

PROPOSED RESIDENTIAL DEVELOPMENT ERF 1772 STANFORD



Figure 1: View from the south east corner of the site looking towards development at the intersection of the R326 and the R43; Agri Overberg's warehouse and service station

DRAFT HERITAGE IMPACT ASSESSMENT

Prepared in compliance with **Section 38(3)** of the National Heritage Resources Act
(No 25 of 1999)

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1. BACKGROUND

The owners of Erf 1772 Stanford (Sebumo Tude Guest Services & More Pty Ltd) wish to develop a residential estate on the currently vacant site. As the proposed activity involves the rezoning of a site larger than 10 000m², it was required that submission be made to Heritage Western Cape (HWC) in terms of section 38 of the National Heritage Resources Act (NHRA). RM Kotzé on behalf of WRAP Project Office submitted the standard Notification of Intent to Develop (NID) form and details of the proposed residential development. In the form it was noted that the Department of Environmental Affairs and Development Planning (DEADP) had confirmed that the proposed development will not trigger any Listed Activity in terms of the EIA Regulations, 2014 (as amended). The NID recommended that a Heritage Impact Assessment (HIA) was required based on the fact that the site was partially within the Landscape HPOZ of Stanford. It should be noted that a Landscape Report for the development had been prepared for the development by Megan Anderson Landscape Architect and RISE Architects had prepared fairly detailed Architectural Design Guidelines for the development (both attached).

The NID was reviewed HWC's HOMS Committee on 24 March 2022. It was resolved that an HIA was required that satisfies the provisions of section 38(3) of the NHRA be submitted and that this HIA must have specific reference to the following:

- *Visual impact assessment, and*
- *Cultural landscape study.*

Aikman Associates: Heritage Management was then appointed to prepare this draft HIA report. ARLA Consulting Landscape Architects was appointed to prepare the attached Visual Impact Assessment (VIA).

2. LOCALITY AND SETTING

The Overberg village of Stanford is 16km to the east of Hermanus accessed via the R43. It is linked via the R326 and the Akkedisberg Pass to Riviersonderend on the N2 and Overberg towns of Caledon, Napier and Bredasdorp.

Erf 1772 is bordered by vineyards on its south and east boundaries and by a vacant property on its west boundary owned by the Municipality, Erf 594. This is zoned Industrial. Its north boundary is the R326.

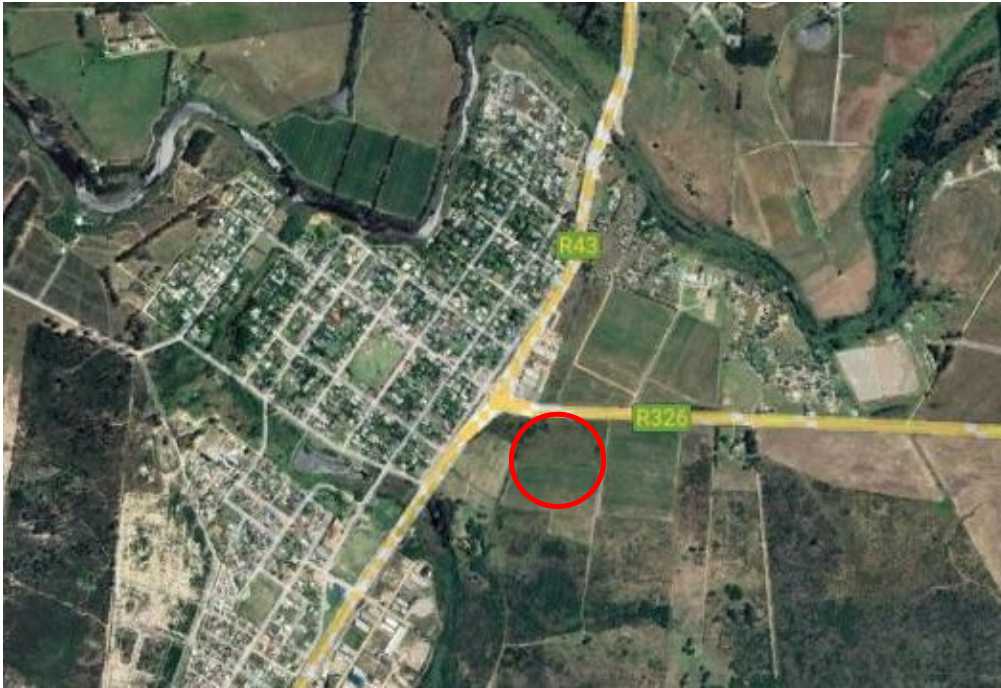


Figure 2: 2022 Google Earth satellite image



Figure 3: View from the east boundary of the site towards the R43



Figure 4: There is a vineyard to the south of the property seen on the left



Figure 5: The current access to Erf 1772 Stanford is via a registered right of way servitude over Remainder of Portion 13 of Farm Riverside No 644 shown above



Figure 6: R326 forms the northern boundary of the property



Figure 7: Erf 594 shown above on the west boundary of Erf 1772 and at the intersection of the R326 and the R43 is owned by the Municipality and is zoned Industrial Zone 1. At the intersection itself is a vacant portion of Erf 523 that straddles the R326 and is zoned Business Zone 2. Most of Erf 523 to the north of the R326 is occupied by the agricultural supply company Agri Overberg

3. HISTORICAL DEVELOPMENT

Local Stanford Historian Ms Annalize Mouton, in 2008 on the 150th anniversary of the village produced a detailed history of the village's development from the first grazing rights granted to MR Vlotman at Kleyneriviers Valleij in 1758 to the present. This history is outlined below.¹

Vlotman's grazing rights were transferred first to Jeremias Auret and then to Christoffel Brand in 1783. In 1798 Lady Anne Barnard recorded in her diary spending two nights at the Brand's house and departing for Swellendam the next day via what she referred to as the Clyne Rivier Cloof. This was the road that linked Kleyneriviers Valleij to Riviersonderend. This would have been the Akkedisberg Pass that had been a Khoi stock trail for centuries. Archaeologists working at the Klipgat cave at De Kelders, about 12km to the east of this site, have found some of the best evidence for this. Sheep bones were recovered and dated to about 2000 years ago.

The farm remained in the ownership of the Brand family until 1813 when it was sold to JA Truter (later Sir John Truter) Chief Justice of the Cape Colony. Truter increased the size of the farm (8000ha). He then sold the farm in 1831 to Major Samuel Parby, who had retired from the East India Company to the Cape. Captain Robert Stanford having served in Burma and in the Frontier War in the Eastern Cape retired on half pay from the army.

In 1838 he bought the farm from Parby who was close to bankruptcy. By then the farm was 10 927ha in extent. Besides Kleine Riviers Valley Estate. described himself as being of "ample means" and indeed he was. He owned a town house on Stal Plein, farms in the Caledon district, a farm in Stellenbosch, Gustrouw/Fortuintjie farms near Gordons Bay, Myrtle Grove at the foot of Sir Lowry's Pass and Kogel Bay on the coast.

At Klein Rivier he built a mill on the river and produce from the farm was shipped to Cape Town by a cutter from Skulpiesbaai. In 1849 he leased the farm to Captain Smails and the Stanford family then settled at Gustrouw/Fortuintjie. In the same year he was forced as an officer to supply meat and produce to the ship Neptune anchored in Simons Bay. It was carrying Irish convicts to the Cape. Most citizens were opposed to the Cape becoming a penal colony and boycotted supplying the ship. After five months the ship sailed for Australia but Stanford and other loyalists were ostracized. Stanford was bankrupted. Despite appeals to the British Government for compensation his farms at the Cape including Kleine Rivier Estate were sold to pay creditors.

¹ MOUTON, A. (2008). Stanford-150: Portrait of a Village. Wordpress.

Kleine Rivier was bought at auction by Phillipus de Bruyn in 1857. De Bruyn then laid out a village of 165 plots. He named it Stanford.



Figure 8: 1997 aerial photograph. At that stage only the agricultural co-op had been built on the R326

Stanford has grown significantly and now has a population of over 7000 people. Its economy is primarily driven by tourism. There are numerous guest houses and restaurants in the village as well as houses used for holidays and weekends. Boat trips on the Klein River are popular. Recent growth has been to the east of the R43 along the R43 along the river.

4. STATUTORY CONTEXT

Erf 1772, Stanford) is 33306 m² (3,3306ha) in extent and is currently zoned as Agricultural Zone 1: Agricultural (AGR2). It is however within an area identified within the Overberg District Spatial Development Framework (ODSDF)

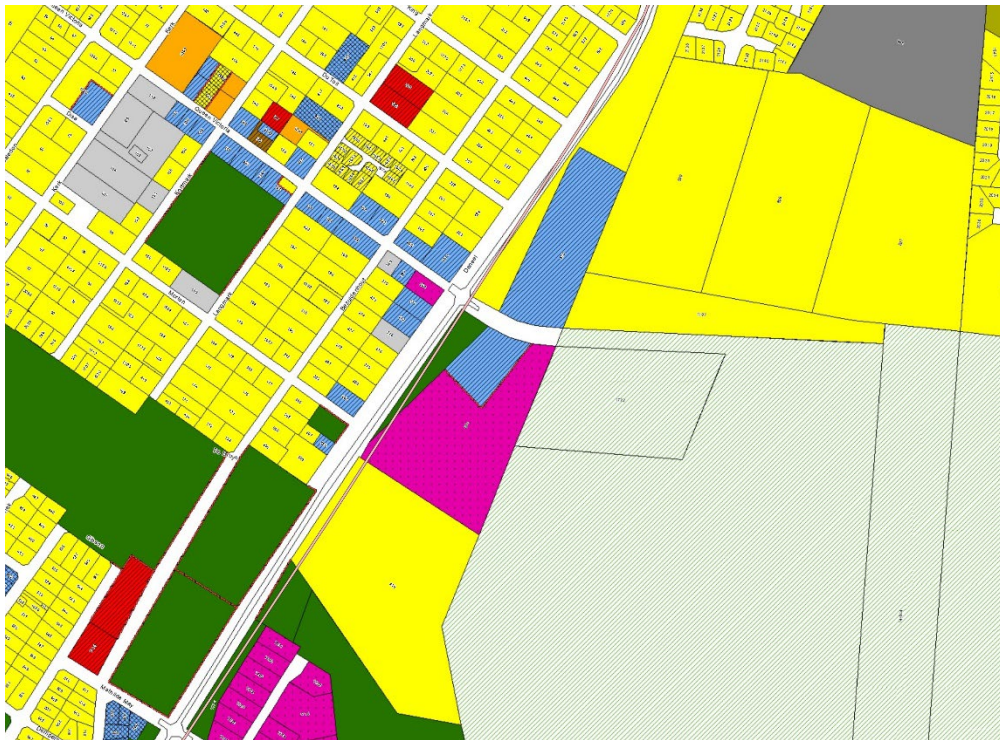


Figure 9: Extract from the zoning map

The subject property was included in the Urban Edge with the 2022 revision of the Overstrand Local Municipality Spatial Development Framework (OMSDF).



Figure 10: OMSDF indicating Erf 1772 is part of an area identified in the SDF as Urban Infill



Figure 11: The erf is located in the heritage conservation area but not in the Heritage Protection Overlay Zone



Figure 12: The erf is partly located within the HPOZ Landscape significance (strip along the R326)

The R43 and R326 are categorized in the Landscape HPOZ as scenic routes of regional significance.

5. HERITAGE RESOURCES

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

There are no tangible heritage resources on Erf 1772 or in the immediate vicinity, no structures, botanical, or geological resources. It was simply a camp providing rough grazing for livestock as was most of the land in the Klein River Valley. From an archaeological perspective it can be concluded that although isolated MSA and LSA stone tools may be exposed below the top soils during preparation of the site for development, the significance is likely to be low.

5.1 Cultural landscape

Cultural landscape is a term used in the fields of geography, ecology, and heritage studies, to describe a symbiosis of human activity and environment. As defined by the World Heritage Committee, it is the "cultural properties [that] represent the combined works of nature and of man" and falls into three main categories:

- "a landscape designed and created intentionally by man"
- an "organically evolved landscape" which may be a "relict (or fossil) landscape" or a "continuing landscape"
- an "associative cultural landscape" which may be valued because of the "religious, artistic or cultural associations of the natural element."

The landscape setting of Erf 1772 Stanford is unremarkable. It is a landscape in transition. Historically the valley supported Elim ferricrete fynbos (Eff) but this has almost entirely disappeared over more than 250 years from the grazing of livestock. Fynbos needs fire to endure but the Khoi and the later settlers used fire to increase grazing. Erf 1772 has some Eff species but is dominated by aliens. Apart from isolated stands of sugar gums and trees along the river (mostly invasive alien poplars and wattle) it is a fairly treeless landscape. In the last 30 years the transition has been more dramatic with vineyards beginning to appear and even groves of olives as well as cereal and canola production. Since the construction of the Birkenhead Brewery and the Walker Bay Wine Estate on the river to the east of the R43 in 1998 there has been considerable urban development in the area along the river and stretching to the R326; the gated Stanhaven residential complex.

There is no coherence or theme running through this landscape. It can't for example be compared to the Cape Winelands Cultural Landscape as there are no iconic white-washed farmsteads set in groves of oaks surrounded by vineyard and orchards as found in the Boland.

The setting of Erf 1772 Stanford is rural in character with its grazing camps, and vineyards but it is of little or no heritage significance unlike the Cape Winelands.

5.2 Visual impact

The attached VIA prepared by ARLA Consulting Landscape Architects follows the criteria, definitions and terminology for a Level 3 Visual Assessment as set out in the reference document: Oberholzer, B. 2005: Guideline for involving Visual & Aesthetic Specialists in EIA processes: Edition 1. CSIR Report No ENV-S-C 2005 053 F. Republic of South Africa, Provincial Government of the Western Cape, Department of Environmental Affairs & Development Planning, Cape Town.

The VIA concluded that from a visual perspective, the development should be endorsed from a visual perspective, on the condition that the mitigation measures for the proposed development are implemented as per the Architectural Design Guidelines and Landscape Report prepared for this development.

6. THE PROPOSED DEVELOPMENT

The Site Development Plan (SDP) shows that a simple gridiron layout is to be used (a reference to Stanford itself) and the proposed units are to have a contemporary Cape vernacular architectural expression.



Figure 13:

This proposed residential development will consist of the following:

- 91 Residential Properties;

- 5 Private Open Spaces; and
- 3 Private Roads.

Access to the development will be taken from the R326 through a controlled entrance gate. The current access to Erf 1772 Stanford is via a registered right of way servitude over Remainder of Portion 13 of Farm Riverside No 644, Caledon. Access to a development consisting of 91 residential opportunities via a right of way servitude is not desirable and it was agreed with the owners of the Remainder of Portion 13 of Farm Riverside 644, to exchange two portions of land on condition that the existing servitude is cancelled, and the Western Cape Department of Transport approves the new proposed access to Erf 1772 Stanford from the R326. The execution of this agreement, included in the land use application, entails the following: Approximately 94 m² will be subdivided from Erf 1772 Stanford and consolidated with the Remainder of Portion 13 of the Farm Riverside 644 Caledon and approximately 1909 m² will be subdivided from the Remainder of Portion 13 of Farm 644, Caledon and consolidated with Erf 1772, Stanford.

The rezoning and subdivision of the subject property will introduce a new type of residential opportunity into the housing market in Stanford. The proposed zoning and morphology are however aligned with development trends in other areas of the Overstrand Municipality.

The town planners maintain that the proposed development will combine a modern feel to historic Stanford in an attempt to attract and satisfy a market that is not being catered for within the current urban context of Stanford.

7. IMPACT ON HERITAGE RESOURCES

The only heritage resource identified is the currently rural landscape of this part of the Klein River Valley. This is in transition as has been recognised in the ORSDF where Erf 1772 has been included within the Urban Edge and is designated as part of a large are as Urban Infill.

The VIA found that... The visual absorption capacity (VAC) of the broader landscape varies between the village and the rural landscape. Within the village or vineyards, the VAC is moderate-high however, when covered with crops such as wheat or canola, used for pasture, vacant or abandoned fields have a low VAC. The site therefore has an overall moderate VAC.

The VIA concluded... From a visual perspective, the development should be endorsed on the condition that the mitigation measures for the proposed development are implemented as per the Architectural Design Guidelines and Landscape Report prepared for this development

8. SUSTAINABLE SOCIAL AND ECONOMIC BENEFITS

The NHRA specifically refers to social and economic development.² In addition Section 38(3)(d) of the NHRA requires that the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development should be evaluated.

Erf 1772 Stanford is located within an area identified in the ORSDF as being within the Urban Edge of Stanford and desirable for Urban Infill. The ORSDF inter-alia considered sustainable social and economic benefits as part of the formulation of the plan.

The development involves an estimated capital expenditure of over R100-million. It will provide jobs during construction and generate need for goods and services once completed. The Municipal rates income will be significantly increased.

9. PUBLIC PARTICIPATION

This draft HIA is to be reviewed by the Stanford Heritage Committee and Overstrand Heritage and Aesthetics Foundation. Comment from these two bodies will be incorporated into the Final HIA.

10. RECOMMENDATIONS

It is recommended that that as this proposed residential development was recommended by the visual specialist that the development should be endorsed from a visual perspective on the condition that the mitigation measures for the proposed development are implemented as per the Architectural Design Guidelines and Landscape Report prepared for this development.

This assessment should be considered to have met the requirements of s38(3) of the NHRA and therefore HWC is requested to endorse and confirm that no further studies are required.

² National Heritage Resources Act, 1999, Section 5(7)(d).