

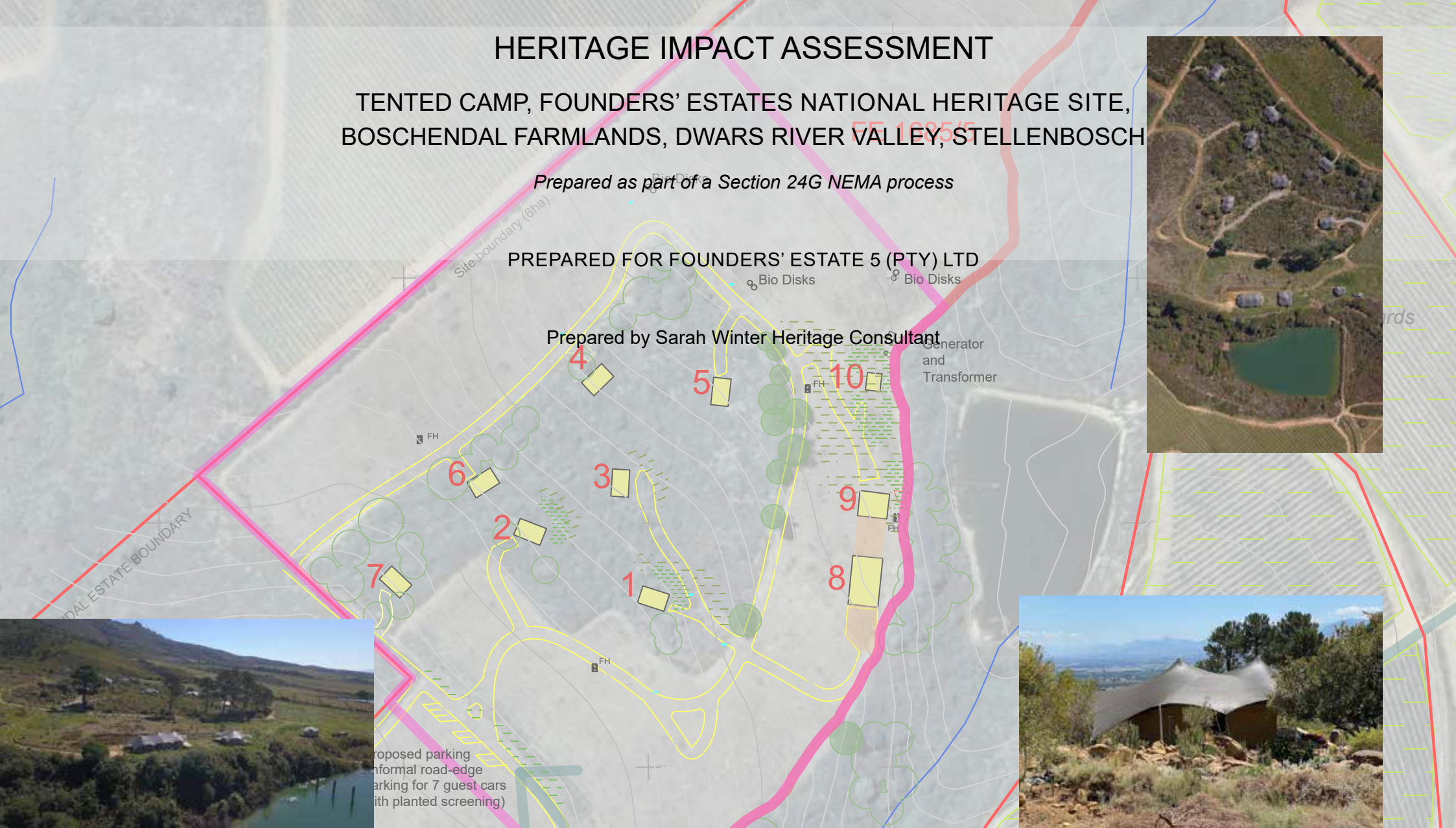
# HERITAGE IMPACT ASSESSMENT

TENTED CAMP, FOUNDERS' ESTATES NATIONAL HERITAGE SITE,  
BOSCHENDAL FARMLANDS, DWARS RIVER VALLEY, STELLENBOSCH

*Prepared as part of a Section 24G NEMA process*

PREPARED FOR FOUNDERS' ESTATE 5 (PTY) LTD

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26 October 2021

  
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HERITAGE

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## SECTION A: INTRODUCTION

This Heritage Impact Assessment (HIA) is for an unauthorised tented camp on the Boschendal Founders' Estates national heritage site (NHS) situated in the Dwars River Valley of the Stellenbosch Municipality of the Western Cape. The tented camp was constructed without a permit from the South African Heritage Resources Agency (SAHRA) as required in terms of Section 27 (18) of the National Heritage Resources Act (Act 25 of 1999; NHRA). SAHRA has requested an HIA to form part of the Environmental Impact Assessment (EIA) which is required under Section 24 (G) of the National Environmental Management Act (Act 107 of 1998; NEMA).

The property affected by the proposed development is registered as Portion 5 of Farm 1685, Boschendal, hereafter referred to as FE 5, and is owned by Founders Estate 5 (Pty) Ltd.

### A.1. STUDY BRIEF

Sarah Winter working in association with Rennie Scurr Adendorff (RSA) and Bernard Oberholzer Landscape Architect (BOLA) are appointed by Founders Estate 5 (Pty) Ltd to undertake a HIA of the tented camp and associated infrastructure. The HIA will accompany a Section 24 (G) NEMA application and will enable SAHRA to decide what legal action is required in terms of the contravention of Section 27 (18) of NHRA.

The scope of the HIA includes the following:

- 1) The identification, assessment and mapping of heritage resources affected by the tented camp development.
- 2) The formulation of heritage indicators to assess the impact of the development.
- 3) The assessment of the impact of the development on heritage resources.
- 4) The outcome of consultation with interested and affected parties regarding the impact of the development on heritage resources. This includes consultation with registered local conservation bodies and the

heritage section of the Stellenbosch Municipality.

- 5) The formulation of measures to mitigate adverse impacts on heritage resources.
- 6) The formulation of recommendations for actions by SAHRA to address the Section 27 NHRA contravention.

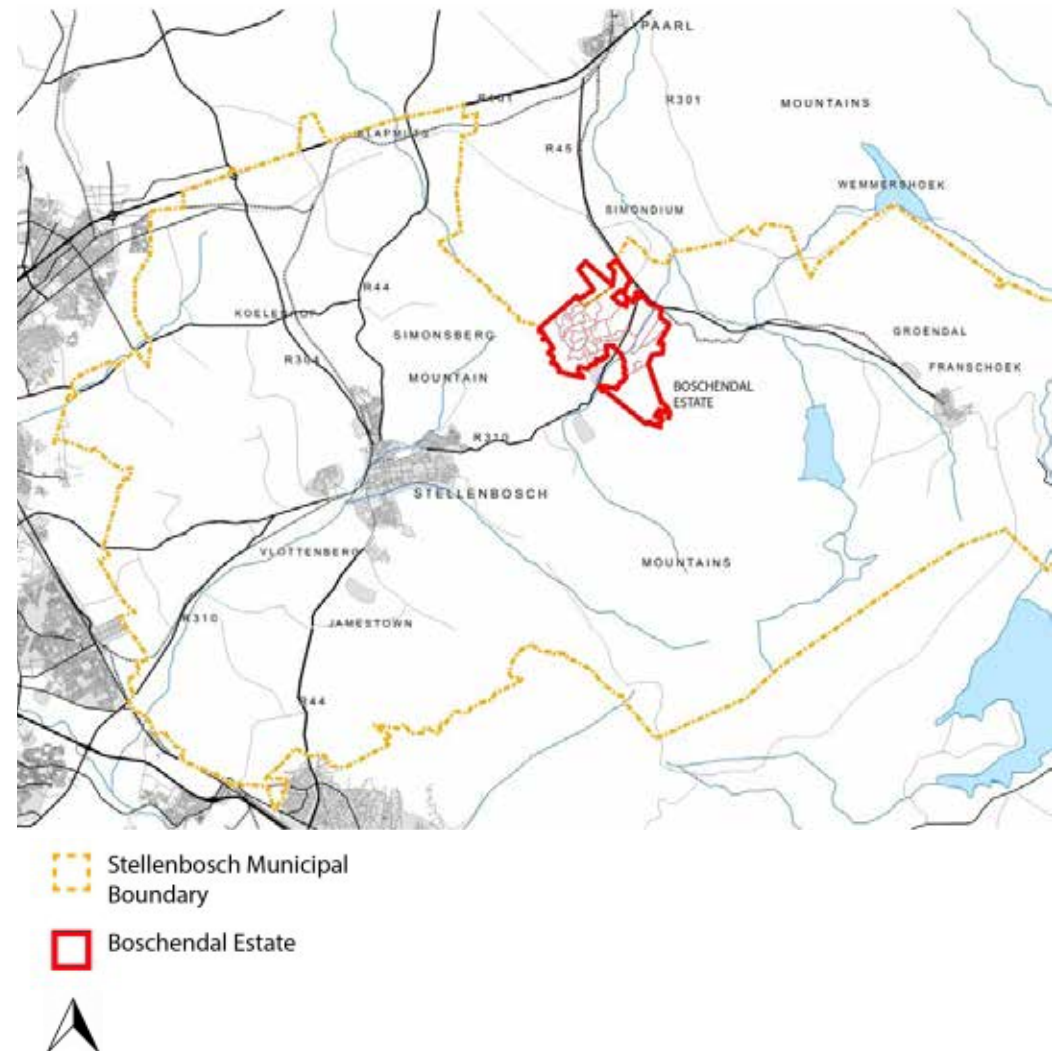


Figure 1: Regional Location Plan of Boschendal Estate (Source NM Associates).

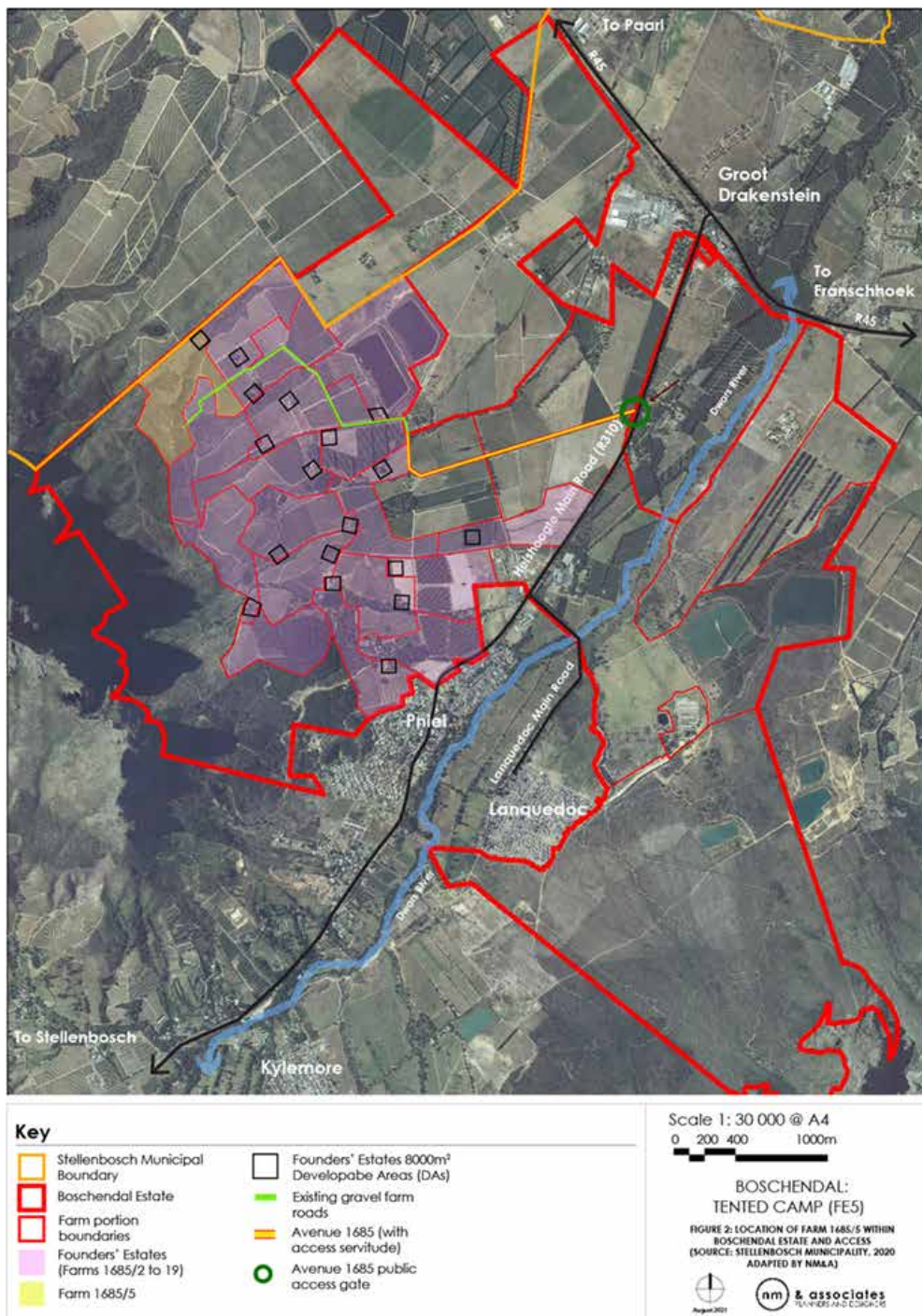


Figure 2: Location of Farm 1685/5 within Boschendal Estate (Source: NMA 2021)

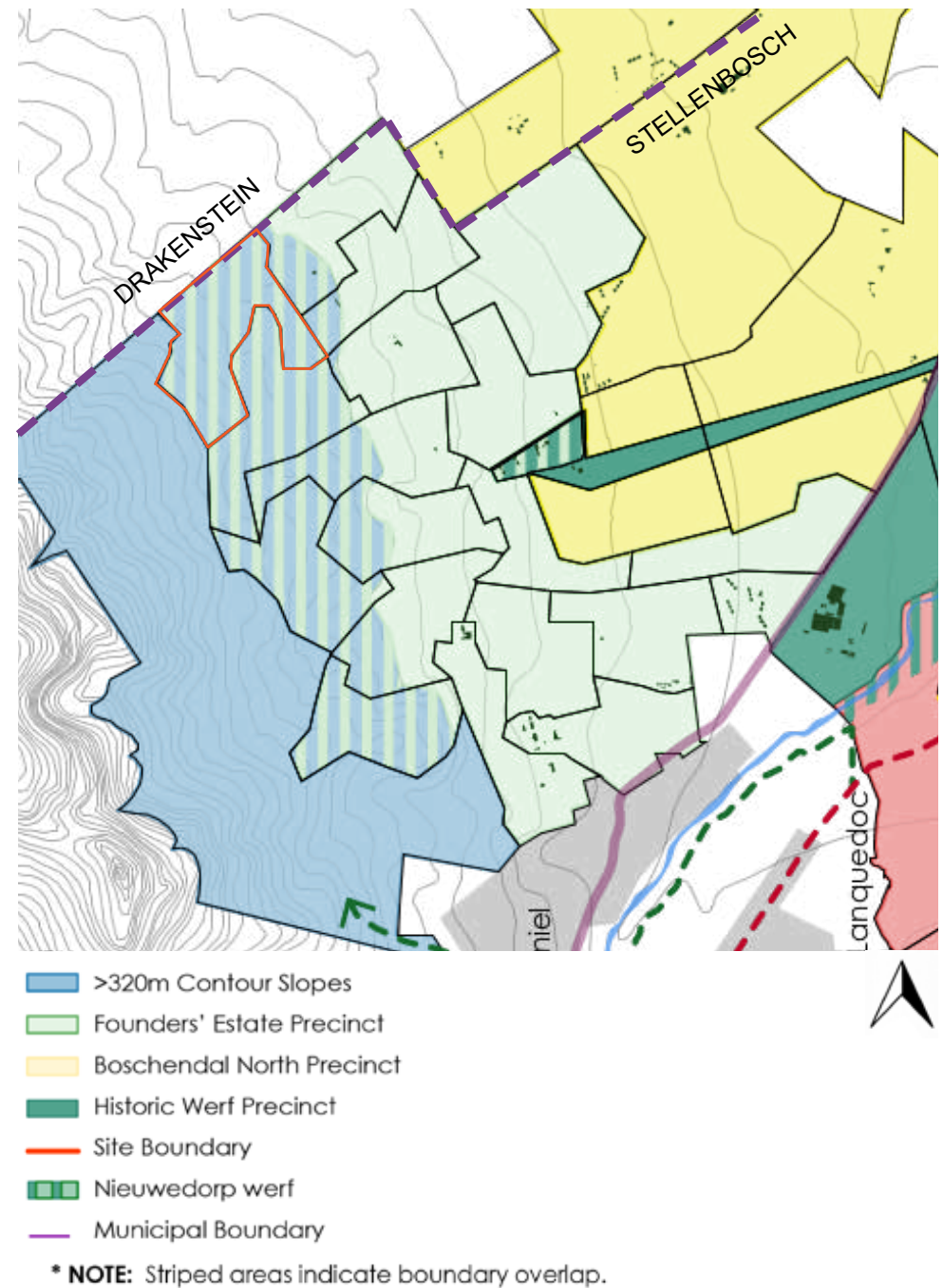


Figure 3: Location of Portion 5 of Farm 1685 within Founders Estates (RSA, 2021)

## A.2 SITE DESCRIPTION

FE 5 is situated on the Founders' Estates NHS forming part of the larger Boschendal Estate. This estate measures approximately 1800ha in extent. Boschendal is situated between Stellenbosch and Paarl, in the Dwars River Valley between the Simonsberg and Drakenstein Mountains, north of Pniel and west of the R45. The majority of Boschendal falls under the jurisdiction of the Stellenbosch Municipality (NMA 2021).

FE 5 is located within the Stellenbosch Municipality, west of the Dwars River and the R310 within the Dwars River Valley. The Founders' Estates are accessed off the R310 at the Avenue 1685 access gate (refer to Figure 2). The property measures approximately 26.25 hectares in extent. Figure 3 depicts the application area of approximately 6ha. The property is zoned Agriculture and Rural Zone. Current uses on the property include fallow land, vineyards, a reservoir and the unauthorised tented camp (NMA 2021).

FE 5 is one of 19 land portions resulting from a consolidation, subdivision and registration of lease area application approved by the Stellenbosch Municipality in 2005 in terms of the then Land Use Planning Ordinance (LUPO) No. 15 of 1985 subject to conditions of approval. The application was approved by SAHRA in 2008 subject to further conditions which are unpacked in Section B (NMA 2021).

The approvals granted for 18 FE's permitted the utilisation of the properties for agricultural purposes on a 99-year leasehold basis and at the same time also permitted a development area of 8000m<sup>2</sup> (referred to as the Excluded Area) on which the construction of new buildings is limited to one new farmstead per farm. In the case of FE 5, the 8000m<sup>2</sup> Excluded Area is vacant and the tented camp has already been constructed on a portion of the property that forms part of the agricultural land unit that is the subject of the approved 99-year leasehold area (NMA 2021).

### A.2.1 Site Characteristics

The tented camp, located on north-east facing slopes, lies above the vineyards, adjacent to a farm dam, on the upper slopes of the Boschendal Founders' Estates, with views over the Boschendal farmlands and Dwars River Valley. The site is located between the 340m and 355m contour. The site consists of a layer of stony colluvial material overlying a deeply weathered granite saprolite with a high clay content. The colluvium is derived from the sandstone slopes above.

The vegetation consists of a cluster of mature Monterey pines (*Pinus radiata*), indigenous thicket, including wild olive, surrounded by fallow fields. Mountain fynbos occurs on the slopes above the camp, and dense indigenous thicket along the drainage lines.

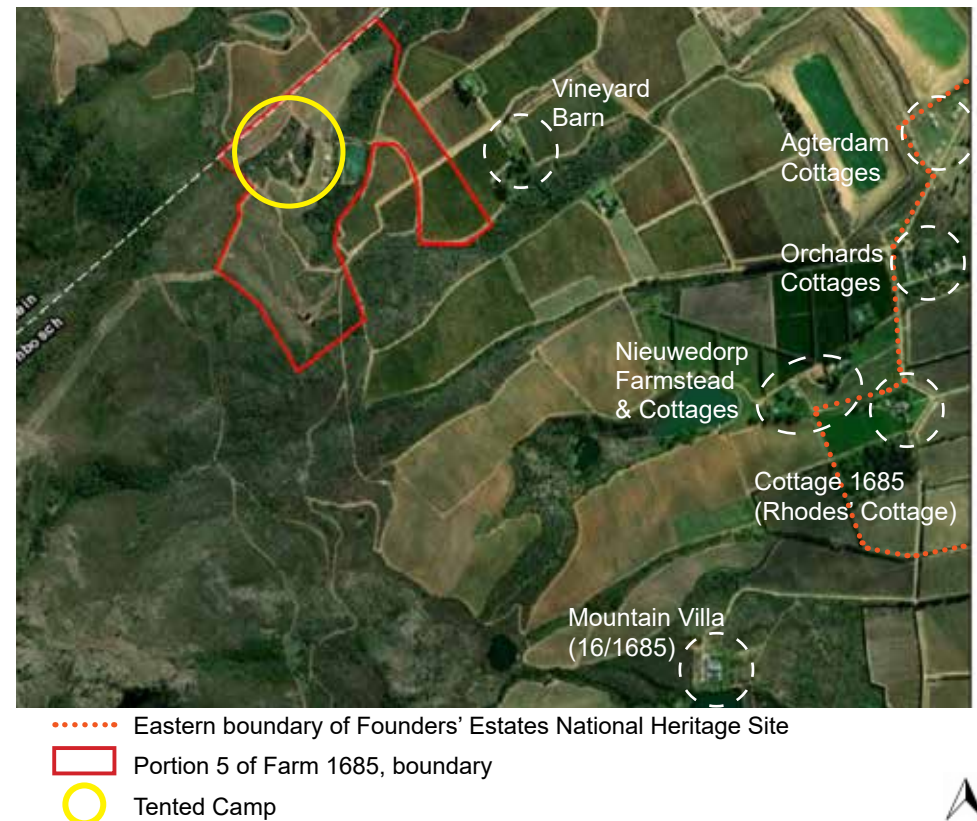


Figure 4: Location of the tented camp within the Portion 5 of Farm 1685 (Source: Cape Farm Mapper).

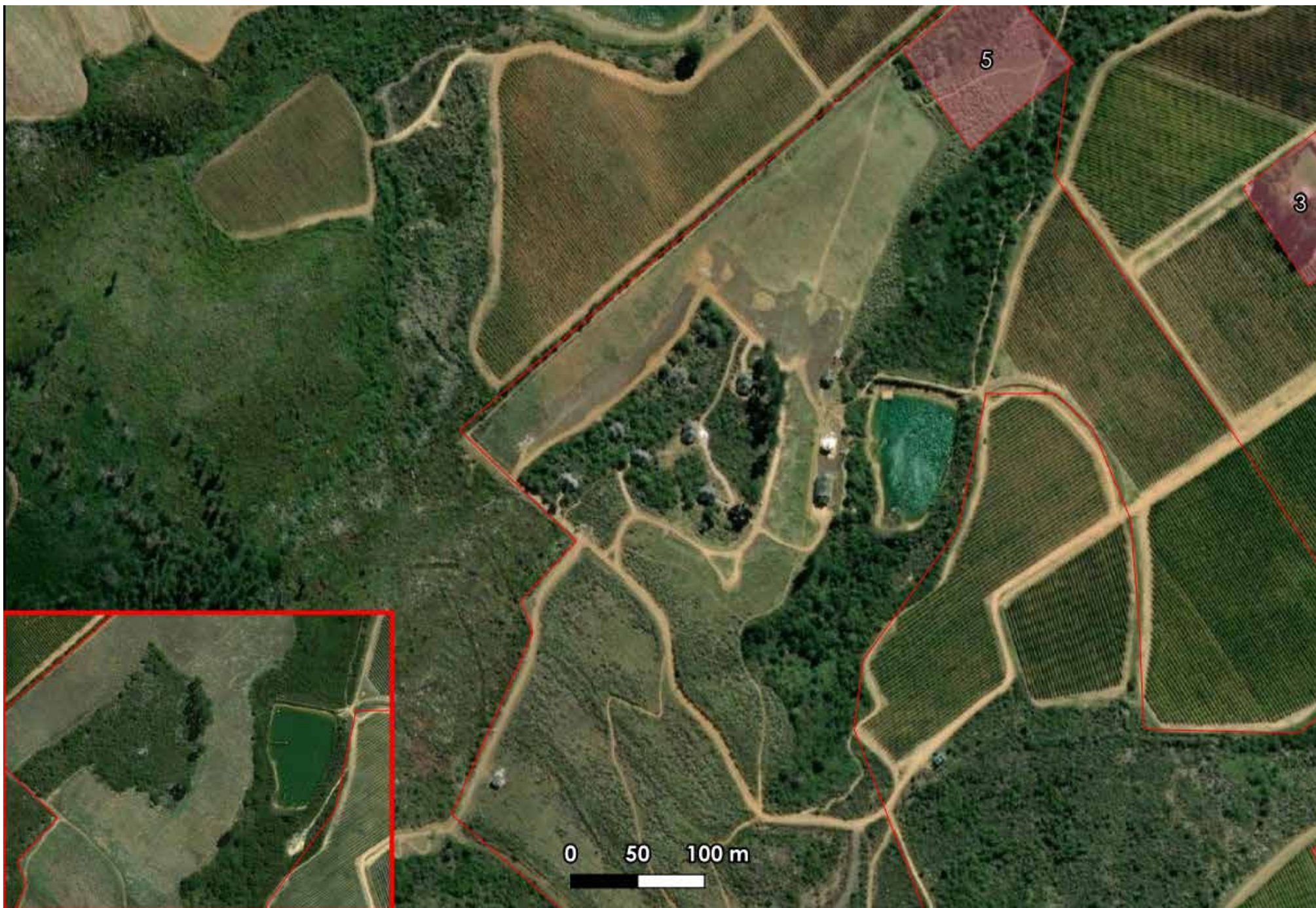


Figure 5: Aerial image of site within Portion 5, and relative to Founders Estate excluded areas 3 and 5; inset shows site prior to development (RSA, 2021)



Figure 6: *The site context: access road, approach and views (images 2021).*



Figure 7: *Tented Camp placement in landscape (RSA 2021).*



Figure 8: *Tented Camps (RSA 2020, 2021).*

### A.3 PROJECT DESCRIPTION

The following project description has been provided by the project planning consultants, Nisa Mammon & Associates Planners and Designers (NMA).

The tented camp has been developed on the upper slopes of the Founders' Estates distanced from the main upmarket tourist accommodation on Boschendal to provide a less formal accommodation offering closer to nature with direct access to the mountain slopes for recreational and leisure purposes.

The tented camp comprises the following:

- Seven tents for accommodation of two people each serviced with their own bathrooms and limited self-catering facilities. The tents accommodate a maximum of 14 people on the site in total at any one time. Tents are located on decks of approximately 78 to 83m<sup>2</sup> each.
- A large mess tent where guests staying on site can congregate as a group if necessary. The tent deck is approximately 246m<sup>2</sup> in extent.
- A guest support tent with a communal kitchen facility and toilets. The tent deck is approximately 125m<sup>2</sup> in extent.
- A staff office tent. This is necessary to ensure at least one staff member can be available onsite while guests are staying. It will have space for an office and storage. The tent deck is approximately 43m<sup>2</sup> in extent.

The total area under deck is 988m<sup>2</sup>.

The tented accommodation units are tucked into a patch of indigenous vegetation so as to provide a combination of privacy and views of the Berg River Valley below. The communal / operations related tents are located at a lower level, within the open fallow lands close to the dam.

A generator and a transformer are located downslope and north of the staff office tent. The sewage treatment infrastructure is downslope and along the northern edge of the camp. Fire hydrants are located around the periphery of the camp. A reservoir above the site supplies water to the camp.

A gravel road that circulates around the site provides access to the respective units, and the communal / operations tents. Seven parking bays for the guests are provided on the upslope side of the accommodation, with the intention of limiting vehicular movement around the site. The parking is tucked informally off an existing road in groups of 2 and 3 bays.

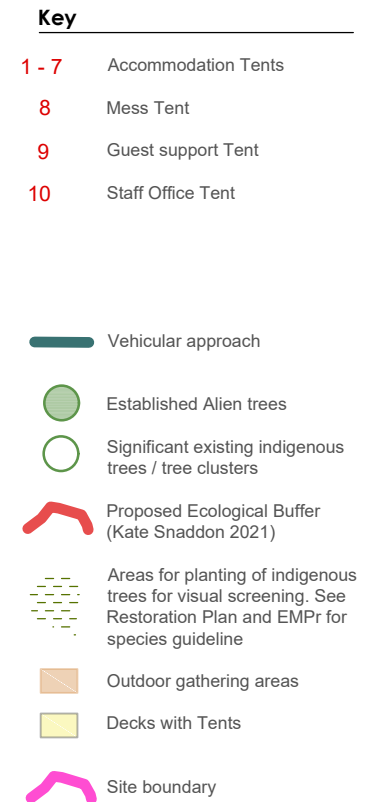
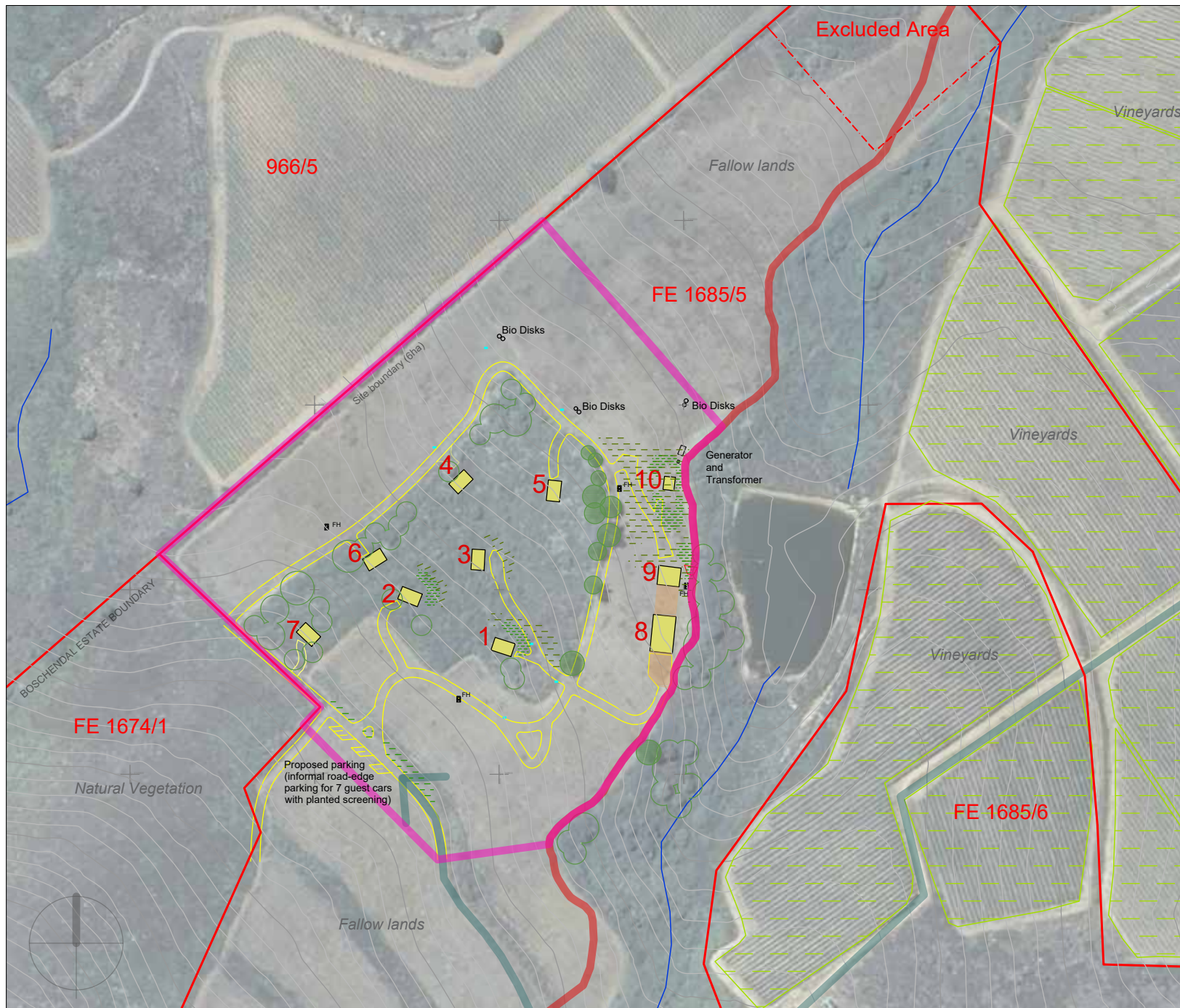


FIGURE 8: TENTED CAMP:  
LAYOUT PLAN



BOSCHENDAL  
PORTION 5 OF FARM 1685  
TENTED CAMP

Figure 9: Site Development Plan (Source: NMA 2021)

## A.4 STATUTORY FRAMEWORK

### A.4.1 Section 27 of the NHRA

The site is located within the Founders Estate NHS and is therefore protected in terms of Section 27 of NHRA. The construction of the tented camp triggered the need for a permit of approval from SAHRA in terms of Section 27 (18) which stipulates that, “No person may destroy, damage, deface, excavate, alter, remove from its original position, subdivide or change the planning status of any heritage site without a permit issued by the heritage resources authority responsible for the protection of such site.”

In terms of Section 2 (i) of the NHRA “alter” means “...any action affecting the structure, appearance or physical properties of a place or object, whether by way of structural or other works, by painting, plastering or other decoration or any other means.”

In response to the unauthorised tented camp, SAHRA has requested a HIA to form part of the Environmental Impact Assessment (EIA) which is required under Section 24 (G) of the National Environmental Management Act (Act 107 of 1998; NEMA).

The provisions of the NHRA do not enable SAHRA to approve unauthorised work retrospectively. In terms of SAHRA's draft Built Environment Permitting Policy for National Heritage Sites (2021), it is assumed that SAHRA will first consider whether the authorised work has damaged heritage significance, and the reversibility and temporary nature thereof. Thereafter, SAHRA may decide on the following two options:

- a) Consider the work to be a minor transgression and therefore decide to not pursue the matter further.
- b) Consider the transgression to have significant heritage implications and therefore decide to pursue criminal charges and/or seek remedial action.

### A.4.2 Other Relevant Legislation

#### Section 24(G) of NEMA

A NEMA Section 24(G) process must be followed to rectify the unlawful commencement of listed activities in terms of the existing constructed tented camp in terms of the NEMA EIA Regulations 2014 (as amended). The development triggers a number of listed activities, as confirmed by DEA&DP in a letter dated 17 September 2020 in response to a NEMA EIA Applicability Checklist.

#### Stellenbosch Municipal Zoning Scheme By-Law (SM ZSBL)

The 2005 LUPO approval for 18 Founders' Estates was subject to a number of conditions of approval that were, among others:

- Condition (iii) states that “the utilisation of the buildings to be erected on the 18 agricultural units, shall be within the parameters of the zoning of agricultural Zone 1 at all times.” Note Agricultural Zone 1 is to be read as Agriculture and Rural Zone in terms of the Stellenbosch Municipality Zoning Scheme By-Law (SM ZSBL).
- Condition (viii) states that “the buildings on the Agricultural unit must be limited to one new farmstead per farm. The only other buildings permitted are those required for bona fide agricultural purposes for the farming unit as a whole.”
- Condition (xx) states that “no extensions to the existing buildings or the construction of any new buildings may occur without prior approval of the Council, as well as SAHRA and / or Heritage Western Cape.” (NM Associates 2021)

The tented camp is thus an unauthorised land use as it currently stands in terms of the approvals granted in 2005, and is being regularised in terms of a planning application prepared by NM & Associates.

Application is therefore being made for a Temporary Departure (5 years) in terms of section 15 (2) (c) (chapters III and IV) of the Stellenbosch Municipality Land Use Planning By-Law of 2015 (SM LUPBL), with a view to regularising an existing unauthorised tented camp to “utilise land for a purpose not permitted in terms of the primary rights of the zoning applicable to the land” (SM LUPBL, page 17) (NMA 2021).

In terms of section 246 (2) of the SM LUPBL, the Stellenbosch Municipality may designate an area as Urban or Rural Conservation Overlay zone. The portion of Boschendal Estate under the jurisdiction of the Stellenbosch Municipality falls within the Dwars River Valley Rural Conservation Area. However, the tented camp does not require special consent from the municipality, as they do not involve any of the activities listed under a) to f) of Section 246 (2) of the ZSBL. More, specifically they do not involve any new building or structure which is visible from a public road (emphasis added).

### ***Stellenbosch Heritage Inventory (2018)***

The Stellenbosch Heritage Inventory refers to the Founders' Estates as an NHS located within Landscape Unit F07. Of relevance to this application are various Development Criteria for interventions in the landscape:

- The high mountains in the study area are landforms vital to its overall landscape character. They enclose the valleys and settlements of heritage significance. Prevent development on visually sensitive mountain slopes and ridgelines in order to preserve the continuity of the mountains as a backdrop.
- Limit cultivation and development on upper mountain slopes greater than 1:4 to protect scenic resources and water catchments, and to minimise visual scarring and erosion. Propose ‘no-go’ development areas above the 300-360m contour line in Pniel, and the 400m on Founders Estate’s side
- Retain view-lines and vistas focused on prominent natural features such as mountain peaks, as these are important place-making and orientating elements for experiencing the cultural landscape. They are not only important for landscape character, but also for water security, and biodiversity.

- It is recommended that visual permeability should be maintained towards mountains, valleys and across open, and cultivated fields.
  - (a) Discourage the use of solid walls around vineyards and agricultural areas in public view and along scenic routes.
  - (b) Views should be framed and enhanced by development wherever possible..

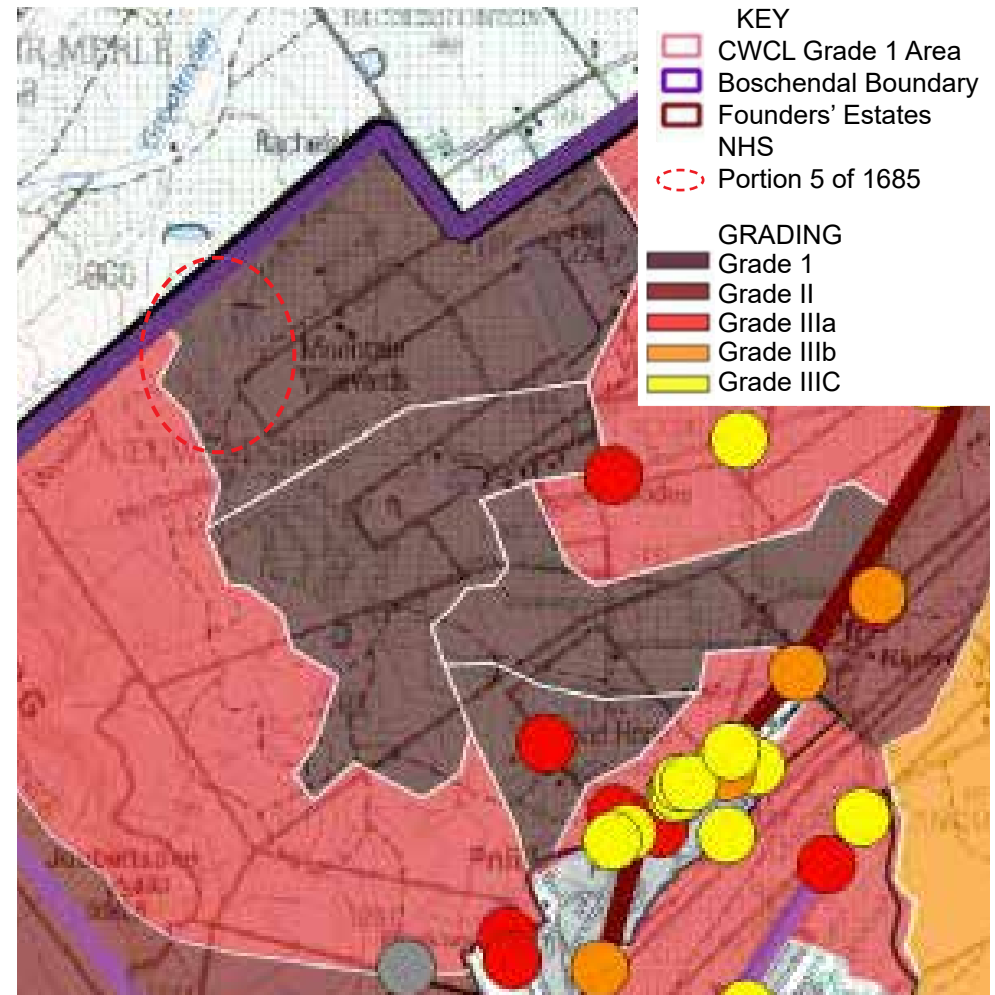


Figure 10: Stellenbosch Municipal Heritage Inventory Grading Map for Boschendal after Todeschini et al., 2017 (Source: Cape Winelands Heritage Survey (2016) Appendix 7: Area F - Dwarsriver).

## A.5 STUDY METHODOLOGY

The wider study area has been the subject of numerous academic, private and local authority studies and analyses. These have included environmental and heritage studies of the Dwars River Valley and the settlements that combine to form Boschendal Estate. This report has drawn on that body of work, in particular, the 2006 HIA for the Founders' Estates development (Baumann, Winter et al 2006), the Boschendal Heritage Scoping Report (Baumann Winter et al, 2012), the comprehensive baseline study for the Boschendal Conceptual Framework (RSA 2019) as well as the recently completed Heritage Statement pertaining to Portion 11 of 1685 (Winter and RSA, 2021). Various archaeological reports have also been considered (Hart and Gribble, 2021; Hart and Webley, 2009; Kaplan, 2005).

Background to the Founders Estates is unpacked in further detail in Section B of the report in relation to the development parameters and guidelines which were established to protect the NHS status of the landscape.

The principle of any development on the upper slopes of the Founders' Estates requires a cautious approach given the high visual significance and sensitivity of the Simonsberg slopes. The zone above the 320m contour has consistently been identified as a no-go development area in various heritage and environmental studies from a visual and landscape character perspective. The principle of a 'tented camp' needs to be tested in terms of its siting well above the 320 m contour. However, consideration needs to be given to the nature-orientated tourism use of the tented camp at the interface of the Founder's Estates with the Simonsberg Nature Reserve, as well as the tread lightly, temporary and reversible nature of the intervention.

This HIA report has been prepared by Sarah Winter in collaboration with Mike Scurr and Katie Smuts of Rennie Scurr Adendorff Architects (RSA) to accompany the NEMA Section 24 G) rectification application. It includes the input of Bernard Oberholzer (BOLA) who prepared the Visual Impact Assessment (2006) for the Founders' Estates application together with Quinton Lawson (MLB Architects) and who also prepared the draft landscape plan and guidelines for Founders' Estates (2020). Quinton Lawson has prepared the viewshed analysis for the tented camp.

The assessment has been undertaken at various scales of analysis, namely the broader landscape, landscape domain and site scales. Section C of the report provides an historical overview of the Founders Estates landscape which contributes to an understanding of its heritage significance. Section D includes a statement of heritage significance. Section E identifies the heritage indicators against which the tented camp needs to be assessed. Section F systematically assesses the tented camp in terms of the heritage indicators. Section G includes the outcome of the consultation process. The conclusion and recommendations of the report are included in Sections F and G respectively.

The recommendations address what actions should be undertaken by SAHRA in terms of the authorised nature of the work and given that the provisions of NHRA do not enable SAHRA to approve unauthorised work.

## A.6 STATEMENT OF INDEPENDENCE

Neither Sarah Winter as the heritage consultant, nor Mike Scurr and Katie Smuts of Rennie Scurr Adendorff Architects as the respective architectural heritage consultant and archaeologist, nor Bernard Oberholzer of BOLA as the visual specialist have any legal or personal ties to Boschendal or other professionals involved in this proposal, nor to any companies that may be involved in the process that is to follow. There is no financial gain tied to any positive outcome. Professional fees for the compilation of this document will be paid by FE (Pty) Ltd but are not linked to any desired outcome.

## SECTION B: BACKGROUND TO THE FOUNDERS' ESTATES (FE5)

Boschendal (Pty) Ltd has acquired the rights to the subdivision and development of eighteen (18) so-called Founders' Estates. The Founders' Estates effectively comprise 18 different farms measuring between 21 and 44 hectares each with a defined area to accommodate a farmstead (Excluded Area of 0.8ha) and the remaining farm being included in an agricultural lease area where the agricultural land is managed as a single entity including no cadastral expression of individual farms.

The Founders' Estates application was approved by SAHRA in 2008 subject to a number of conditions. These conditions have been largely satisfied including Design Guidelines. The requirement for an Archaeological Historical Residues Management Plan (AHRMP), Conservation Management Plan (CMP) and Landscape Guidelines is in the process of being addressed and will be submitted to SAHRA in due course. The draft AHRMP and draft Landscape Guidelines have been prepared and are taken into account in this HIA report.

A key principle of the Founders' Estates subdivision application was to limit the effects of incremental development being scattered across the landscape and eroding its integrity and authenticity. While it restricts further subdivision of the land, it also restricts development to one homestead per subdivision subject to a number of development parameters relating to the siting, scale and form of building development. A second key principle of the Founder's Estates application was to protect the consolidated agricultural landholding within the concept of a single working farm. This was achieved through a 99-year agricultural lease area registered across the 18 subdivisions.

The size of FE 5 is 26.6 hectares. The tented camp is located outside of the 0.8 hectare developable area and comprises a site development area of approximately 6 hectares, i.e. 23% of the landholding. In certain respects, the tented camp appears to be at variance with key principles of the Founders' Estates. However, there are mitigating circumstances that would deem the nature of the intervention to be acceptable.

These are summarised below and unpacked further in Section F of the HIA report.

- Consideration should be given to the nature-based tourism use of the tented camp which is an appropriate use located at the interface of the Founder's Estates and the Simonsberg Nature Reserve.
- This should be considered in conjunction with the tread-lightly, low visual impact, temporary and reversible nature of the intervention.
- Lastly, the property owner of FE 5 has decided to withhold the right to develop a homestead on the Excluded Area until the Temporary Departure to regularise the tented camp from a land use and planning perspective has lapsed and the tented camp has been removed.

The Founders Estates Design and Landscape Guidelines do not specifically address the tented camp but a number of overall objectives and principles, and guidelines are applicable and are incorporated into the Heritage Indicators in Section E of the report.

### B.1 FOUNDERS' ESTATES DESIGN GUIDELINES

The Founders' Estates Design Guidelines (2010) do not have specific relevance to the concept of a tented camp but a number of overall objectives and principles are applicable as set out in below. These have been incorporated into the Heritage Indicators in Section E of the report and adapted where necessary.

- The need for development to harmonise, complement and respond to the qualities of the broader landscape and also the unique features of each Founders' Estate.
- The principles of authenticity and integrity being applicable in terms of ensuring a positive response to all historical layers of the landscape as well as its role as a consolidated working farm as opposed to an ornamental, suburban or fragmented landscape.

- A positive response to the historical patterns in the landscape that have endured over time specifically the pattern of buildings in relation to topography, water and patterns of access; buildings did not occur randomly in the landscape but in response to a carefully considered and environmentally based set of structural principles.
- New development should be subordinate to the landscape in terms of scale, massing, design and movement patterns.
- The addition of a new contemporary layer in the landscape but not at the expense of existing layers of heritage significance.
- Structures should not compete or contrast sharply with the rural landscape qualities in terms of massing, scale, height and architectural treatment; no urban or suburban built form typologies.
- Structures should be visually recessive in the landscape; they should be nestled into rather than being superimposed onto the landscape.
- Foreign stylistic architectural expressions or imitation of Cape vernacular architecture is not permitted.
- Natural features such as mountain backdrops, significant vegetation, slopes and water courses should be carefully considered in the design and planning of improvements.
- Retain the landscape setting of heritage places including views towards and from a place, as well as historical and visual spatial relationships between places.
- Do not introduce built form or landscaping patterns which erode the agricultural character of the working farm by establishing a clear interface between the agricultural components of the working farm and the homestead domains.
- Maintain landscape features contributing to the aesthetic and historical character of the landscape, e.g. treed settings of homesteads, tree lined avenues, windbreaks, forests, indigenous thicket, orchards and vineyards.
- Protect the rural quality of farm roads with careful consideration to the appropriate nature of boundary treatments, entrances, signage and road engineering interventions (road width, surfacing and edge treatments).

## SECTION C: HISTORICAL OVERVIEW

Nieuwedorp's land was granted in five parts from 1689, chronologically to Arnoldus Basson, Jacobus van As, Erasmus van Lier, Willem Basson and Pierre Meyer. Willem was the son of Ansela of Bengal. Once enslaved to van Riebeeck, she was later manumitted and transitioned to burgher society. She was the mother of Anna de Koning (born in slavery) and Jacobus van As. In 1701 the farm was a consolidation of five properties owned by Jacobus van As, who, like his mother, had acquired significant property and wealth. After his death in 1713 his estate was sold – most of it to Jacob de Villiers, son of Jacques De Villiers, owner of Boschendal in 1724. The De Villiers family now owned half of the Valley and retained control through the 18<sup>th</sup> and 19<sup>th</sup> centuries (Titlestad 2008). The land was predominantly producing grapes for wine-making.

In 1886 the outbreak of phylloxera virtually destroyed all the Cape vineyards, leaving many farmers bankrupt and the Cape economy in ruin. Nieuwedorp was one of 26 farms in the Drakenstein Valley to be acquired by Cecil John Rhodes from 1897 and consolidated under Rhodes Fruit Farms (RFF). RFF was initially established as an experimental and training centre for the development of a Cape fruit industry and was soon to become the centre of a thriving export industry (Baumann & Winter 2006; Titlestad 2008).

Herbert Baker's extensive architectural intervention in the Valley began at Rhodes' request with the Champagne homestead was built in 1900 as a RFF manager's residence designed by the Baker and Masey firm (Titlestad 2008). Baker also designed a cottage for Rhodes that was constructed adjacent to the site of the original, ruined Nieuwedorp homestead (its exact location is unknown). The long barn with stable manger forming part of the current Nieuwedorp farmstead dates to the late 18<sup>th</sup>/early 19<sup>th</sup> century and is probably associated with the original Nieuwedorp homestead.

The early 20<sup>th</sup> century valley landscape was altered by a dramatic shift from wine to fruit farming. It was also associated with the introduction of corporate farming methods and new employment opportunities resulting from the growth and diversification of the fruit industry. This necessitated

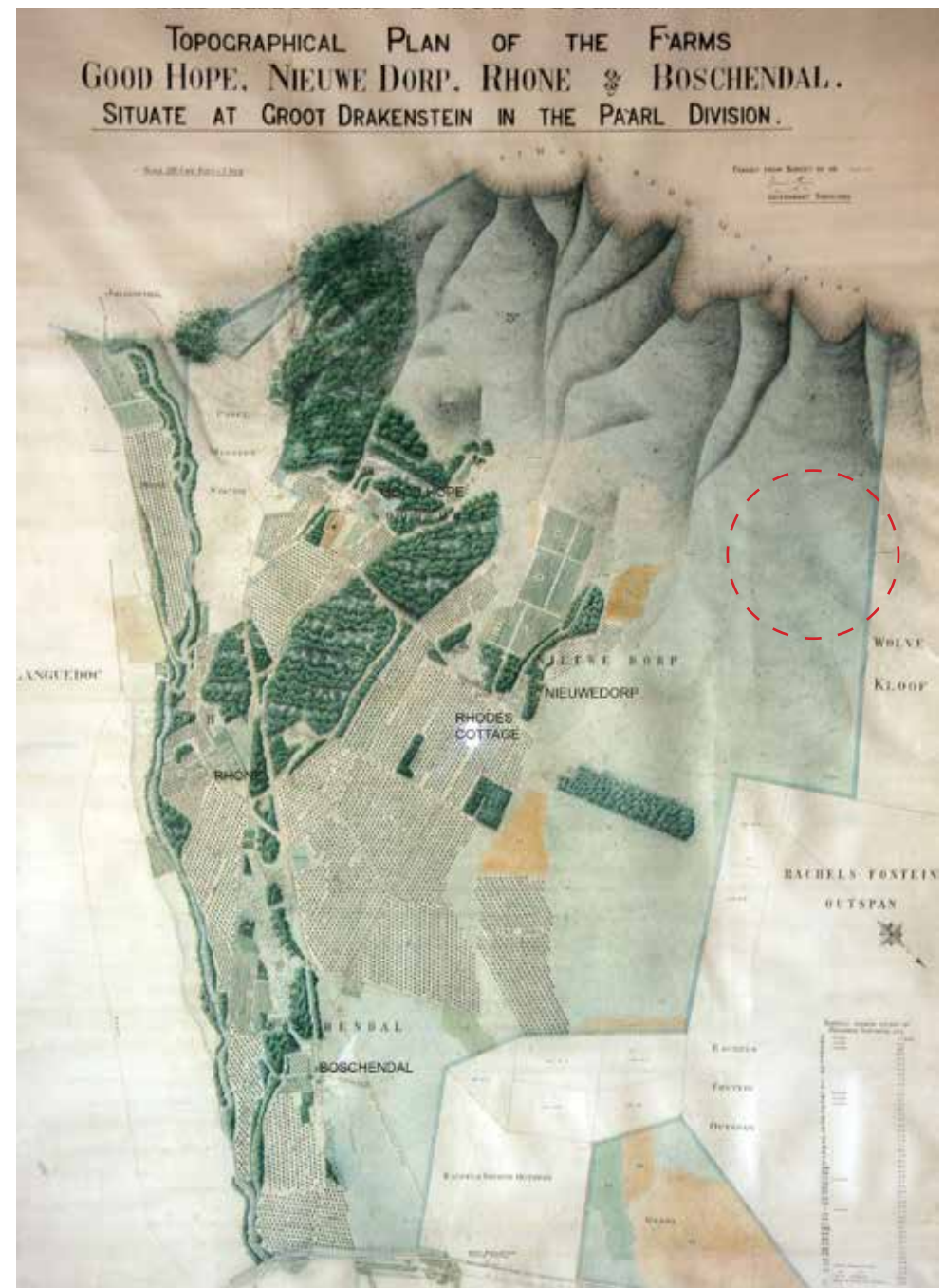


Figure 11: Extract of 1923 Topographical Plan of a portion of Rhodes Fruit Farms Ltd (Source: Surveyor General, Boschendal Collection).

the construction of additional farm managers' and workers' houses. The new homestead at Nieuwedorp, a farm manager's dwelling, was built in the 1920s and has similarities to Baker's design for Champagne.

De Beers took over RFF in 1925 and appointed an internal expert in the fruit industry, Alfred Appelyard, as Managing Director with the aim of consolidating and restructuring the business operation. In 1937 De Beers sold RFF to Abe Bailey and after his death in 1940 a syndicate of business interests acquired RFF and they owned and developed it for the next 28 years. Jack Manning was appointed Managing Director after the death of Appleyard in 1949. It was during the 1950s and 1960s that massive expansions and improvements were undertaken – new dams were constructed and irrigation doubled the productive agricultural area and increased yields by 700%, new workers cottages were constructed, transport was mechanized, refrigeration technology improved and the export markets boomed. By 1968 RFF employed hundreds of people and produced and packaged large scale export crops (Baumann & Winter 2006; Titlestad 2008). It was during this mid-20<sup>th</sup> century period (1938-1949) that the four Nieuwedorp cottages were constructed.

In 1969 Anglo American and de Beers purchased RFF, retaining it for the next 31 years. In the 1970s and 1980s a number of cottage clusters were constructed on the estate: typically semi-detached, box-like structures with low pitched roofs and little or no detail. It was during this period that the farm manager' houses on FE 7 and FE3, were built.

In 1998 Amfarms disposed of its landholdings in the Dwars River Valley, and in 2003 a consortium of investors (Boschendal Pty Ltd) purchased 2242 hectares of these landholdings. Boschendal (Pty) Ltd still owns the estate to the current day.

By the time the landholdings were sold, farm employees of Amfarms, once resident in cottage clusters on Boschendal, had been relocated to Lanquedoc, and numerous workers' cottages, including the Nieuwedorp group, have been unoccupied since (Baumann, Winter 2006, 2013, 2016).

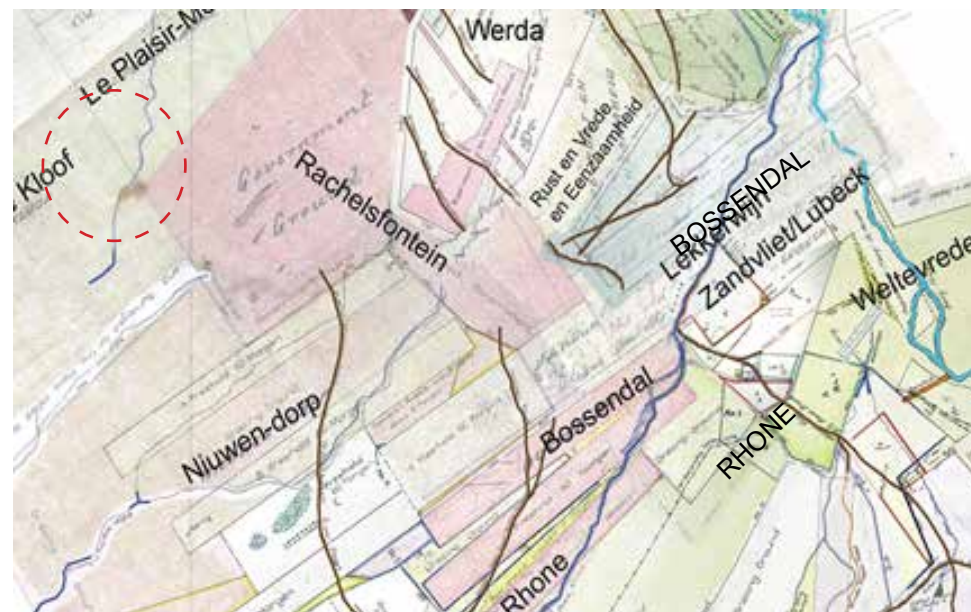


Figure 12: Extract, compilation of early cadastral grants. (Source: Titlestad HIA 2006).

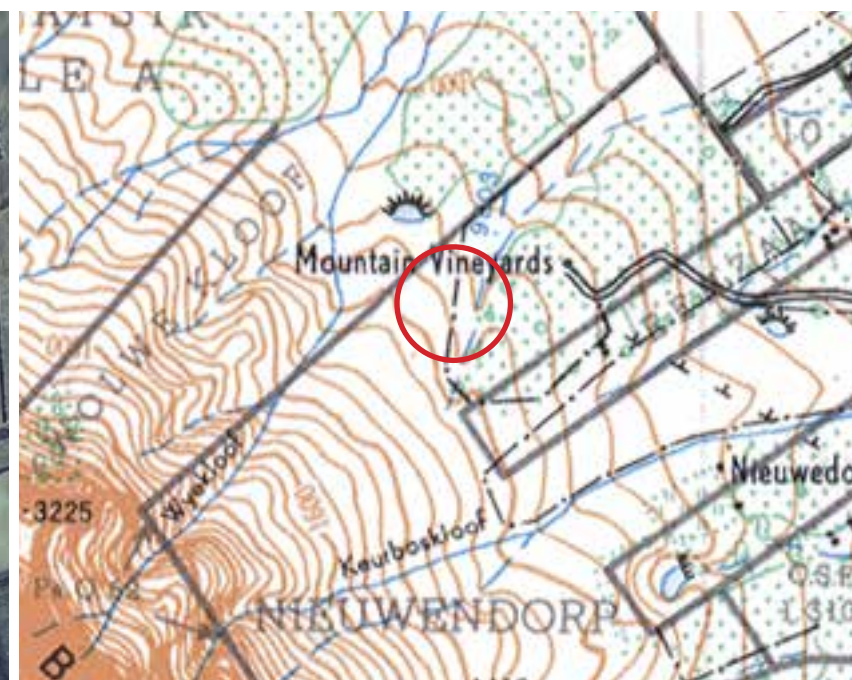
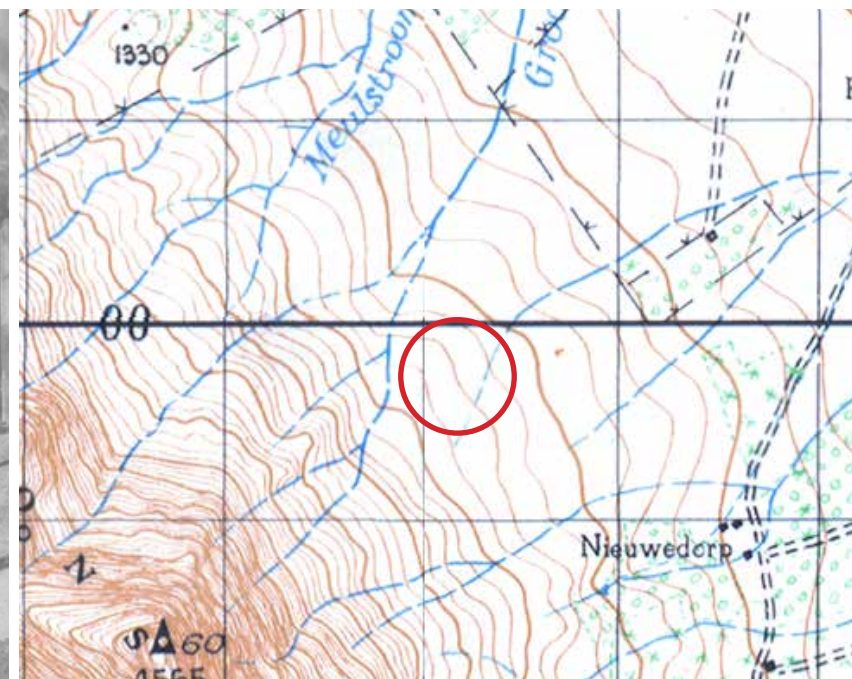


Figure 13: 1938 aerial (top) and 1972 aerial (below).

Figure 14: 1935 Topo Map (above) and 1959 Topo Map (below).

## SECTION D: STATEMENT OF HERITAGE SIGNIFICANCE

The following statement of significance is at three scales including the Founders Estates NHS as a whole situated on the lower, middle and upper slopes of the Simonsberg, the landscape zone scale comprising the upper slopes of the Founders' Estates and the site scale comprising FE 5. A statement on the archaeological significance and sensitivity of the site is included at the end of this section under Section D.4.

### D1. FOUNDERS' ESTATES NATIONAL HERITAGE SITE

The significance of the Founders Estate, the portion of the Cape Winelands Cultural Landscape (CWCL) declared a National Heritage Site, is described as follows in the gazetted declaration:

*The Boschendal Founders Estate, Dwarsrivier Valley, Cape Winelands Cultural Landscape is a product of the interaction between the natural landscape of great scenic beauty, the tireless labour of a slave population, biodiversity and human activities and responses over a long period which have created features and settlement patterns that are equally celebrated for their beauty, richness and diversity. The Dwarsrivier Valley, more than any of the other CWCL landscapes is a showcase of the genius of the slave infused society of the Cape, with the majority of the slave descendants still working the soil. This cultural landscape encompasses a great variety of significant heritage resources, developed out of the interaction between peoples of many cultures with each other and the place. (Government Gazette Notice 31884, 13-02-2009)*

#### **Historical value:**

- It reflects a pattern of early colonial settlement and expansion during the late 17th and 18th centuries with an emphasis on agricultural production concentrated in the well-watered fertile valleys.
- The role of the landscape as role as both a pioneering and continuous agricultural base since late 17th century, when rectangular plots were

granted at the foot slopes of Simonsberg in relation to the Berg and Dwars Rivers.

- Although almost entirely cadastrally redefined, the enduring nature of this role is evident in the continuity of the Goede Hoop and Nieuwedorp farms from the 17<sup>th</sup> century.
- A temporal and thematic layering of the landscape in terms of:
  - Land ownership patterns (colonial dispossession, freehold, quitrent, feudal, family networks, institutional/corporate)
  - Patterns of labour (slavery, indentured labour, wage labour, migrant labour) and related shifts from a feudal to a corporate to a democratic order.
  - Patterns of built form (18<sup>th</sup> century origins of Goede Hoop farm werf, possible remains of 18th century Nieuwedorp farm werf and its later early 20<sup>th</sup> century expression, cottage clusters dating from the early 20<sup>th</sup> century onwards)
  - The planted landscape (windbreaks, tree lined routes, forests, field patterns).
- The role of Goede Hoop farm werf as an agricultural entity dating to late 17<sup>th</sup> century & evidence of layering relating to shifting social-economic trends over time (livestock farming, wine production, fruit farming, labour, family networks).
- Historical associational linkages across the landscape in terms of ownership patterns with most of the farms being owned by extended family networks for more than a century and then farmed as a single entity since 1897 under Rhodes Fruit Farms, later Amfarms until 2003.
- The contribution of Goede Hoop and Nieuwedorp to a collection of historical farmsteads (Boschendal, Rhone, Rhodes Cottage, Champagne).
- The role of the landscape in the history of the fruit industry with the establishment of Rhodes Fruit Farms and its association with important figures in the development of the export fruit industry at the turn of the 20<sup>th</sup> century.
- The presence of a major corporate institution (Rhodes Fruit Farms-Amfarms) spanning more than a century and its associated impacts on the landscape in terms of farming, infrastructure, built form, patterns of labour and institutional memory.

- The incorporation of an early industrial mining landscape, possibly one of the earliest colonial-period in mines in South Africa; representation of a mid-18<sup>th</sup> century VOC mining operation linked to global trade and other VOC prospecting efforts at the Cape; layering of use over time from intensive mining activities to a place of refuge/retreat & 'passive' forms of natural resource utilisation.

#### ***Social value:***

- Enduring value of the upper slopes of the Simonsberg to local community as a landscape of memory, retreat/exploration and natural resource utilisation.

#### ***Aesthetic Value:***

- The cohesive and iconic visual quality of a broad agricultural sweep framed by the Simonsberg and forming a spectacular backdrop to a collection of historical set pieces located on the lower slopes (Goede Hoop, Rhodes Cottage and Nieuwedorp).
- Views towards the landscape from the main movement network through the Dwars River Valley (R45 and R310).
- A coherent landscape structure in terms of an orthogonal field pattern reinforced by windbreaks and tree lined routes, a system of water courses feeding the Dwars and Berg Rivers and the movement network.
- The strong east-west axis terminating at Rhodes Cottage (Cottage 1685) at the base of Founder's Estates reinforced by the yellowwood avenue and linking the historical set piece with the Boschendal-Rhone Historic Core Precinct.
- The primary north-south movement route linking the historical set pieces of Goede Hoop, Rhodes Cottage, Nieuwedorp and eventually Excelsior near the R45.
- Positive response in the form of a range of historical built form typologies (farmsteads, managers' houses and farm cottages) that reveal a sense of fit in the landscape in terms of a response to topographical conditions (following the contours, avoiding steep or visually exposed slopes, below the 320m contour), generally with limited footprint embedded in an agricultural landscape and located within a copse of trees.

#### ***Architectural value:***

- The representative nature of the built form in terms of typology, hierarchy and historical layering.
- The intact and representative nature of Goede Hoop reflecting various stages in evolution of Cape farm werf tradition with strong evidence of historical layering and possessing a distinctive linear layout.
- The significance of Rhodes Cottage at the base of Founders Estates as a formal set piece in the landscape, its visual spatial linkages with Boschendal Rhone, its associations with the work of Herbert Baker and Rhodes Fruit Farms; an intact and representative example of the cottage typology with Arts and Crafts stylistic influences. (It should be noted that while Rhodes Cottage is not within the Founders Estates boundaries, they are visually spatially and historically connected).
- The significance of Nieuwedorp with visual-spatial and historical linkages with Rhodes Cottage and having architectural significance in its own right.

#### ***Archaeological Value:***

- The primary area of archaeological significance in the Founders' Estates is the Silvermine Landscape which has national and international significance.
- Portion 5 is not considered archaeologically sensitive (Hart and Gribble, 2021).

## D2. LANDSCAPE ZONE C

The Founders' Estates comprises three broad landscape zones as indicated in Figure 17 and Figure 18. The three zones are as follows:

- A: the lower, more gentle slopes with their orchards, tree clumps (oaks, gums, poplars, olives), shelter belts and dispersed farmsteads or cottages.
- B: the mid slopes of weathered granite type soils with vineyards, farmsteads (Goede Hoop and Nieuwedorp), farm dams and some tree clumps.
- C: the upper, steeper mountain slopes with a mosaic of vineyards and indigenous scrub, or alien thickets, dissected by drainage ravines with existing and future homesteads generally located on or just above the 320m contour line.

These 3 zones have varying characteristics and degrees of visibility from the surroundings.

Historically, homesteads on the Estate generally tended to be located on the lower or mid slopes, were modest in scale and were screened by mature trees. The tented camp is located in Landscape Zone C which has a higher elevation, steeper slopes and more sparse vegetation, and therefore structures tend to be more visible in the landscape.

The heritage significance of Landscape Zone C is as follows:

- The high visual significance of the upper slopes of the Simonsberg contributing to its role as a distinctive backdrop to the Boschendal Estate and the Dwars River Valley.
- The intactness of the upper slopes being relatively uncluttered with development with a dominance of agriculture and ecological corridors contributing to the integrity of the landscape cross section.
- Its role in forming an interface with the Simonsberg Nature Reserve with ecologically corridors linking agricultural and wilderness landscape zones.

## D3. PORTION 5 OF 1685

FE 5 has heritage value in terms of its landscape qualities being located on the upper slopes of the Simonsberg at the interface with the Simonsberg Nature Reserve. It has high visibility from surroundings with localised ridgelines to the north and south of the tented camp shielding the visibility of the site from immediately surroundings especially from the western portion of the Founders Estates NHS.

From a combined cultural and natural landscape respective, the site comprises areas of ecological sensitivity including the riverine corridor and associated dam and areas of high botanical sensitivity as indicated on Figure 19. The vegetation includes a patch of indigenous thicket, including wild olive. Mountain fynbos occurs on the slopes above the camp, and dense indigenous thicket along the drainage lines. The vegetation also consists of a cluster of mature Monterey pines (*Pinus radiata*) which provide some visual screening.

## D.4 ARCHAEOLOGY

In terms of archaeological remains, pre-Colonial, early historic, and early C20th (Rhodes Fruit Farms) remains are all found within the Boschendal landscape (refer to Figure 15 indicating the areas of archaeological significance and sensitivity within the Founders' Estates).

Pre-Colonial finds are predominantly Early Stone Age artefacts, found in isolated, ex-situ contexts, with occasional Middle or Later Stone Age finds of ephemeral scatters, or isolated artefacts (Kaplan, 2005). Most finds are stone tools, while organic remains are rare. Generally, these finds have been disturbed from their original context due to the extensive history of agricultural activities. Reflecting the nature of this disturbance, Stone Age materials are fairly frequently found heaped in field margins and boundaries, having been cleared from ploughed fields.

Early colonial period archaeological remains predominantly relate to the historic werfs and areas utilised by the early farm dwellers. Such finds include structural remains, ceramics and faunal remains and are either found distributed in the werf landscape, or concentrated in middens associated with historic structures (Hart and Webley, 2009). Areas further from the core werfs tend to contain less material cultural remains, and areas far removed from known settlement areas are unlikely to contain anything more than occasional material if anything at all.

The intensive utilisation of the Dwars River Valley in early C20th under Rhodes Fruit Farms came with extensive investment of infrastructure in the form of leiwaterrivers and sluice, as well as other landscape features designed to assist with irrigation and other agricultural activities (Hart and Webley 2009). These features often persist as features in the landscape, such as the stone lined irrigation canals identified on lower lying fields.

There are several areas of archaeological sensitivity within the Founders' Estates, including the early industrial landscape of the Silvermine Complex, Goedeheer Farmstead and Nieuwedorp Farmstead (ACO, 2021). However, while Stone Age material might have been located on the site, this is unlikely to have been of high significance, in situ, or densely concentrated, impacts to such archaeological materials are therefore of low significance. Given the remoteness of the location from historic werfs or settlements, no early colonial archaeology is likely to have occurred on the site, and impacts are considered to be unlikely. As the area does not fall on the lower slopes where C20th agriculture was more intensive, features associated with this period are similarly unlikely.

In light of the extent of previous archaeological survey and assessment of the Founder's Estate (Hart and Gribble, 2021; Hart and Webley, 2009; Kaplan, 2005), confidence in these conclusions is high, and supported by the findings of the recently compiled AHRMP which indicates that no monitoring is required for Founders' Estate 5.

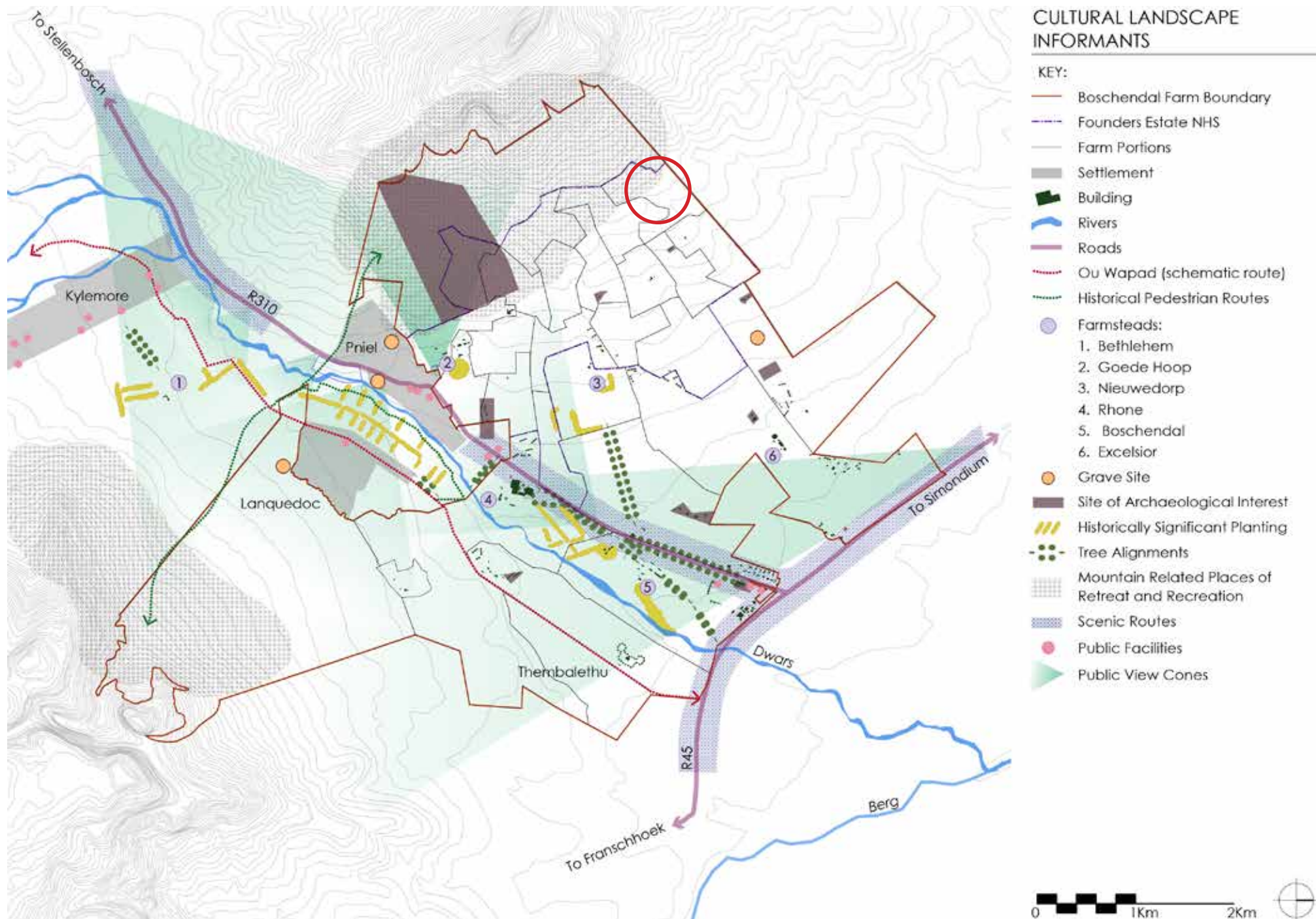


Figure 15: Cultural landscape informants, location of Tented Camp indicated in red (Source: RSA 2019).

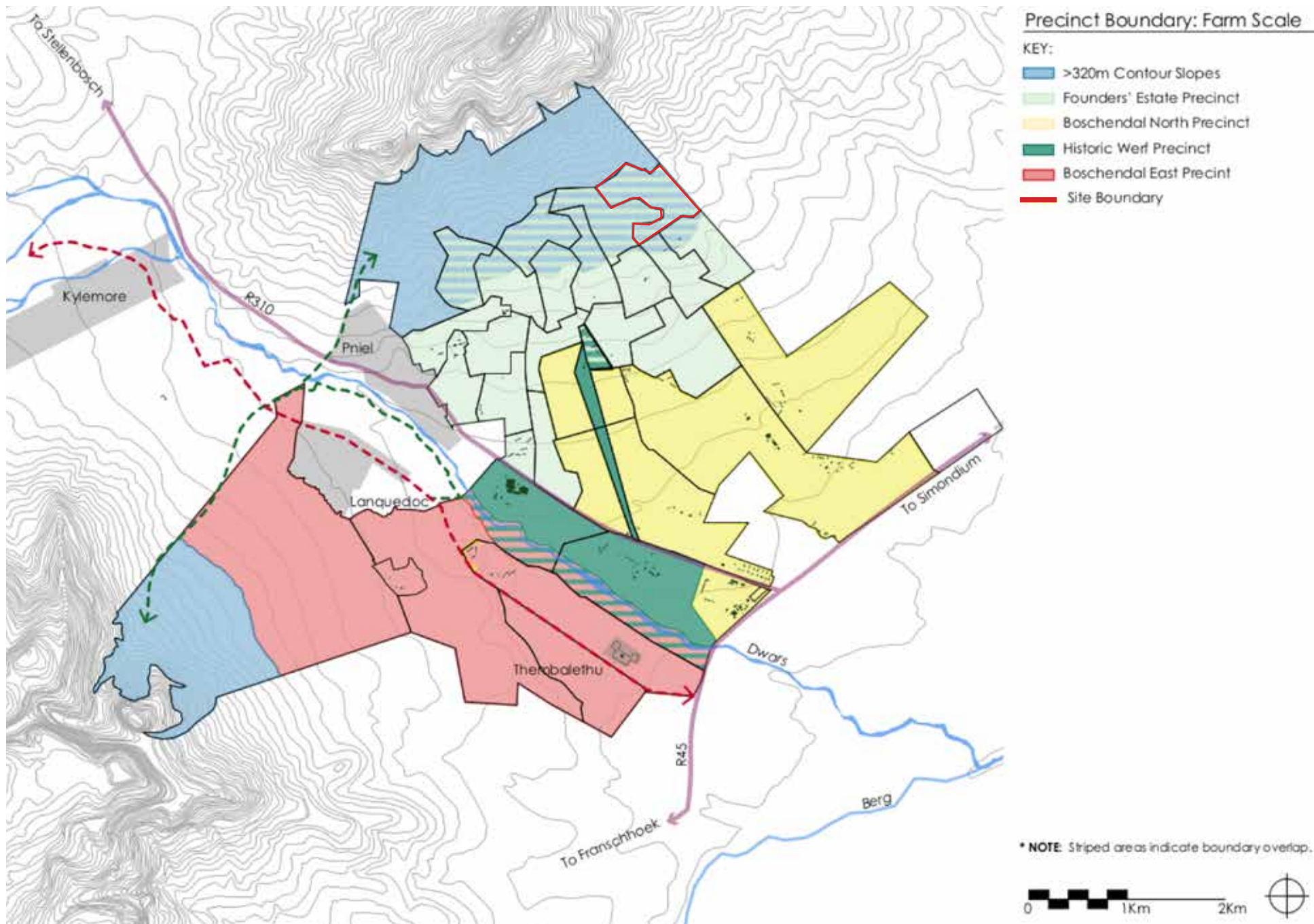


Figure 16: *Boschendal farm precinct map (Source RSA 2019).*

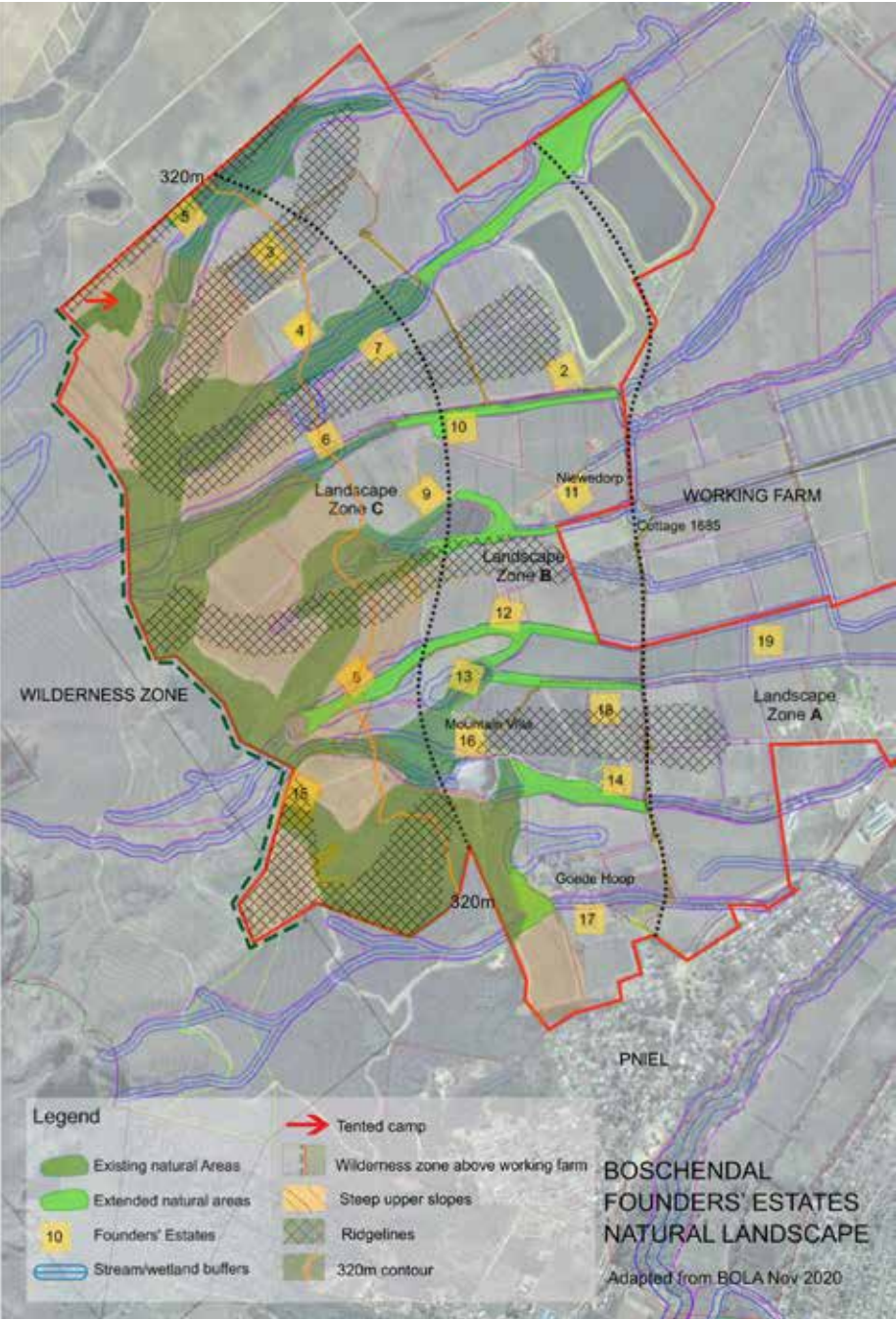


Figure 17: Natural landscape constraints and informants (Winter, 2021).

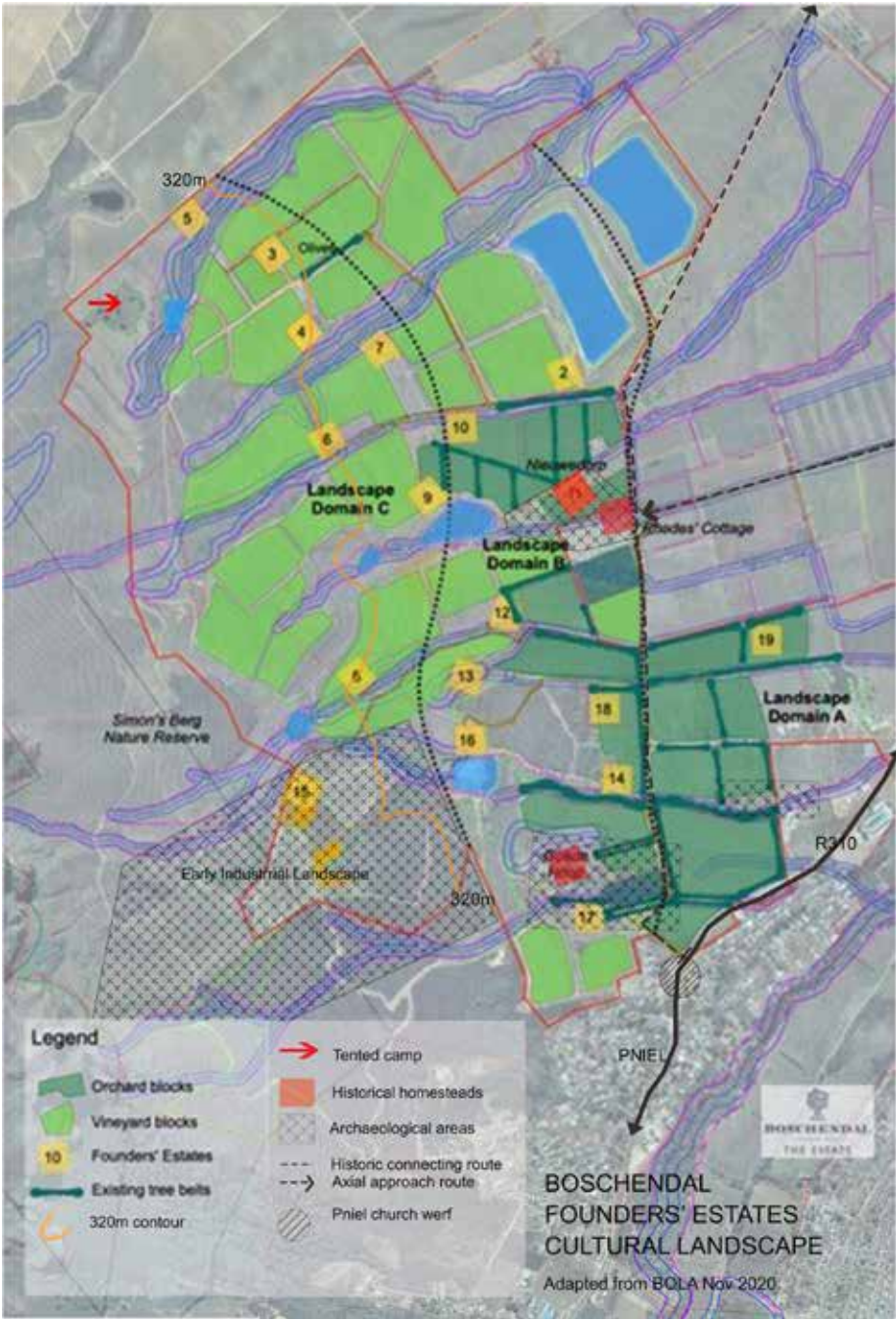


Figure 18: Cultural landscape constraints and informants (Winter, 2021).

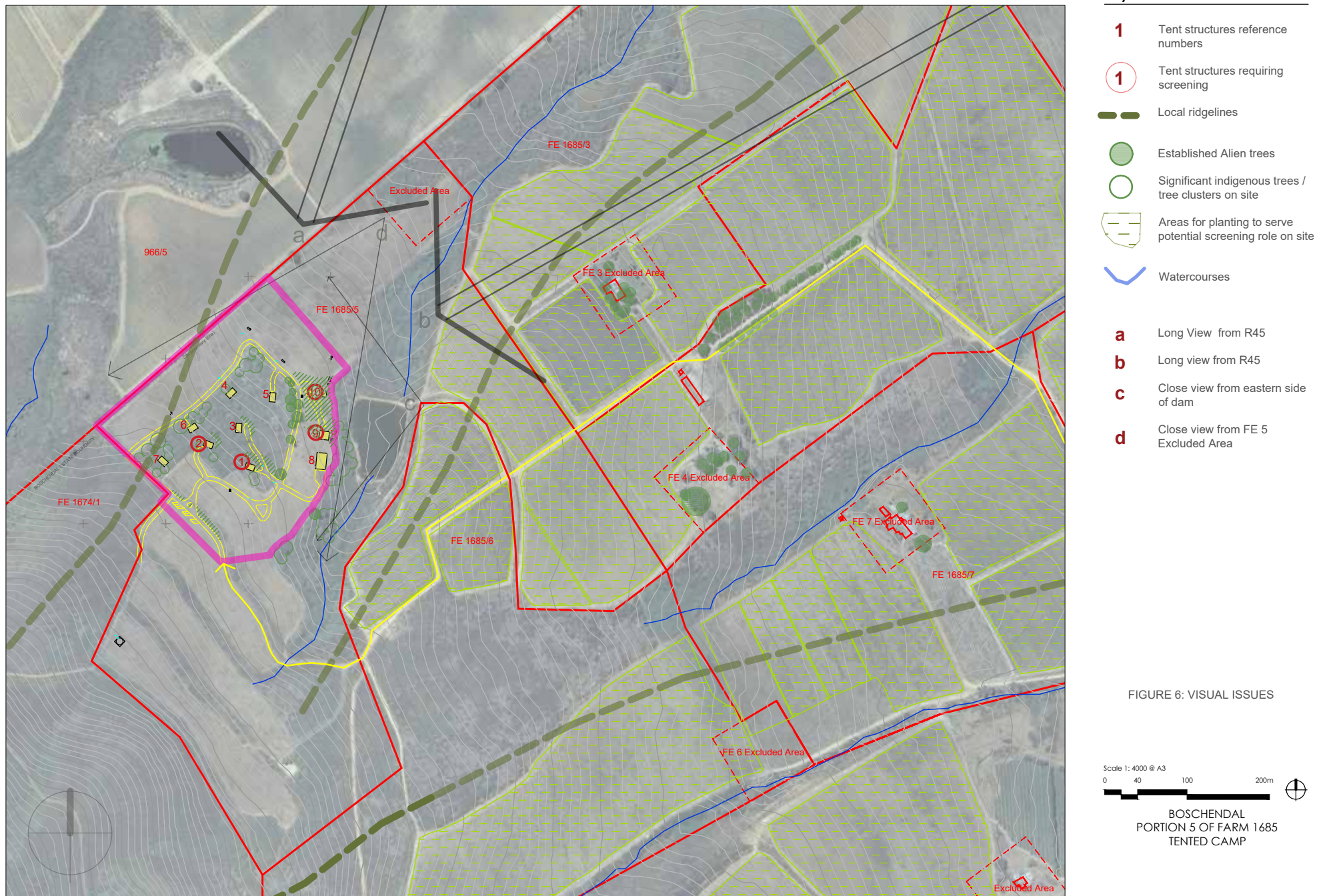


Figure 19: Site constraints and informants (NMA, 2021).

## SECTION E:HERITAGE INDICATORS

The following heritage indicators are addressed at the three scales; the broader landscape of the Founders Estates NHS as a whole, the landscape zone scale comprising the upper slopes of the Founders' Estates (Landscape Zone C) and the site scale comprising FE 5.

The heritage indicators are drawn from the various previous studies for Boschendal Estate and Founders' Estates. Specifically, the following refer:

- RSA, 2019. Baseline Study: Heritage Inputs into Boschendal Farm Conceptual Framework.
- Todeschini, F. and Jansen, L. 2018. Draft Revised Heritage Inventory of the Tangible Heritage Resources in the Stellenbosch Municipality
- Todeschini, F., Jansen, L., Franklin, M., Abrahamse, C., Malan, A. and Lavin, J. 2018. Draft Conservation Management Plan for the Tangible Heritage Resources in the Stellenbosch Municipality: Phase 4 Report.
- Baumann, N., Winter, S., Dewar, D. and Louw, P. 2012. Boschendal Heritage Impact Scoping Report: an in-principle review of the case and the identification of composite heritage indicators
- Boschendal Estates Design Guidelines (Founders' Estate) approved by SAHRA 2010.
- Winter, S. and Baumann, N. 2006. Heritage Impact Assessment of Founders' Estates, Boschendal.

The Baseline Study (RSA 2019) noted:

*When framing possible development on the farm within a system of balance, it becomes apparent that it is beyond the scope of a high level assessment such as this to set absolute limits on developments, or to determine carrying capacities. Rather, this study sets out to show that future development needs to address to a series of issues, as posed in the informing principles presented here. Any proposed development would then need to be evaluated on a case by case basis through consideration of how it addresses those issues, and responds to those challenges. This evaluation should be undertaken through the vehicle of a full farm SDP or individual HIAs.*

It falls therefore to this Heritage Report to assess any implications for the tented camp in terms of the broader narrative.

Two overarching principles underpin the heritage indicators and are incorporated into the Boschendal Heritage Impact Scoping Report (Baumann et al, 2021):

The first of these is the exceptionally high significance of the landscape which demands that a cautious view must be taken to any development application, to ensure that the character and quality of the area as a totality is not compromised. The second is the necessary recognition that the natural landscape is an essential part of the heritage of the area and the cultural landscape is a central dimension of the natural environment. Therefore they cannot be approached as separate processes (Dewar and Louw, 2007).

Baumann et al. (2012) adopted an approach to regional settlement pattern driven by a concern with authenticity. In terms of settlement, the following key principles were seen as being central to authenticity:

- maintaining the dominance of wilderness and the working agricultural landscape;
- maintaining and enhancing continuities (of green space and of movement);
- respecting the valley section – no development on ridge-lines, steep slopes or public view-cones; and building on the agricultural superblock.
- the overall approach is one of consolidation and integration, not scatter.

From a natural landscape perspective, there is a need for the on-going rehabilitation and overall improvement of the functioning of the landscape as an ecosystem, including the protection of natural vegetation, habitats, drainage courses and wetlands, as well as the phased removal of invasive alien vegetation.

The high mountains of the Cape Winelands Cultural Landscape are landforms vital to its overall landscape character. They enclose the valleys and settlements of heritage significance. As previously stated in this report, the principle of any development on the upper slopes of the Founders'

Estates requires a cautious approach given the high visual significance and sensitivity of the Simonsberg slopes. The principle of a 'tented camp' needs to be tested in terms of its siting well above the 320 m contour. The zone above the 320m contour has been identified as a no-go development area in various heritage and environmental studies from a visual and landscape character perspective. Notwithstanding SAHRA's approval of FE 15 well above the 320m contour line, this principle of this zone as a no-go zone still applies to future development on Founders' Estates. However, consideration needs to be given to the nature-orientated tourism use of the tented camp at the interface of the Founder's Estates with the Simonsberg Nature Reserve, as well as the tread lightly, low visual impact, temporary and reversible nature of the intervention.

The tented camp needs to be tested against two principles associated with the establishment of the Founders Estates, namely:

- The establishment of a consolidated agricultural landholding.
- The restriction on development to one farmstead per farm unit subject to a number of parameters and guidelines.

The 2006 HIA for Founders Estates' and subsequent heritage studies did not contemplate the use of the upper slopes for nature-based tourism facilities as the focus was on the subdivision application, the development parameters for the homesteads across the 18 subdivisions and the continuing agricultural base of the landscape. The role of the upper slopes of the Simonsberg above the Founder's Estate as a place of refuge and retreat related to its wilderness landscape qualities was identified as well its local tourism opportunities. This theme has relevance in terms of this application and is incorporated into the heritage indicators below.

The exceptional heritage value of the landscape and high architectural quality of historical set pieces embedded within this landscape requires that new development be subject to rigorous design with attention to architectural language, technology, materials, execution and landscaping. While the particular nature of a tented camp does not warrant the same attention to design issues as required in terms of conventional building development, it does need to be tested in terms of certain heritage related design criteria.

## E.1 BROADER LANDSCAPE SCALE

### General landscape indicators

1. Positive response to the natural and cultural landscape qualities of the broader landscape and also the unique features of each Founders' Estate.

### Natural landscape indicators

1. Prevent development on visually sensitive mountain slopes and ridgelines in order to preserve the continuity and integrity of the mountains as a backdrop. Limit cultivation and development on upper slopes greater than 1:4 to protect scenic resources and water catchments, and to minimise visual scarring and erosion. Ridge-lines, land steeper than 1:4 and elevated slopes, i.e. above the 320m contour line are identified as no-go areas.
2. No building on good agricultural soils in order to protect agricultural production and contribution to food security, as well as the productive agricultural landscape character.
3. Avoid areas within the 100 year floodplain, wetlands, areas prone to flooding and riverine corridors as well as areas of biodiversity value.
4. No not disturb rare and endangered indigenous fauna/flora mainly occurring on the upper slopes of Simonsberg as well as migratory paths of fauna. Removal of invasive alien vegetation.
5. Retain the role of the upper slopes of the Simonsberg above the Founders Estates as a place of refuge and retreat with very limited development focused on nature orientated tourism activities related to the Simonsberg Nature Reserve, e.g. hiking, cycling.
6. Limit the footprint and form of nature orientated tourism facilities to ensure a tread lightly approach to the landscape; they must be visually discrete and embedded in the wilderness landscape domain related to the Simonsberg Nature Reserve.

### Cultural landscape informants

1. Respect the valley section in maintaining a balance between wilderness, agricultural and settlement domains with the built form being concentrated on the lower-mid slopes and valley floor and avoiding the steeper upper slopes related to the wilderness domain.

2. Positive response to the role of landscape as a consolidated working farm as opposed to an ornamental, suburban or fragmented landscape.
3. Integrate new development with the inherent logic of existing settlement patterns and route structure; do not repeat or reinforce settlement patterns at odds with this pattern and structure; do not place new structures randomly across the landscape but in response to environmentally based structural principles (water, soils, topography, access).
4. Retain view-lines and vistas focused on prominent natural features such as mountain peaks, as these are important place-making and orientating elements for experiencing the cultural landscape. They are not only important for landscape character, but also for water security, and biodiversity.
5. Retain the landscape setting of the historic set pieces by avoiding prominent views towards and from them or disrupting visual-spatial relationships between elements.
6. The addition of a new contemporary layer in the landscape but not at the expense of existing layers of heritage significance especially in terms of historical patterns of development.
7. New development should be embedded in the landscape and not compete or contrast in terms of height, scale, massing, materials and architecture; no urban or suburban built form and landscape typologies; applicable particularly to the upper slopes where development should be subordinate to the landscape.
8. Positive response to the exceptional heritage value of the landscape and high architectural quality of historical set pieces by ensuring that new development is of a high quality design in terms of architecture, technology, materials, execution and landscaping.
9. Maintain landscape features contributing to the ecological, aesthetic and historical character of the landscape, e.g. treed settings of homesteads, tree lined avenues, windbreaks, forests, indigenous thicket, orchards and vineyards.
10. An emphasis on a low-key 'soft' engineering and landscaping approach to infrastructure, particularly roads, stormwater, parking, signage and lighting. Make use of existing farm roads as far as possible. Protect the rural quality of farm roads in terms of road width, surfacing and edge treatments.

11. Avoid areas of high archaeological value, especially associated with the Silvermine Landscape.

## E.2 LANDSCAPE ZONE C

1. Limit development within this zone of high visual sensitivity, especially above the 320m contour. Notwithstanding the siting of FE 15 on the 360m contour, additional development above the 320m contour should not be permitted.
2. Apply stricter controls on development above the 265 m contour, i.e. smaller development footprints smaller building envelopes (i.e. single storey), recessive architecture,
3. Development above the 265m contour should be visually recessive in the landscape; buildings are to be wrapped and embedded in nature and agriculture; new structures should be nestled into rather than being superimposed on the landscape, e.g. use of fragmented forms, muted earth colours, natural materials such as stone and timber are encouraged, follow contours.
4. Retain the role of the upper slopes of the Simonsberg above the Founders Estates as a place of refuge and retreat with development focused on nature orientated tourism activities related to the Simonsberg Nature Reserve, e.g. hiking, cycling.
5. Limit the footprint and form of nature orientated tourism facilities to ensure a tread lightly approach to the landscape, are visually discrete and embedded in the wilderness landscape domain related to the Simonsberg Nature Reserve.
6. Excessive cut and fill excavations are to be avoided when creating building platforms; structures are to be stepped to accommodate the slope conditions and follow contours.
7. Access roads should utilise existing farm roads and tracks wherever possible. No new roads should be constructed. The upgrading of roads should retain their rural character in terms of road width, surfacing and edge treatments.
8. Parking should be obscured from view as far as possible, and visually fragmented by appropriate landscaping and planting.

### E.3 PORTION 5 OF 1685

1. Positive response to the micro-conditions of the site, i.e. ridgelines, sightlines, water course, dam, indigenous thicket and interface with the Simonsberg Nature Reserve.
2. Positive response to the role of the site within landscape of exceptional heritage value where new development should be subject to a rigorous design review process.
3. Positive response to the carrying capacity of the site to accommodate new development from a combined heritage, visual and environmental perspective with consideration of cumulative impacts.
4. Roads and parking to be carefully considered in terms of visual scarring and ensuring minimal visual intrusion.
5. Signage and lighting to be low-key and not visually intrusive.

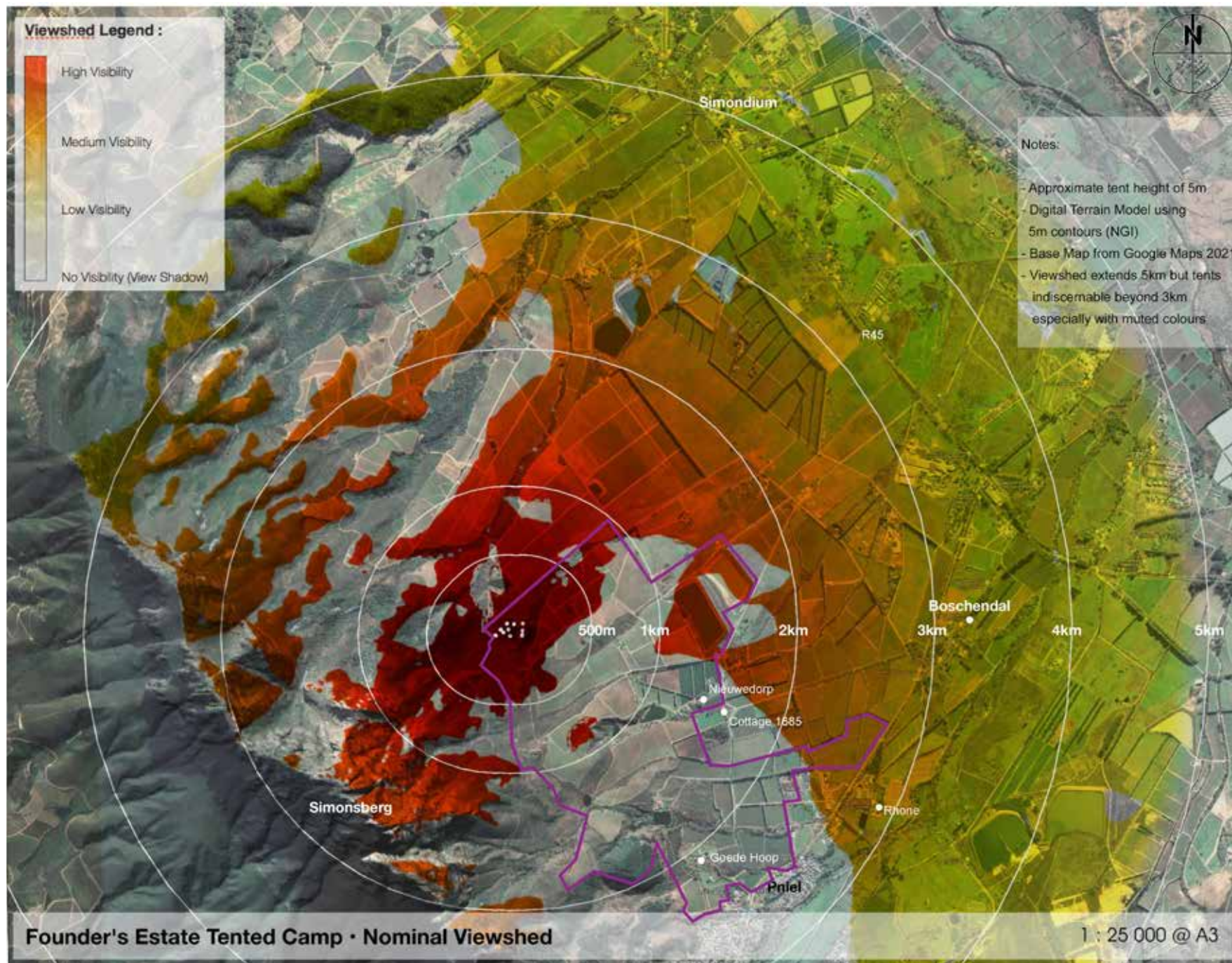


Figure 20: Viewshed Analysis (Source: Quinton Lawson, 2021).

## SECTION F:ASSESSMENT OF HERITAGE IMPACTS

A key principle of the Founders' Estates subdivision application was to limit the effects of incremental development being scattered across the landscape and eroding its integrity and authenticity. It sought to restrict development to one homestead per subdivision subject to a number of development parameters relating to the siting, scale and form of building development. A second key principle of the Founder's Estates application was to protect the consolidated agricultural landholding within the concept of a working farm. This was achieved through a 99-year agricultural lease area registered across the 18 subdivisions excluding the 0.8 hectare defined area for one homestead per subdivision.

The tented camp does not impact the principle of a consolidated agricultural landholding for following reasons:

- It does not change the underlying planning status of the Founder's Estates as a consolidated agricultural landholding.
- The primary rights of the property as Agricultural and Rural Zone are not being changed.
- The 99 year agricultural leasehold registered over the landholding remains in place.
- Temporary Departure is relatively short term, i.e. 5 years.

However, it is considered to be variance with the principle of restricting development to one homestead per subdivision. The tented camp is located outside of the 0.8 hectare Excluded Area for FE 5 and comprises an application area of approximately 6 hectares, i.e. 23% of the farm portion. However, there are mitigating circumstances that would deem the nature of the intervention to be acceptable.

- Consideration should be given to the nature orientated tourism use of the tented camp which is an appropriate use located at the interface of the Founder's Estates and the Simonsberg Nature Reserve.
- This should be considered in conjunction with the tread-lightly, low visual impact, temporary and reversible nature of the intervention.
- Lastly, the property owner of FE 5 has agreed to withhold the right to develop a homestead on the Excluded Area until the Temporary

Departure to regularise the tented camp from a land use and planning perspective has lapsed and the tented camp has been removed.

### View shed analysis:

A view shed analysis was undertaken of the tented camp as indicated in Figure 20. The major findings of this view shed are the following:

- A zone of high visibility is confined to 500m of the tented camp affecting FE 5, FE 3 and FE6 in the north-west portion of Founders' Estates.
- The tents are not visible from most of the Founders' Estates.
- The tents are not visible from Goede Hoop, Cottage 1685 and Nieuwedorp.
- The tents are indiscernible beyond 3km especially with their muted colours. Rhone and Boschendal are located close to 3km from the tented camp within a zone of low visibility. The R45 and the R310 are also located within a zone of low visibility.
- The yellow wood avenue located on axis with Cottage 1685 and linking the historic core within the Founders' Estates is located within a zone of low-medium visibility.
- The north-south linking route at the base of the Founders Estates will not be impacted by the tented camp.

### Visual considerations:

A number of visual concerns need to be addressed including the treatment of roads and parking, the rehabilitation of the exposed embankment and platform created for the larger tent structures, signage and lighting, and landscaping.

### Design considerations:

The design of the tented camp has not been carefully considered in terms of the siting of some tented structures, technology, materials, execution and landscaping. This impacts micro-site conditions which are mitigated to an acceptable level by the temporary nature of the tented camp facility.

LANDSCAPE STRATEGIES TO ADDRESS VISUAL IMPACT, FOR DISCUSSION. TO BE READ IN CONJUNCTION WITH FIGURE ATTACHED.

18 AUGUST 2021

2021 AERIAL VIEW / REFERENCE MAP



View from across the dam showing visibility of Tent Structure 1 and 2, 9 and 10.

Figure 21: *Visible tent locations to be considered for planting mitigation (NMA, 2021)*

HERITAGE INDICATOR	CONVERGENCE OF PROPOSALS & INDICATORS	COMMENT
<b>General landscape indicators</b>		
<p>1. Positive response to the natural and cultural landscape qualities of the broader landscape and also the unique features of each Founders' Estate.</p>	Positive	<p>The tented camp is located on the steep upper slopes well above the 320m contour line which is at variance with the heritage indicators. However, consideration is given to a number of mitigation circumstances:</p> <ul style="list-style-type: none"> <li>• The nature orientated tourism use of the tented camp at the interface of the Founder's Estates and the Simonsberg Nature Reserve.</li> <li>• The tread lightly, low visual impact, temporary and reversible nature of the intervention.</li> </ul> <p>A number of visual considerations need to be addressed at the broader landscape and site scales including the treatment of roads and parking, the rehabilitation of the exposed embankment and platform created for the larger tent structures, signage and lighting, and planting mitigation. These are unpacked in Section F.3 below.</p> <p>The tented camp is not at variance with the principle of the Founders Estates to establish a single consolidate landholding. However, it is considered to be at variance with the principle of limiting development to one homestead per farm unit. A key mitigation is to withhold the right to develop a homestead on the Excluded Area of FE 5 until the Temporary Departure to regularise the tented camp from a land use and planning perspective has lapsed and the tented camp has been removed.</p>

Natural landscape indicators		
<p>1. Prevent development on visually sensitive mountain slopes and ridgelines in order to preserve the continuity and integrity of the mountains as a backdrop. Limit cultivation and development on upper slopes greater than 1:4 to protect scenic resources and water catchments, and to minimise visual scarring and erosion. Ridge-lines, land steeper than 1:4 and elevated slopes, i.e. above the 320m contour line are identified as no-go areas.</p>	Positive	<p>The tented camp is located on the steep upper slopes well above the 320m contour line which is at variance with the heritage indicators. However, consideration is given to a number of mitigation circumstances:</p> <ul style="list-style-type: none"> <li>• The nature orientated tourism use of the tented camp at the interface of the Founder's Estates and the Simonsberg Nature Reserve.</li> <li>• The tread lightly, low visual impact, temporary and reversible nature of the intervention.</li> </ul> <p>A number of visual considerations need to be addressed at the broader landscape and site scales including the treatment of roads and parking, the rehabilitation of the exposed embankment and platform created for the larger tent structures, signage and lighting, and planting mitigation. These are unpacked in Section F.3 below.</p>
<p>2. No building on good agricultural soils in order to protect agricultural production and contribution to food security, as well as the productive agricultural landscape character.</p>	Positive	<p>The tented camp is located on the upper periphery of the working farm on uncultivated land comprising indigenous thicket of botanical value and fallow land and thus cannot be regarded as eroding its productive rural landscape qualities. The temporary and reversible nature of the tented camp does not compromise the agricultural soil potential of the land. It is also arguable whether cultivation on these steep upper slopes is desirable from a combined natural and cultural landscape perspective.</p>
<p>3. Avoid areas within the 100 year floodplain, wetlands, areas prone to flooding and riverine corridors as well as areas of biodiversity value.</p>	Positive	<p>Subject to specialist input of a fresh water ecologist as part of the NEMA process.</p>
<p>4. No not disturb rare and endangered indigenous fauna/flora mainly occurring on the upper slopes of Simonsberg as well as migratory paths of fauna. Removal of invasive alien vegetation.</p>	Positive	<p>Subject to specialist input of an ecologist as part of the NEMA process. The site of the tented camp includes a patch of indigenous thicket including wild olive trees. Mountain fynbos occurs on the slopes above the camp, and dense indigenous thicket along the drainage lines.</p>

5. Retain the role of the upper slopes of the Simonsberg above the Founders Estates as a place of refuge and retreat with very limited development focused on nature orientated tourism activities related to the Simonsberg Nature Reserve, e.g. hiking, cycling.	Positive	The nature based tourism use of the tented camp responds to the transitional nature of the landscape at the interface between agricultural and wilderness landscape domains, and the role of the upper slopes of the Simonsberg above the Founders' Estates as a place of refuge and retreat related to the Simonsberg Nature Reserve.
6. Limit the footprint and form of nature orientated tourism facilities to ensure a tread lightly approach to the landscape; they must be visually discrete and embedded in the wilderness landscape domain related to the Simonsberg Nature Reserve.	Positive	The tented camp constitutes a very small footprint of the Founders Estates, i.e. 1.5%. It is located on the upper periphery of the working farm within an indigenous thicket of vegetation related to the wilderness landscape qualities of Farm 1674/1 and the Simonsberg Nature Reserve.
<b>Cultural landscape informants</b>		
1. Respect the valley section in maintaining a balance between wilderness, agricultural and settlement domains with the built form being concentrated on the lower-mid slopes and valley floor and avoiding the steeper upper slopes related to the wilderness domain.	Positive	The tented camp is located within a transitional zone between agricultural and wilderness domains. The tread-lightly, low visual impact and temporary nature and form of the structures does not detract from the relationship between the valley section and settlement patterns; it relates to the wilderness landscape above the Founders' Estates.
2. Positive response to the role of landscape as a consolidated working farm as opposed to an ornamental, suburban or fragmented landscape.	Positive	<p>The siting of the tented camp on the periphery of the working farm limits a sense of the fragmentation of the agricultural landscape; the utilitarian, tread-lightly, temporary nature and form of the structures and their predominant siting within an indigenous thicket relates to the wilderness landscape above the Founders' Estates, and cannot be construed as detracting from the consolidated working farm nature of the landholding.</p> <p>The Temporary Departure for the tented camp does not change the underlying planning status of the Founder's Estates as a consolidated agricultural landholding for the following reasons:</p> <ul style="list-style-type: none"> <li>• The primary rights of the property as Agricultural and Rural Zone are not being changed.</li> <li>• The 99 year agricultural leasehold registered over the landholding remains in place.</li> <li>• Temporary Departure is relatively short term, i.e. 5 years.</li> </ul>

<p>3. Integrate new development with the inherent logic of existing settlement patterns and route structure; do not repeat or reinforce settlement patterns at odds with this pattern and structure; do not place new structures randomly across the landscape but in response to environmentally based structural principles (water, soils, topography, access).</p>	<p>Positive</p>	<p>The precedent established by FE 15 located well above the 320m contour line should not be used to motivate further development in this elevated location. The tented camp should be considered on its own in terms of comprising a tread-lightly, low visual impact, temporary and nature orientated tourism facility in response to the wilderness landscape qualities at the interface with the Simonsberg Nature Reserve. It is accessed by existing farm road network. It is sited adjacent to an existing farm dam avoiding visually sensitive ridgelines and largely tucked within an indigenous thicket and cluster of pine trees.</p> <p>As discussed previously, the principle of the establishment of the Founders' Estates was to limit development to one homestead per farm unit. A Temporary Departure for the Tented Camp affecting 6 hectares or 23 % of the landholding comprising FE 5, is considered to be at variance with this principle. A key mitigation is to withhold the right to develop a homestead on the Excluded Area of FE 5 until the Temporary Departure as lapsed and the tented camp has been removed.</p>
<p>4. Retain view-lines and vistas focused on prominent natural features such as mountain peaks, as these are important place-making and orientating elements for experiencing the cultural landscape. They are not only important for landscape character, but also for water security, and biodiversity.</p>	<p>Positive</p>	<p>As per the viewshed analysis, the R310 and R45 are located within a zone of low visibility of the tented camp. Therefore, the tented structures will not impact the experiential qualities of the main movement routes through the Valley in terms of the visual prominence of the Simonsberg slopes. While the tents will be visible from the yellow wood avenue located on axis with Cottage 1685 and linking the historic core within the Founders' Estates, this avenue is located within a zone of low-medium visibility. Furthermore, it will not impact the direct line of sight along this avenue towards the backdrop of the Simonsberg. The north-south linkage route at the base of the Founders Estates will not be impacted by the tented camp.</p>
<p>5. Retain the landscape setting of the historic set pieces by avoiding prominent views towards and from them or disrupting visual-spatial relationships between elements.</p>	<p>Positive</p>	<p>The tented camp does not impact the landscape setting of the three historical set pieces associated with Founders Estates, i.e. Goede Hoop, Cottage 1685 and Nieuwedorp.</p>

6. The addition of a new contemporary layer in the landscape but not at the expense of existing layers of heritage significance especially in terms of historical patterns of development.	Positive	The tented camp is at variance with the historical settlement pattern located on the mid and lower slopes of the Simonsberg. Its location well above the 320m contour is an anomaly in terms of settlement patterns associated with the creation of the Founders' Estates. However, this is mitigated by the tread-lightly, low visual impact and temporary nature and form of development, its role as a nature orientated tourism facility responding to the inherent wilderness landscape qualities at the interface with the Simonsberg Nature Reserve.
7. New development should be embedded in the landscape and not compete or contrast in terms of height, scale, massing, materials and architecture; no urban or suburban built form and landscape typologies; applicable particularly to the upper slopes where development should be subordinate to the landscape.	Positive	At a broader landscape scale the tent structures are visually recessive in terms of their modest scale, low pitched canopies, muted colours and vegetation. At the site scale, some of the structures are visually intrusive as discussed in Section F.3 below.
8. Positive response to the exceptional heritage value of the landscape and high architectural quality of historical set pieces by ensuring that new development is of a high quality design in terms of architecture, technology, materials, execution and landscaping.	Positive	While particular nature of a tented camp may not warrant the same attention to design issues as required in terms of building development, the design of the tented structures at variance with the exceptional aesthetic and architectural value of the cultural landscape in terms of tent architecture, technology, materials, execution and landscaping. This predominately impacts negatively at a site scale as discussed in Section F.3 below.
9. Maintain landscape features contributing to the ecological, aesthetic and historical character of the landscape, e.g. treed settings of homesteads, tree lined avenues, windbreaks, forests, indigenous thicket, orchards and vineyards.	Positive	The tented camp does not involve the removal of any landscape features of heritage value. It is located within a cluster of mature Monterey pines ( <i>Pinus radiata</i> ) and indigenous thicket including wild olive trees providing visual screening. Landscaping recommendations are addressed in Section F3 below.
10. An emphasis on a low-key 'soft' engineering and landscaping approach to infrastructure, particularly roads, stormwater, parking, signage and lighting. Make use of existing farm roads as far as possible. Protect the rural quality of farm roads in terms of road width, surfacing and edge treatments.	Positive	The access to the camp is via existing unpaved farm roads that largely serve the vineyards and existing farmsteads. Access to the individual tent sites and camp facilities is via narrow vehicular tracks that form a loop around the camp. No new roads or road upgrading is proposed. The primary visual concerns related to infrastructure are parking and lighting. These are addressed in Section F.3 below.
11. Avoid areas of high archaeological value, especially associated with the Silvermine Landscape.	Positive	The tented camp is located some distance from the Silvermine Landscape. It is not within an area of archaeological sensitivity.

## F.2 LANDSCAPE ZONE C

HERITAGE INDICATOR	CONVERGENCE OF PROPOSALS AND INDICATORS	COMMENT
1. Limit development within this zone of high visual sensitivity, especially above the 320m contour. Notwithstanding the siting of FE 15 on the 360m contour, additional development above the 320m contour should not be permitted.	Positive	The tented camp is located between the 360m and 380m contour. It is considered acceptable in this location due its tread lightly, low visual impact and temporary nature of development, and how it relates to the wilderness landscape qualities of the Simonsberg Nature Reserve
2. Apply stricter controls on development above the 265 m contour, i.e. smaller development footprints smaller building envelopes (i.e. single storey), recessive architecture,	Positive	The concept of the tented camp is very different from conventional building development in terms of its tread lightly, low visual impact and temporary nature. The tented camp occupies a small footprint on the periphery of the upper slopes of the Founders Estates. As discussed previously, the principle of the establishment of the Founders' Estates was to limit development to one homestead per farm unit. A Temporary Departure for the Tented Camp affecting 6 hectares or 23 % of the landholding comprising FE 5, is considered to be at variance with this principle. A key mitigation is to withhold the right to develop a homestead on the Excluded Area of FE 5 until the Temporary Departure as lapsed and the tented camp has been removed.
3. Development above the 265m contour should be visually recessive in the landscape; buildings are to be wrapped and embedded in nature and agriculture; new structures should be nestled into rather than being superimposed on the landscape, e.g. use of fragmented forms, muted earth colours, natural materials such as stone and timber are encouraged, follow contours.	Positive	<p>The concept of the tented camp is very different from conventional building development in terms of being temporary, low-slung and fragmented, the use of muted colours that blend into the natural background, as well as the scale and form which easily tucks into landscape.</p> <p>As per the viewshed analysis, a zone of high visibility is confined to within 500m of the tented camp affecting FE 5, FE 3 and FE6 in the upper north-west portion of Founders' Estates.</p> <p>Lights at night could be an issue because of their visibility to the rest of the Founders' Estates. Recommendations for lighting are discussed in Section F.3 below.</p>

		At the site scale, some of the structures are visually intrusive as discussed in Section F.3 below.
4. Retain the role of the upper slopes of the Simonsberg above the Founders Estates as a place of refuge and retreat with development focused on nature orientated tourism activities related to the Simonsberg Nature Reserve, e.g. hiking, cycling.	Positive	The upper slopes of the Founder's Estates are characterised by a mosaic of natural areas and agriculture which serves as a transitional zone between the working farm and the wilderness landscape above the Founders Estates. The principle of a tented camp in this zone is compatible with nature orientated tourism activities but more attention should have been given to its design and execution in response to exceptional quality of the landscape.
5. Limit the footprint and form of nature orientated tourism facilities to ensure a tread lightly approach to the landscape, are visually discrete and embedded in the wilderness landscape domain related to the Simonsberg Nature Reserve.	Positive	The concept of a tented camp is compatible with a tread-lightly visually discrete nature of development. The tented structures are visually recessive in terms of their modest scale, low pitched canopies, muted colours and existing vegetation. More attention should have been given to its design and execution in response to exceptional quality of the landscape. At the site scale, a few of the structures are visually intrusive as discussed in Section F.3 below.
6. Excessive cut and fill excavations are to be avoided when creating building platforms; structures are to be stepped to accommodate the slope conditions and follow contours.	Positive	The tented camp is generally in accordance with this indicator. The camp mess and kitchen tent facilities are the largest structures, located on a levelled, excavated platform. The excavation has exposed the granite saprolite, which, because of its high clay content, is difficult to stabilise or vegetate. Mitigation measures are addressed in Section F.3 below.
7. Access roads should utilise existing farm roads and tracks wherever possible. No new roads should be constructed. The upgrading of roads should retain their rural character in terms of road width, surfacing and edge treatments.	Positive	The tented camp is generally in accordance with this indicator making use of existing farm roads that serve the vineyards and existing farmsteads. Access to the individual tent sites and camp facilities is via narrow vehicular tracks that form a loop around the camp. No new roads or road upgrading is proposed. The primary visual concerns related to infrastructure is parking.
8. Parking should be obscured from view as far as possible, and visually fragmented by appropriate landscaping and planting.	Positive	The primary visual concerns related to infrastructure are parking and lighting. These are addressed in Section F.3 below.

HERITAGE INDICATOR	CONVERGENCE OF PROPOSALS AND INDICATORS	COMMENT
<p>1. Positive response to the micro-conditions of the site, i.e. ridgelines, sightlines, water course, dam, indigenous thicket and interface with the Simonsberg Nature Reserve.</p>	<p>Positive</p>	<p>The tented camp has responded to the micro-site conditions in terms of avoiding ridgelines and predominantly tucked into the indigenous thicket. However, a few of the structures do impact sight lines, i.e. 1, 2, 9 and 10 and require mitigation. The levelled, excavated platform for the camp mess and kitchen facilities also requires mitigation.</p> <p><b>Landscaping:</b> Some of the tented accommodation has become visually screened over time by largely natural vegetation, while other tents remain visually exposed. Given the relatively short time frame for the camp, no major landscape intervention is envisaged. The following is recommended in terms of the landscaping mitigation:</p> <ul style="list-style-type: none"> <li>• No gardenesque planting layouts or exotic plant material should be permitted.</li> <li>• All invasive exotic vegetation, such as pine seedlings, Port Jackson and bugweed, should be cleared from the farm portion relating to the camp on an ongoing basis. This will also help to reduce fuel load in terms of fire hazard. The mature Monterey pines, which are spreading seedlings on the mountain slopes, should ideally be removed on a phased basis over the next 5 years, as the indigenous vegetation takes over.</li> <li>• Suitable fast-growing indigenous trees should be planted adjacent to the more visually exposed tents. Potential tree species are indicated in the table below.</li> </ul>

		<p><b>Camp facilities:</b></p> <p>The camp mess and kitchen tent facilities are the largest structures, located on a levelled, excavated platform. The excavation has exposed the granite saprolite, which, because of its high clay content, is difficult to stabilise or vegetate. The following mitigation measures are recommended:</p> <ul style="list-style-type: none"> <li>• Further clearing or excavations that expose the saprolite should be avoided.</li> <li>• Existing exposed embankments could be revegetated if a low dry-packed stone wall or gabion is constructed at the foot of the embankment, and back-filled with any available colluvial soil from the site.</li> <li>• The clayey ground surface around the mess and kitchen, which becomes sticky in winter and hard in summer, could be covered with a geofabric and stone chips to create a more trafficable and visually pleasing surface.</li> </ul>
2. Positive response to the role of the site within landscape of exceptional heritage value where new development should be subject to a rigorous design review process.	Negative	The design of the tented structures has not been well-considered in terms of the siting of some of the structures, tent architecture, technology, materials, execution and landscaping. This negatively impacts the landscape qualities of the site. This impact mitigated by the temporary nature of the facility.
3. Positive response to the carrying capacity of the site to accommodate new development from a combined heritage, visual and environmental perspective with consideration of cumulative impacts.	Negative	The size of FE 5 is 26.6 hectares. The tented camp is located outside of the 0.8 hectare Excluded Area and comprises a site development area of approximately 6 hectares, i.e. 23% of the landholding. This together with the positioning of the tented camp directly above the FE 5 homestead will have cumulative impact on the principle of Founders' Estates, i.e. one homestead per farm unit. A key mitigation is to withhold the right to develop a homestead on the Excluded Area of FE 5 until the Temporary Departure as lapsed and the tented camp has been removed.

<p>4. Roads and parking to be carefully considered in terms of visual scarring and ensuring minimal visual intrusion.</p>	<p>Positive</p>	<p><b>Roads and parking:</b></p> <p>As the camp is seen as relatively short term (5 years), no upgrading of the access roads is envisaged, except for minor maintenance and stormwater management to prevent erosion. The following is recommended:</p> <ul style="list-style-type: none"> <li>• Further roads, tracks or cleared areas should be avoided, if possible, to minimise visual scars in the landscape.</li> <li>• Where sections of access roads / tracks are no longer required, these should be revegetated, or narrowed down to single-track paths.</li> <li>• Excavations for parking or turn-arounds should be avoided, especially where the underlying saprolite will be exposed.</li> <li>• Even small parking areas tend to be visually intrusive, and therefore cars should instead be parked in groups of not more than 2 or 3 alongside the access roads in unobtrusive positions as identified on the site plan.</li> <li>• Imported material or paving for roads and parking should be avoided, except for stone chips and mulch.</li> </ul>
<p>5. Signage and lighting to be low-key and not visually intrusive.</p>	<p>Positive</p>	<p><b>Signage and lighting:</b></p> <p>The existing signage on site is low-key and not visually intrusive. This is helped by using a dark background on the signboards. Way-finding signage to the camp appears to be lacking. Lights at night could be an issue because of their visibility to the rest of the Founders' Estates: The following is recommended in terms of mitigation:</p> <ul style="list-style-type: none"> <li>• Signage should be kept to a minimum, be no higher than 1,2m and have dark backgrounds as per existing signage.</li> <li>• No advertising signage, flags or banners should be permitted to avoid visual intrusion on the surroundings.</li> <li>• Outdoor lighting should be kept to a minimum, and consist of low-level bulkhead or bollard type lighting with reflectors that cast the light downwards, and where the light source is not visible.</li> <li>• The existing lights fixed to the outside of the tents should be fitted with reflectors, or replaced with bulkhead lights as described above.</li> </ul>

SPECIES NAME*	COMMON NAME	COMMENTS
<i>Apodytes dimidiata</i>	White pear	Useful for screening
<i>Brabejum staltatifolium</i>	Wild almond	Grows along water courses on the Founders' Estate. Bushy, spreading habit. Useful for visual screening.
<i>Cassine peragua</i>	Bastard saffron	Small shrubby tree of mountain slopes and water courses. Fruit attracts birds.
<i>Metrosideros angustifolia</i>	Lance-leaf myrtle	Small bushy evergreen tree mainly found along water courses. Useful for visual screening.
<i>Olea europaea subsp. africana</i>	Wild olive	Common evergreen tree adapted to woodland and stony or sandy hillslopes. Useful for visual screening, windbreaks and bank stabilisation.
<i>Olea capensis</i>	Ironwood	Small to medium bushy tree occurring in scrub or evergreen forest.
<i>Olinia ventosa</i>	Hard pear	Medium-size tree occurring in evergreen forest or scrub and rocky hillslopes. Fruit attracts birds. Fairly fast growth.
<i>Salix mucronata</i>	Cape willow	Small to medium bushy tree. Occurs mainly along stream banks. Useful for visual screening and bank stabilisation.
<i>Tarchonanthus camphoratus</i>	Camphor bush	Small bushy tree occurring in a variety of habitats. Useful for erosion control.
<i>Virgilia oroboides</i>	Keurboom	Small, bushy pioneer tree with fragrant pea-like flowers. Makes fast growth, but is short-lived.

\* Note per specialist ecological report: Due to the Boland Granite Fynbos occurring in the area being listed as Endangered, avoid species that are not indigenous to this vegetation type, spreading into it and becoming a problem. For this reason, avoid species that easily self-seed. These species should only be transplanted in the areas that are considered transformed. Only indigenous species to the area should be used for the restoration of the patch of Boland Granite Fynbos.

The planting programme will need to align with the Restoration Plan in the Environmental Management Plan (EMP) that is recommended in the Ecological Report.

## SECTION G:OUTCOME OF THE CONSULTATION PROCESS

The application process will feed into the NEMA requirements for public participation in terms of advertising and notification of Interested and Affected Parties. Furthermore, the HIA is to be submitted to the following local registered heritage conservation bodies for comment:

- Pniel Heritage and Cultural Trust
- Franschhoek Heritage and Ratepayers Association
- Stellenbosch Interest Group
- Stellenbosch Heritage Foundation
- Drakenstein Heritage Foundation

Given the location of the site within the Dwars River Valley Rural Conservation Area in terms of the SM ZSBL, the Heritage Statement will also be submitted to the Stellenbosch Municipality Heritage Section of the Department of Spatial Planning, Heritage and Environment for comment.

## SECTION H.CONCLUSIONS

In response to the unauthorised tented camp in terms of Section 27 (18) of the NHRA, SAHRA has requested a HIA to form part of a NEMA Section 24 (G) process.

The provisions of the NHRA do not enable SAHRA to approve unauthorised work retrospectively. In terms of SAHRA's draft Built Environment Permitting Policy for National Heritage Sites (2021), it is assumed that SAHRA will first consider whether the authorised work has damaged heritage significance, and the reversibility and temporary nature thereof. Thereafter, SAHRA may decide on the following two options:

- Consider the work to be a minor transgression and thus decide to not pursue the matter further.
- Consider the transgression to have significant heritage implications and thus decide to pursue legal action and/or seek remedial action.

The outcome of this assessment is that the unauthorised work has not caused irreversible damage to heritage significance predominantly due to the tread – lightly, low visual impact and temporary nature of the tented camp. However, the unauthorised work does have heritage implications which need to be addressed in terms of remedial action/mitigation measures which are outlined in the recommendations. A primary consideration is that the property owner of FE 5 has agreed to withhold the right to develop a homestead on the Excluded Area until the Temporary Departure to regularise the tented camp from a land use and planning perspective has lapsed and the tented camp has been removed.

## SECTION I: RECOMMENDATIONS

It is recommended that SAHRA decide on the following in terms of the unauthorised work:

1. No action be taken in terms of Section 51(1) d of the NHRA given the tread-lightly, low visual impact and temporary nature of the tented camp and that heritage significance has not been irreversibly damaged.
2. The decision to not pursue legal action be subject to a number of conditions as outlined below:
  - a. The life-span of the tented camp be temporary as specified by the Temporary Departure application (5 years) in terms of section 15 (2) (c) of the SM LUPBL.
  - b. No expansion of the tented camp may be undertaken without a permit from SAHRA in terms of Section 27 (18) of the NHRA.
  - c. A homestead on the Excluded Area of FE 5 not be constructed until the Temporary Departure to regularise the tented camp from a land use and planning perspective has lapsed and the tented camp has been removed.
  - d. A number of visual mitigation measures be implemented as set out below.

### Roads and parking:

- Further roads, tracks or cleared areas should be avoided, if possible, to minimise visual scars in the landscape.
- Where sections of access roads / tracks are no longer required, these should be revegetated, or narrowed down to single-track paths.
- Excavations for parking or turn-arounds should be avoided, especially where the underlying saprolite will be exposed.
- Even small parking areas tend to be visually intrusive, and therefore cars should instead be parked in groups of not more than 2 or 3 alongside the access roads in unobtrusive positions as identified on the site plan.
- Imported material or paving for roads and parking should be avoided, except for stone chips and mulch.

### Camp facilities:

- Further clearing or excavations that expose the saprolite should be avoided.
- Existing exposed embankments could be revegetated if a low dry-packed stone wall or gabion is constructed at the foot of the embankment, and back-filled with any available colluvial soil from the site.
- The clayey ground surface around the mess and kitchen, which becomes sticky in winter and hard in summer, could be covered with a geofabric and stone chips to create a more trafficable and visually pleasing surface.

### Signage and lighting:

- Signage should be kept to a minimum, be no higher than 1,2m and have dark backgrounds as per existing signage.
- No advertising signage, flags or banners should be permitted to avoid visual intrusion on the surroundings.
- Outdoor lighting should be kept to a minimum, and consist of low-level bulkhead or bollard type lighting with reflectors that cast the light downwards, and where the light source is not visible.
- The existing lights fixed to the outside of the tents should be fitted with reflectors, or replaced with bulkhead lights as described above.

### Landscaping:

- No gardenesque planting layouts or exotic plant material should be permitted.
- All invasive exotic vegetation, such as pine seedlings, Port Jackson and bugweed, should be cleared from the farm portion relating to the camp on an ongoing basis. This will also help to reduce fuel load in terms of fire hazard.
- The mature Monterey pines, which are spreading seedlings on the mountain slopes, should ideally be removed on a phased basis over the next 5 years, as the indigenous vegetation takes over.
- Suitable fast-growing indigenous trees should be planted adjacent to the more visually exposed tents.
- The planting programme will need to align with the Restoration Plan in the Environmental Management Plan (EMP) that is recommended in the Ecological Report.

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# ANNEXURES

*TO*

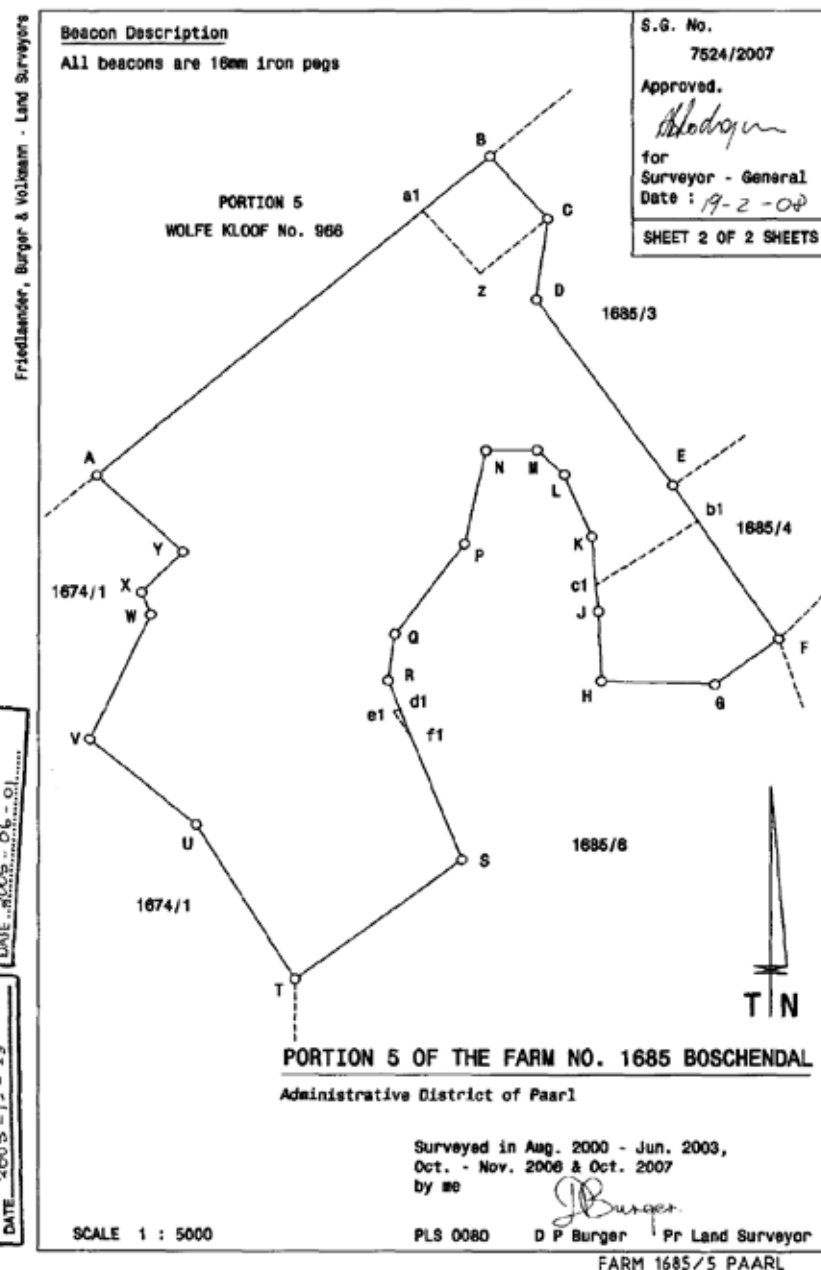
## HERITAGE STATEMENT

TENTED CAMP, FOUNDERS' ESTATES NATIONAL HERITAGE SITE,  
BOSCHENDAL FARMLANDS, DWARS RIVER VALLEY, STELLENBOSCH

# Annexure A: Survey Diagram

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SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES System WG 19°		S.G. No. 7524/2007
		Y	X	
	Constants :	0,00	0,00	Approved. <i>[Signature]</i> for Surveyor - General Date : 19-2-08
AB	526,00	229 00 00	A + 5684,05	+ 3749880,71
BC	89,83	319 07 20	B + 5287,07	+ 3749335,63
CD	88,12	7 25 00	C + 5228,27	+ 3749403,55
DE	243,96	325 06 50	D + 5239,65	+ 3749490,93
EF	197,83	326 55 00	E + 5100,12	+ 3749891,05
FG	81,56	52 53 50	F + 4992,13	+ 3749856,81
GH	115,35	91 29 10	G + 5057,18	+ 3749906,01
HJ	75,48	177 32 20	H + 5172,49	+ 3749903,02
JK	81,20	175 08 50	J + 5175,73	+ 3749827,61
KL	72,90	157 15 30	K + 5182,60	+ 3749746,70
LM	38,03	133 15 10	L + 5210,78	+ 3749679,47
MN	51,98	89 52 00	M + 5238,48	+ 3749653,41
NP	103,63	11 55 00	N + 5290,46	+ 3749653,53
PQ	119,94	35 56 30	P + 5311,86	+ 3749754,93
QR	51,23	7 41 40	Q + 5382,26	+ 3749852,04
RS	207,79	338 47 30	R + 5389,12	+ 3749902,81
ST	212,82	52 27 50	S + 5313,95	+ 3750096,53
TU	195,11	149 02 00	T + 5482,55	+ 3750226,07
UV	141,16	130 43 30	U + 5582,94	+ 3750058,77
VW	148,19	204 13 10	V + 5689,92	+ 3749968,67
WX	25,70	159 38 20	W + 5629,13	+ 3749831,52
XY	60,23	223 12 10	X + 5638,07	+ 3749807,43
YA	120,27	133 31 10	Y + 5596,84	+ 3749763,53
497	PNIEL	Δ +	3832,38	+ 3751650,78
498	RHODESDAM	Δ +	4138,34	+ 3749355,50

**Note:**  
The figure Aa1zCDEFGHJKLMPQRSTUUVWXYZ represents a leasehold area vide Diagram No. 7519/2007, D/T 3515/2008

The figure ABCDEFGHJKLMPQRSTUUVWXYZ represents 26,2549 hectares of land, being

**PORTION 5 OF THE FARM NO. 1685 BOSCHENDAL**

Situate in the Stellenbosch Municipality  
Administrative District of Paarl  
Surveyed in Aug. 2000 - Jun. 2003,  
Oct. - Nov. 2006 & Oct. 2007 by me

Province of Western Cape  
*[Signature]*  
PLS 0080 D P Burger Pr Land Surveyor

This diagram is annexed to No. 773858/2008 Dated i.f.o. Registrar of Deeds	The original diagram is No. 7518/2007 Annexed to Filed as Plan No. 7518/2007	File No. Parl.1685 S.R. No. 3226/2007 Comp. BH-8800 (3767) BH-8088 (3779) LPI C0550000 FARM 1685/5 PAARL
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