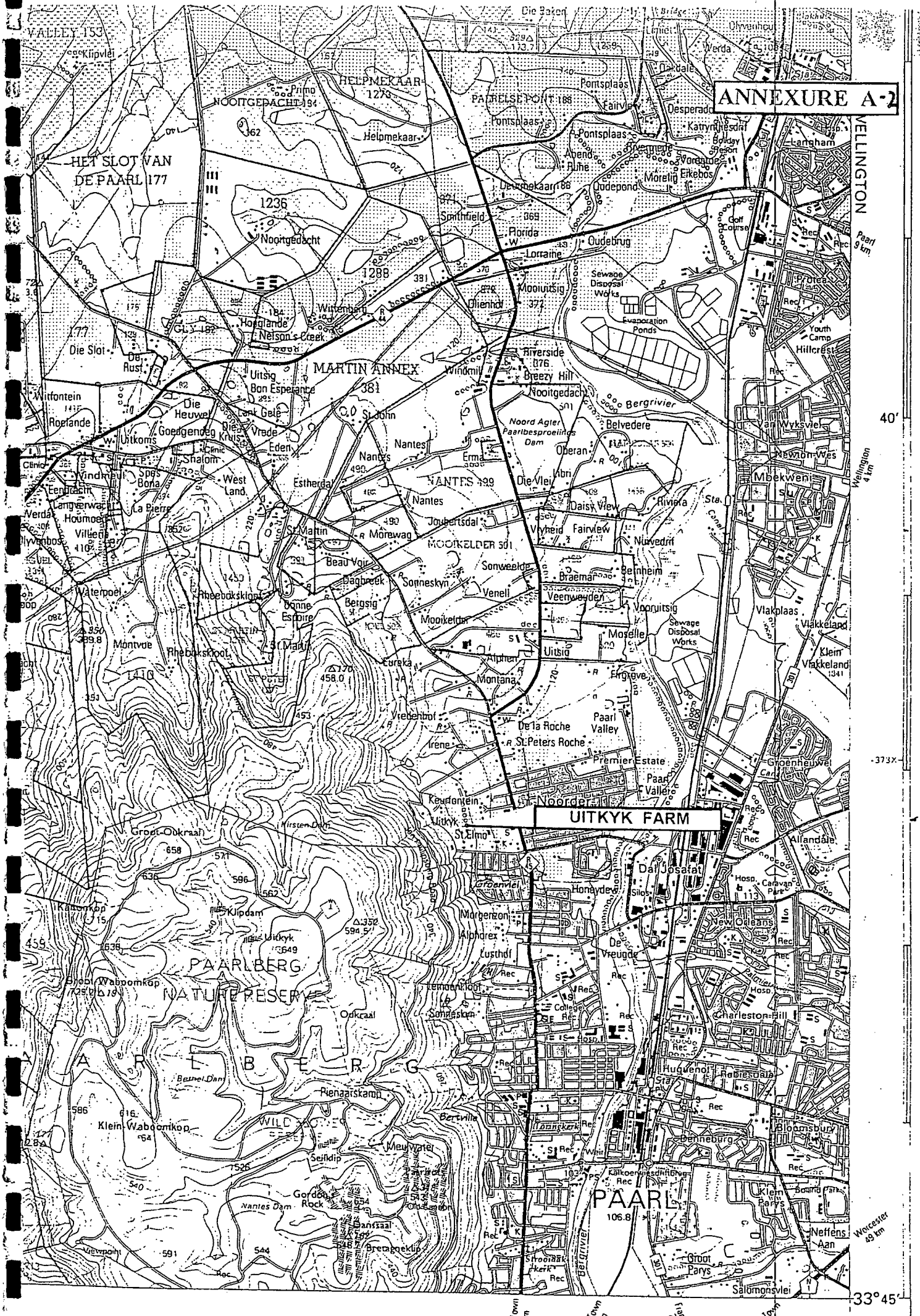
ANNEXURE A-2
UITKYK FARM
PAARL
PAARLBERG
NATURE RESERVE
HET SLOT VAN DE PAARL 177
HELPMEKAAR 127
NOOITGEDACHT 194
PAARLSE POORT 188
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Desperado
Langham
Oudebrug
Florida
Lorraine
Smithfield
Deurmekaar
Oudepond
Morelig
Eikebos
Mooiuitsig
Dienhof
Riverside
Windmill
Breezy Hill
Nooitgedacht
Belvedere
Oberan
Die Vlei
Daisy View
Riviera
Nuwedrif
Braemar
Bernheim
Veenweyden
Vooruitsig
Vlakplaas
Vlakkeland
Klein Vlakkeland
Moselle
Uitsig
Alphen
Montana
Erg Leve
De la Roche
Paarl Valley
St Peters Roche
Premier Estate
Paarl Valley
Groenheuwel
Allandale
Dal Josafat
Honeydew
Silos
Hosp.
Caravan Park
New Orleans
Morgenzon
Alphorex
Lusthof
De Vreugde
Charleston Hill
Hugenot
Rabiesdale
Bloomsbury
Denneburg
Klein Parys
Groot Parys
Neffens Aan
Salomonsvlei
Mbekweni
Newton Wes
Van Wyksvlei
Protea
Youth Camp
Hillcrest
Golf Course
Sewage Disposal Works
Evaporation Ponds
Witzenberg
Hoeglande
Nelson's Creek
Die Slot
De Rust
Uitsig
Bon Esperance
Witfontein
Die Heuwel
Lank Gelé
Goedgenoeg
Die Kruis
Vrede
Uitkoms
Roelande
Eden
Shalom
Spes Bona
Vindmeul
Eenhuisen
Langverwacht
La Pierre
Verdun
Houmoed
Villiersdorp
Ivyenbosch
West Land
Estherdal
Nantes
Erma
Joubertsdal
Vryheid
Fairview
St Martin
Morewag
Beau Voir
Dagbreek
Sonneskyn
Sonweelde
Venell
Bergsig
Bonne Espoire
Rheebokskloof
Waterpoel
Montvue
St Mark
Eureka
Vredenhof
Irene
Keurfontein
Uitkyk
St Elmo
Groot Oukraal
Klipdam
Kanoonkop
Waboomkop
Klein Waboomkop
Oukraal
Rienaarskamp
Meulwater
Seildip
Gordon Rock
Danssaal
Breedekloof
Tennisbaan
Leendenkloof
Somerskyn
Collegedal
Kalkoenkraal
Strooidak Kerk
Bergrivier
Cape Town 57 km
Cape Town 60 km
Franschhoek 25 km
Cape Town 56 km
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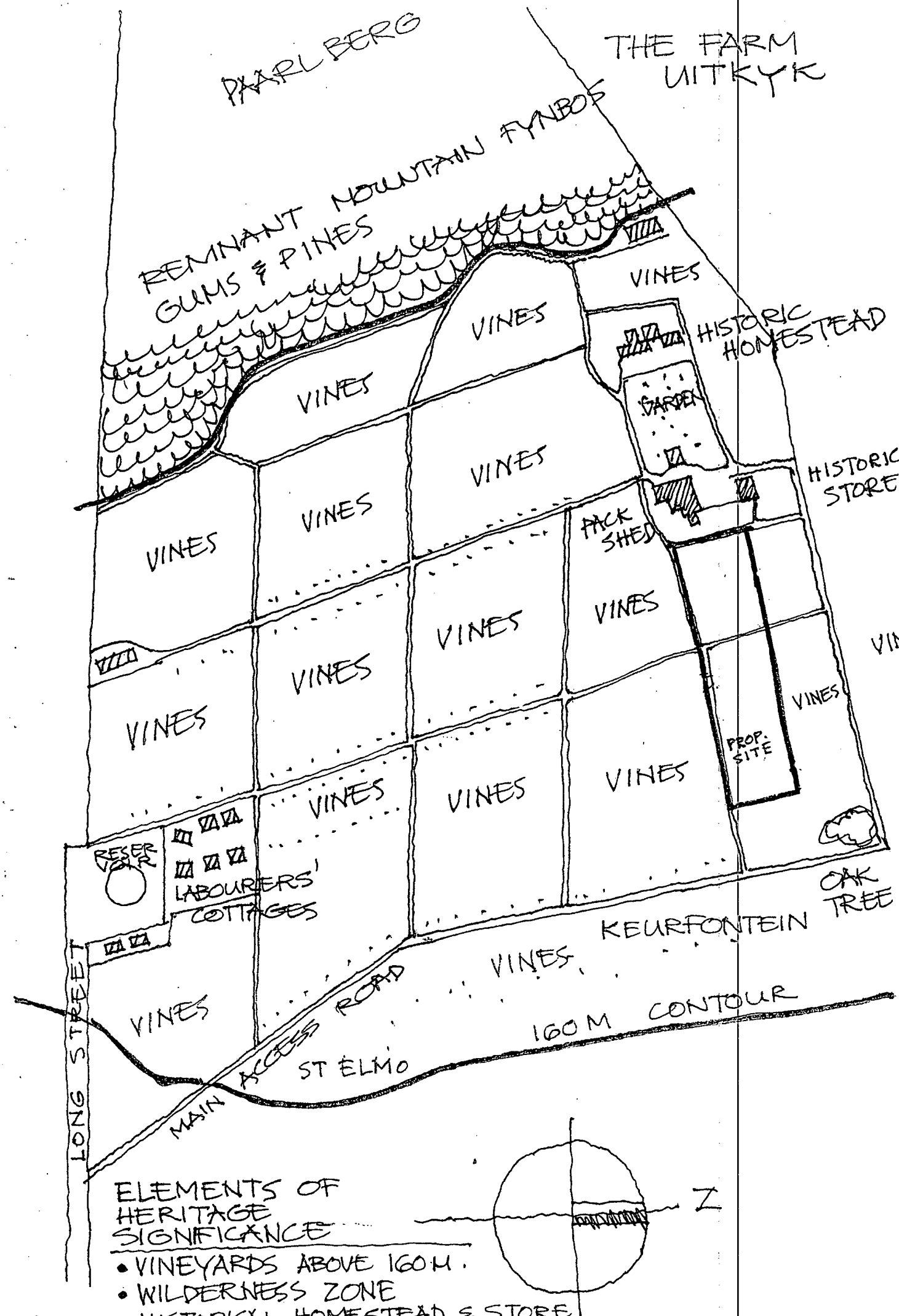
19°00'
40'
55'



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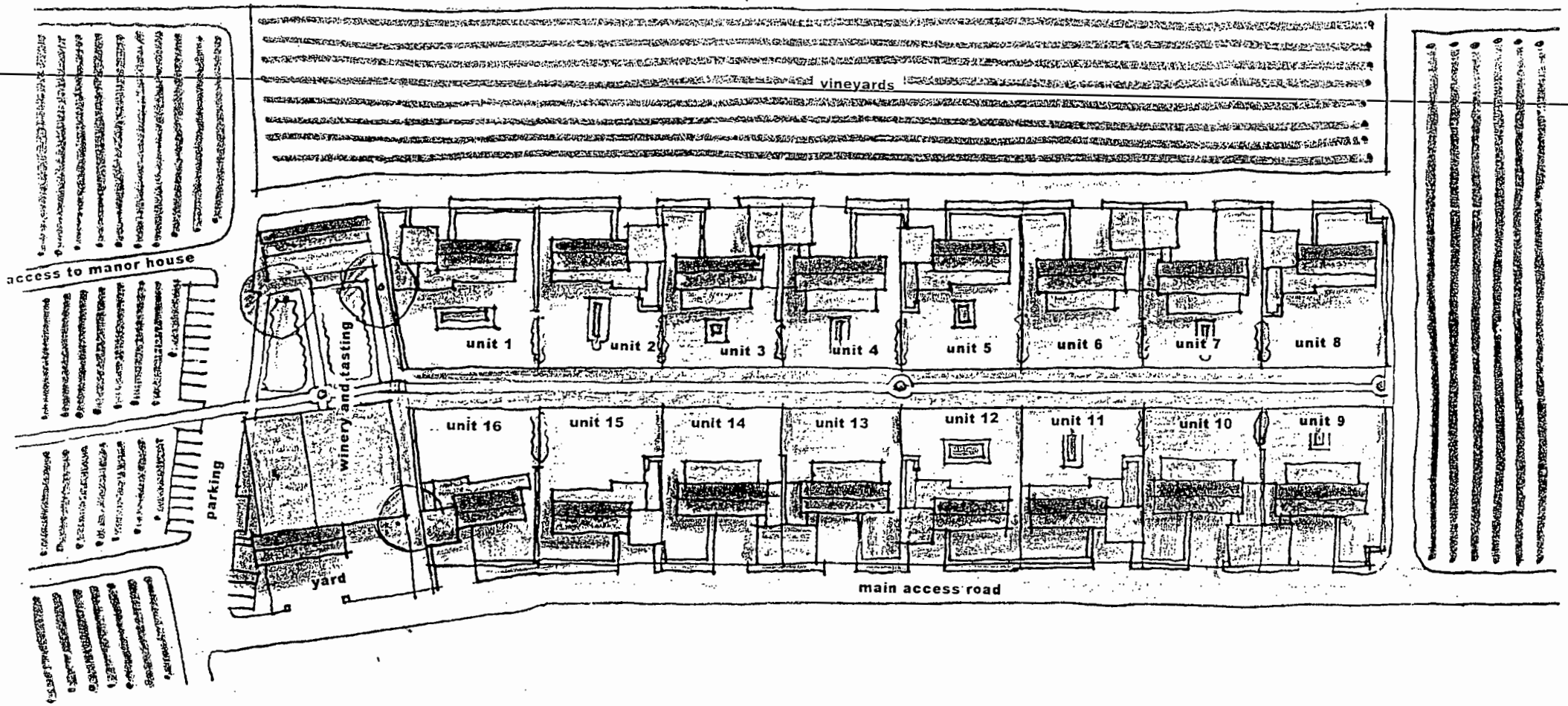

Winery and Werf Housing
Site Layout
Scale : 1 : 750

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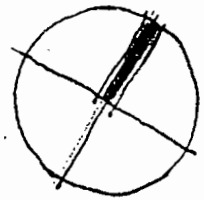
NORTH END VINEYARDS



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6 12 2001

The Survey Partnership
Land Surveyors
11 Dorp Street
Paarl

Attention: Mr Blows

Dear Sir

North End Vinyard Archaeological Assessment EFF 4907 PAARL - 011474

The ACO team searched the above site today. Excluding the built environment, which has been assessed By Mr H Aikman, we have encountered no factors that would cause any restrictions to development.

Small-dispersed quantities of Early Stone Age material (Flakes and irregular cores) were found among the vines. However, all of these are in a highly disturbed context (landscaping and ploughing) and do not require any further mitigatory measures.

Wishing you and your client success,

Yours sincerely

TJC. Hart

Tim Hart
(Principal Archaeologist ACO)

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SOUTH AFRICAN HERITAGE
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Our Ref: 9/2/069/0158
Enquiries: Beverley Crouts
Date: 10 October 2002

Drakenstein Municipality
c/o Aikman Associates Heritage Consultants
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ATTENTION: Henry Aikman **Fax: 788 3078**

Dear Henry

RE: HERITAGE IMPACT ASSESSMENT DRAFT REPORT(STAGE 1) UITKYK, PAARL: FOR THE PROPOSED REZONING AND LAND-USE DEPARTURES

This letter serves as a response to the Draft Heritage Impact Assessment (HIA) report lodged with SAHRA.

A SAHRA Committee reviewed the report and would like to comment as follows:

SAHRA believes that the heritage impact assessment need to be undertaken more thoroughly as indicated by the National Heritage Resources Act (NHRA), specifically where the heritage informants (constraints and opportunities) which should inform future planning of the farm be identified at the outset. Although the report identifies certain heritage resources it neglects to graphically indicate the location of the identified structures in relation to the proposed new group-housing complex.

No mention is made of archaeology and it is therefore advised that SAHRA's archaeologist be contacted in this regard. A phase 1 Archaeological survey would possibly be requested.

The draft HIA report should have included the information required in terms of Section 38 (3), which is normally dealt with in two phases.

It is understood that the identification of heritage informants can be a complicated issue as the community may place different values on the resources including the

cultural landscape. To involve interested and affected parties is considered a very important component of any heritage assessment. The level of participation that has occurred during this assessment has not been made clear. The significance of the identified heritage resources cannot be established in the absence of public participation.

The assessment should also include informed alternatives for the site. Comment from SAHRA is considered pre-mature in the absence of relevant information.

It is not sure what measures are proposed to ensure that any potential negative impacts of the proposed development are minimised.

Please do not hesitate to contact this office at bcrouts@sahra.org.za should you wish to discuss the matter further. You are also most welcome to arrange a meeting should you wish to discuss the matter.

Yours faithfully

Beverley Crouts
ASSISTANT REGIONAL MANAGER: WESTERN CAPE
cc Henry Aikman, Fax: 788 3978
Yakean Atwara, DEA & DP

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