

## ANNEXURE B.1

## TOWARDS THE PREPARATION OF INTEGRATED CONSERVATION MANAGEMENT PLAN FOR THE EARLY CAPE FARMSTEADS WORLD HERITAGE SITE NOMINATION: GROOT CONSTANTIA

### WORKSHOP BETWEEN SITE MANAGERS AND CMP CONSULTANTS ON THE STATE OF CONSERVATION, PROTECTION AND MANAGEMENT: GROOT CONSTANTIA; 21st JUNE 2016

A workshop was held with between Groot Constantia managers and ICMP consultants in June 2016 as an information gathering and ‘scoping’ exercise relating to the state of conservation and management of the property. Issues identified formed for the basis for the preparation of the Status Quo report. As a means of structuring the identification of issues and information gaps, and a series of tables were prepared, the format of which is explained below. Based on the outcome of the Status Quo Phase, the population of these tables were then expanded and are summarised in Section 7 and 8 of the draft ICMP.

**Performance indicators** were developed relating to the state of conservation and management of the **primary layers of the core area**:

- Historic built environment
- Landscape elements and character
- Archaeological record
- Natural and cultural landscape setting
- Intangible heritage; public associations and values

**Indicators** were also developed for **internal and external factors/risks** affecting **core and buffer areas**:

- Statutory and institutional arrangements
- Development pressures
- Environmental pressures; natural disasters and risk preparedness
- Visitor/tourism pressures
- Economic/agricultural activity pressures

Assessment indicators, outcomes of the assessment (status, description, consequences) and proposed mitigation strategies relating to each of the above components are tabulated in Tables 1-10 below. This information forms the basis for establishing a management strategy and monitoring programme.

A grading system for assessing the status of **performance and risks** and determining management implications is tabulated below:

PERFORMANCE RISK STATUS	GUIDELINES FOR MANAGEMENT
Very good condition Very positive impact Very well managed Low risk	Monitor and manage as appropriate
Good condition Positive impact Well managed Medium risk	Actively and pro-actively manage
Poor condition Negative impact Poorly managed High risk	Implement specific action plans/procedures to manage and monitor

1. Historical Built Environment				
Management Responsibilities and Advisors:				
Indicator	Status 05/2017	Description	Consequences/Comments	Mitigation Strategies
1. Has an inventory of buildings and structures been undertaken?	Very positive	An inventory of buildings and structures including statements of cultural significance has been prepared as part of the draft ICMP.	The inventory includes information on the significance, age, chronology and condition of historic fabric as well as references to historical research and fabric analysis. This will assist site managers and authorities in making decisions about interventions to historic fabric as well as obtaining exemptions from permitting requirements.  There is no archive on the property to house the previous various studies involving the farm. Documentation that does exist is held in the Iziko museums precinct.	Inventory of buildings and structures within the core area completed and should preferably be updated every 5 years.
2. What is the overall condition of the historic fabric? Are there any signs of structural stress/damage and the need for immediate or short term repair and maintenance?	Historic fabric appears to be generally in good condition.	Exteriors of historic buildings within the core area appear to be in good condition. Regular lime-washing and thatching maintenance is evident.  An example of proactive intervention includes the recent and on-going consolidation of the river bank adjacent to the wine cellar.  Baboons pulling out thatch on historic structures; partially resolved by erection of baboon fence on the perimeter of the property.	Regular maintenance appears to occur in areas where threats to historic fabric are identified, often in a reactive rather than proactive manner.  An area of immediate concern is a leaning portion of retaining wall and dangerously leaning pillar on the southeast (vineyard) side of the forecourt close to the manor house.	Consideration to be given to adjusting maintenance programs, where necessary, to take account of the significances as established in the inventory of buildings and structures in the Estate, i.e. prioritizing maintenance programs in accordance with heritage significance.  Prepare model maintenance specifications for each of the historic structures including those beyond the immediate werf (e.g. the bath, Hoop op Constantia werf and the cemetery. These specifications could form one of the key components of a heritage agreement with HWC.  A structural engineer with experience in consolidating historic structures should be engaged to inspect the leaning retaining wall and pillar as a matter of urgency.
3. Is there an integrated system in place for monitoring and reviewing maintenance requirements and at what intervals is this undertaken?	No  Maintenance intervals: Buildings: yearly Lime-washing: every two years	While there are monitoring and review systems in place, these are not integrated. They are also generally reactive.  All buildings are inspected at least yearly. Lime washing is however undertaken every two years (budget permitting), alternating yearly between two designated halves of the historic core.  Contractors carry out work in accordance with their own specifications with few checks and no centralized system for recording observations and intervention methodologies. No specific fabric condition checklists are in use.	The lack of integration between the various fabric monitoring and maintenance regimes on the estate needs to be addressed and a centralized record established in order to expand institutional knowledge on fabric maintenance.  Areas of responsibility between building maintenance and landscape maintenance are not clear, nor is there a clear policy for distinguishing 'smaller jobs' from 'larger jobs' requiring more specialist expertise.	Identify areas for improvement of current maintenance programs according to best international practice. Consideration should be given to a quinquennial-type system for the repair, monitoring and identifying of both current and 'over the horizon' maintenance issues.  Also identify possible/potential overlaps and underlaps in maintenance management responsibilities and implementation strategies e.g. between built fabric and landscape management; small and larger projects, and also possibly between the GC Trust and Iziko.

		Maintenance is currently monitored through bank records and payments to contractors.		
4. How often is routine repair and maintenance undertaken? E.g. thatching, painting, rain water goods. Is routine repair and maintenance currently logged and if so, how is this recorded?	Routine maintenance and repairs are carried out annually apart from lime washing which occurs every two years alternating between two designated halves of the werf.	There is no dedicated maintenance logging. Database alerts are not deemed necessary as maintenance is implemented in direct response to issues identified in the annual inspections and intermediate walkabouts.	Prevailing reactive maintenance regimes are generally associated with lower cost benefit efficiencies as opposed to programs targeting specific fabric performances through dedicated maintenance logging, and over periods longer than 1 or 2 years.  The extent of annual maintenance is budget driven as total income for the estate is reliant on wine sales, which can vary according to harvest successes.	A centralized and dedicated maintenance logging system should be investigated involving all contractors and estate staff in order to improve efficiencies and build institutional knowledge through centralized recording.
5. What type of specialist advisors are consulted on a regular or case specific basis? What experience do the contractors have in working with historic buildings?	All maintenance outsourced.	'Small projects' are outsourced to a local restoration company (Progroup Projects). 'Large projects' are managed by a nationally recognized architectural firm (Revel Fox and Partners) which has been involved in heritage management and maintenance at the estate since 1985.	The expertise and track record of the local restoration company is unknown.  The track record of the architectural firm is well known and highly regarded.  There are no specific criteria to guide which projects are assigned to which of these parties and under what conditions. Although total outsourcing of maintenance is stated by GC, local staff have been observed undertaking at least some maintenance and decoration works on the estate.	Establish policies and strategies for assigning outsourced maintenance work based on the significance and sensitivities of the fabric involved, rather than necessarily the sizes of the jobs.
6. Is there a building maintenance manual in place that deals with maintenance methods? E.g. the principle of preparing and using lime based mortar mixes and renders?	No	Knowledge regarding both routine and specialist maintenance resides with the contractors rather than GC.	Building institutional knowledge around maintenance issues within the Estate will require the introduction, preferably across disciplines, of a centralized co-ordinated maintenance logging and recording regime.  The building of maintenance knowledge within the estate will make it easier to obtain exemptions from permitting requirements.	Introduce, in phases, a centralized system for logging all maintenance work. This could be initiated by a series of workshops in which contractors, representatives of the GC Trust and HWC participate towards this objective.
7. Is there a clear attitude to the principle of historical layering without undue emphasis on one particular period?	Unclear	The nature of interpretative displays on the estate suggests appears to focus on the 18 <sup>th</sup> – 19 <sup>th</sup> centuries. However, the new visitor plan for GC intends to expand this narrative.	.	Consider preparing a mission statement reflecting attitudes towards historical layering based on an updated heritage statement for the property. This would, in turn, assist in the preparation of a clear maintenance strategy and policies for future fabric interventions.
8. Is there a clear attitude to the relationship between old and new in terms of the siting of new structures and the architectural character of new interventions in terms of scale, form, materials and colour?	No.	There is a blurring of the line between old and new, e.g. public facilities responding to commercial pressures on the edges of the werf and spilling over into the werf forecourt in places.  The modern wine cellar is also visually obtrusive from certain viewpoints within the	Finding the right balance between historical authenticity and the accommodation of public needs (particularly given the public's strong feeling of ownership towards the estate) is clearly one of the single most important challenges facing the management and maintenance of the estate.	The estate requires a mission statement reflecting its attitude towards historical layering informed by an updated heritage statement for the property.  Investigate further with GC management in what way the estate is most highly valued by its users. The purpose would

		<p>estate.</p> <p>Certain architectural distinctions between old and new are, however clearer around the restaurant/bistro on the northwest side of the historic Cloete wine cellar. The philosophies underpinning the contemporary alterations and insertions in this area are, however, not formally articulated to guide future development.</p>		<p>be to obtain a clear idea of visitor expectations relative to the experience of the estate as a major heritage resource. If necessary, consider conducting a user poll to obtain further clarity.</p>
<p>9. Is there a clear attitude to past interventions that potentially impact significance and how they could be mitigated in the long term?</p>	<p>Not clear.</p>	<p>A degree of ambivalence is reflected in the example of the large 1970s contemporarily styled wine cellar. It is the embodiment of a past intervention now viewed as having negative visual impacts, yet it is also the major source of revenue for the estate and, therefore, the estate's maintenance, conservation and sustainability.</p>	<p>Deriving a clearer attitude to past interventions must include landscape design input based on knowledge of the historical morphology of the estate. This is relevant with regard to both past and future interventions.</p> <p>The inventory (see 1) provides some clarity with regard to the age, chronology and historical design intent behind GC's various built components. Such knowledge would assist in decision making around future developments and fabric interventions.</p>	<p>The mitigation of visual impacts from larger elements such as the wine cellar and smaller elements such as the impact of neighbouring development on historic precincts such as the backdrop to the Cloete graveyard from its gateway must be considered in the preparation of a future landscape management strategy for the estate.</p>
<p>10. Is there a system in place for the documentation and archiving of historical research material, heritage reports, etc?</p>	<p>No.</p>	<p>The limited documentation currently on the estate is managed by Iziko as part of its interpretation of the property.</p>	<p>A centralised database maintained and managed on the estate in which copies of all previous research material conducted on and of the property would be highly beneficial in informing its future maintenance and management.</p>	<p>Identify a potential location for an historical archive on the property. Prepare recommendations identifying the various needs involved in managing and maintaining such an archive.</p>

2. Landscape Elements and Character				
Management Responsibilities and Advisors				
Indicator	Status 05/2017	Description	Consequences/Comments	Mitigation Strategies
1. Has an inventory of specimen trees, significant groupings and trees alignments been prepared within the core?	Well managed	The Landscape Inventory for GC prepared for the purposes of ICMP identifies and landscape elements. Each element has been briefly described and assessed.	This could be expanded to include more detailed information on the age and condition of horticultural elements.	Prepare detailed inventory of trees and gardens.
2. What is the overall condition of significant trees? Are there any trees with signs of disease or reaching senescence?	Medium risk	The English Oak trees along the central axis avenue are all showing signs of age with hollow trunks and many broken bows that have been removed.	As a result many significant trees are reaching maturity and some have been felled leaving gaps in the central axis avenue.	Where gaps in the central avenue occur, new planting of same or appropriate specimen trees, at equal spacing should be undertaken. A specialist arborist could provide ongoing care and treatment for aging trees.
3. Is there a tree inspection, maintenance and replacement programme in place?	Well managed	Tree inspection and maintenance does take place as needed. The trees also receive attention on sign of duress and after storm events.	There is active replacement of trees along the entrance avenue and within the werf, but Oak trees along boundaries are not actively replaced. While English Oaks are preferred as replacements from a historical perspective, these are not sustainable due to dry rot. Felled Oak trees are replaced with <i>Quercus nigra</i> , the Water Oak.	Consider replanting the boundary lines, especially with more evergreen oak species that will provide screening of neighbouring houses.
4. What type of specialist advisors are consulted on a regular or case specific basis?	Medium risk	Revel Fox and Partners are consulted in relation to the buildings and built landscape elements. There appears to be no ongoing specialist input of a landscape architect to provide advice on planting and overall landscape character.	There is opportunity to build a sense of continuity within the landscape and to develop the experiences of transition between the different precincts. There is also opportunity to establish a planting strategy for areas of existing ornamental planting.	Consider consultation with a Landscape Architect on matters that effect outdoor spaces, specifically within the historic core. Consultation with specialist arborist on an annual basis is recommended.
5. Is there an overarching landscape concept for hard and soft landscaping and how does this relate to the significance of the historic core as a whole, and character precincts?	Medium to high risk	A Landscape Master Plan was prepared by Ian Ford & Associates (1993). The concept for the overall hard and soft landscape is influenced by the simple geometric lines that relate to the avenues, werfs and boundaries of the historic core. Use of mixed plant and hard material is minimal.	The design and layout of the Play area and tables next to Simon's restaurant is not sympathetic to the simple and understated geometries of the adjacent werf.	The Landscape Master Plan could be updated to take into consideration recent changes within the historic core. This will assist with identifying current conflicting elements and provide guidelines for restoration or upgrades to the landscape.
6. What is the potential impact of large landscaping interventions? E.g. agriculture	Low risk	GC does not currently intend to increase their agricultural footprint/ vine coverage.	The intention not to increase coverage is due in part to the high infrastructure investments required and also due to their commitment to protect areas of Fynbos on the estate in order to enhance biodiversity as part of the BWI commitments.	Monitor and manage as appropriate.
7. Is there a system in place for the documentation and archiving of landscape proposals?	Unclear	Iziko currently houses information relating to GC within their archives.	It is not clear whether all reports and studies that have been commissioned for GC are included within the current archives. Some of this information will be collected as part of the ICMP.	It is recommended that a digital archive is created to house copies of reports; studies and theses that relate to the estate.
8. What is the long term vision of agricultural production, nature conservation and enhancement of biodiversity?	Low risk	GC shares a boundary with the TMNP and is part of the WWF's Biodiversity and Wine Initiative (BWI) and in January 2018 champion status. Integral to this initiative is a commitment to enhancing biodiversity through providing green corridors of protected	BWI commitments include clearing of alien vegetation on an ongoing basis with a stronger focus in May/June each year. There is a shift towards biological pest control in the agricultural practices as well as a protection of local fauna through the provision of owl houses and falcon perches.	Monitor and manage as appropriate.

9. What is the potential impact of commercial activity on landscape character?	Medium to high risk	<p>Fynbos vegetation.</p> <p>There are a number of lease agreements in place on the estate. Groot Constantia has agreed to allow commercial activity within the historic core to ensure financial viability and to facilitate an appreciation of the historical cultural character of the estate. Two restaurants are currently operated under separate lease agreements. Jonkershuis is leased out by Iziko and Simon's is leased out by the Groot Constantia Trust.</p>	<p>Without an updated Landscape Master Plan, future activities can't be easily controlled. While the appropriateness of commercial activity within the historic core is not examined here, the manner in which the trading is set up from a spatial perspective detracts from the cultural character of the historical core. Trading is currently permitted along the edge of Jonkershuis overlooking the historic werf and adjacent to Simon's overlooking the Cloete Cellar and reflection pond. Ad hoc use of small garden elements e.g. wine barrels and the juxtaposition of chair and table types results in clutter and loss of landscape character.</p>	<p>Develop a strategy for the placement and type of outdoor furniture that is permitted for the restaurant establishments.</p> <p>Ensure that signage is per the current typology that has been developed for the estate.</p>
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3. Archaeological Record				
Management Responsibilities and Advisors				
Indicators	Status 05/2017	Description	Consequences/Comments	Mitigation Strategies
1. Has an area of archaeological sensitivity been demarcated in terms of a management framework?	Medium-risk	The entire historical core area is deemed to be archaeological sensitive. Areas of high significance include the homestead and the werf and adjoining buildings and the shaft of space from the gateway to the pond behind the wine cellar. It also includes the burial sites located on the estate.	Any major ground disturbance or major architectural interventions within these areas should be subject to archaeological investigation and monitoring.	Actively and pro-actively manage as appropriate.
2. What archaeological investigation has been undertaken?	Medium risk	The steps and watercourse behind the wine cellar, in oral tradition the "slave pool" (1992). Brick channel and chamber at the sides of the homestead (1993). Jonkershuis cottages (1993). Cloete cemetery and the Colijn vault (1996). Extension of farm dam (2008).	Most archaeological work was done on an adhoc basis when construction had already commenced.  Very little chance of finding undisturbed pre-colonial archaeology.	Actively and pro-actively manage as appropriate.
3. Are procedures in place for monitoring of ground excavation works and reporting archaeological finds?	Medium risk	There are no formal procedures for reporting archaeological finds.	There is need for procedures for monitoring and reporting archaeological finds on the estate. This should be accompanied by an awareness session with site managers.	Refer to Annexure D: This includes guidelines for property managers and owners on how to safeguard archaeological heritage. It explains the types of evidence which indicate the presence of an archaeological site, artefacts and features. It also provides procedures for monitoring excavation works and what to do when archaeological material is found. It is also advisable that these guidelines be work-shopped with site managers.

4. Natural and Cultural Setting				
Management Responsibilities and Advisors				
Indicators	Status 05/2017	Description	Consequences/Comments	Mitigation Strategies
<p>1. To what extent do the experiential qualities of the site give full expression to the natural setting and its symbiotic relationship with the historic core in terms of visual spatial integration and visual connectivity between the core and mountain backdrop and adjacent Cape Floral Region WHS?</p> <p>What environmental programmes are in place to address the significance of the natural setting of the Estate?</p>	<p>Very positive</p> <p>Very positive</p>	<p>The creation of vistas to enhance visual connectivity between historic core and mountain setting, e.g. the sweep of space linking the historic core to the mountain backdrop to the west.</p> <p>Perimeter planting on the estate is very important in terms of screening residential development on the estate boundaries.</p> <p>GC applies the general principles of the BWI.</p>	<p>The new wine cellar is visually intrusive but has been partially hidden by extensive planting. It is however highly visible from the upper slopes of the vineyards and severs the visual spatial link between the historic core and the mountain backdrop to the west.</p> <p>A programme to control the infestation of alien vegetation evident in the natural areas which traverse the estate is being implemented. There is a shift towards biological pest control in the agricultural practices as well as a protection of local fauna.</p>	<p>Develop planting strategies to screen public views of the wine cellar from the north and south as per the planting pattern screening the cellar from the historic core.</p> <p>Develop a Landscape Framework Plan to ensure the maintenance and enhancement of the perimeter planting, with emphasis on evergreen species as per the mitigation measures identified in section 2.</p> <p>Continuation of the Alien Vegetation Eradication Plan and planting programme for the planting of indigenous plant species on the portions of the farm not considered suitable for agricultural purposes.</p>
<p>2. To what extent do the experiential qualities of the site give full expression to the riverine setting and its relationship to the historic core?</p>	<p>Positive</p>	<p>There are opportunities to strengthen the connection to the river and make more of the riverine setting.</p>	<p>There are plans to establish a nature walk along the river as part of the visitor experience and interpretive route. Cleaning up the river and establishing formal pathways will enhance this experience.</p> <p>The parking area behind the wine cellar impacts negatively on the riverine interface.</p>	<p>Develop a Landscape Framework Plan for the parking area behind the Cloete cellar with appropriate hard and soft landscaping features to soften the visual impact of the existing hard, asphalt surfacing. Pedestrian linkages need to be incorporated into the plan.</p>
<p>3. To what extent do the experiential qualities of the site give full expression to the farm setting and its relationship to the historic core?</p>	<p>Very positive</p>	<p>Views from the approach road and within the historic core provide a variety of visual experiences of the working farm; vineyard covered slopes.</p> <p>Lack of visually intrusive perimeter fencing.</p> <p>Important views from the werf towards False Bay.</p>	<p>Agricultural activities and the rectilinear layout of the vineyards and hedge planting confirms the agricultural nature of the farm.</p>	<p>Monitor and manage as appropriate. See also Section 9.2 Agricultural Activities.</p> <p>It is evident that the 1980s wine cellar will be retained in the medium long term. Planting measures to mitigate visual impacts on the northern and western facades need to be implemented. The tractor shed behind the jonkershuis complex has a negative visual impact on the werf and should be relocated.</p>

5. Public Associations and Values				
Management Responsibilities and Advisors				
Indicators	Status 05/2017	Description	Consequences/Comments	Mitigation Strategies
1. To what extent is public appreciation of the heritage value of the site facilitated and enhanced?	Very positive	<p>GC has been open to visitors since the 1990s and has become a major visitor destination within the Cape Winelands; a green 'environmental room' located on the periphery of the city.</p> <p>Visitor numbers: 400 000 pa; 5% to the museum, i.e. 20 000; up to 2000 per day at height of the season.</p> <p>Regular bus tours occur and GC is on the Blue and Red Tourism Bus Routes. The sightseeing bus tours amount to some 70 000 persons per year.</p> <p>Visitor profile: locals, national and international tourists, school groups. Iziko runs a programme for learners. Well used by dog walkers, joggers, mountain bikers, etc.</p> <p>It offers a range of visitor facilities (period house museum, wine tasting, sales and tours, restaurants). It recently launched a new visitor route which follows a circular route to integrate the estate's agrarian and cultural historical components. The Cloete cellar now houses a wine tasting room and interpretative display on the history of the estate. It also offers cellar and vineyard audio walking tours.</p> <p>There is no entrance fee to the estate. There is a small entrance fee to the Museum.</p>	<p>The role of the site as a major visitor destination with a range of visitor facilities contributes significantly to public appreciation of the heritage value of the site.</p> <p>Opportunities to enhance visitor experience of the history and heritage of the estate need to be explored.</p>	<p>Monitor the new tourism strategy that is being implemented to enhance the agrarian and cultural historical components of the estate. Also to monitor the intention to explore themes previously ignored or underplayed in the current static narrative e.g. slavery, convict labour, the presence of Khoisan in the area, role of Islam.</p>
2. How are standards for universal access addressed?	Medium /high risk	<p>Most of the public buildings on the Estate do not comply with the requirements for universal access.</p>	<p>Explore opportunities to facilitate universal access in an appropriate manner, particularly to the restaurants and toilet facilities.</p>	<p>Implement universal access measures where necessary. Measures must not impact on heritage significance. Where impacts are evident alternatives must be investigated.</p>
3. To what extent does site interpretation contribute to the public understanding and appreciation of heritage values?	Medium risk	<p>The current display is acknowledged by Iziko to be too static and a more interactive interpretation strategy is being explored to reflect a wider more layered history.</p>	<p>It is suggested that the interpretation strategies be incorporated into an Interpretation Policy and Plan to be formally adopted by the Trust. This should also include strategies for the integration of wine-making and the cultural components of the estate.</p>	<p>Develop an Interpretation Plan to include statements of heritage significance, the heritage themes that are reflected in the heritage resource and specific strategies to reveal and enhance</p>

<p>It there an interpretation strategy and has this been documented?</p>		<p>GC recently launched a new visitor route to integrate the estate's agrarian and cultural historical components. The Cloete cellar now houses a wine tasting room and interpretative display on the history of the estate. It also offers cellar and vineyard audio walking tours.</p>		<p>significance.</p>
<p>4. Are there specific community outreach programmes that should be taken into account?</p>	<p>Very positive</p>	<p>Through the very active Iziko schools program aimed specifically at disadvantaged state schools there is exposure to learners in particular. Groot Constantia is part of the grade 3 curriculum and is included as a school outing.</p> <p>A "castle" near the top of the farm is used for outreach programmes.</p> <p>The intention is to use the previous Interpretation Centre, and associated courtyard space as an educational facility.</p>	<p>The community and educational role of the site is very positive aspect</p>	<p>Manage and monitor schools visitor numbers and demographics via Iziko's visitor information system.</p> <p>Expand and develop the community outreach programme to ensure wider access and understanding of the range of heritage values embedded in the estate.</p> <p>Develop programmes to address what could be considered an excluded history, related, inter alia, to slavery and farm labour</p>
<p>5. How is the marketing and branding or the estate linked to heritage?</p>	<p>Medium risk</p>	<p>The GC brand focuses on strong connection between heritage and wine with emphasis on being the oldest wine estate in the country, the birthplace of Grand Constance and being world famous.</p>	<p>The need to ensure an authenticity in the presentation of the history of Groot Constantia and its associations with wine-making.</p>	<p>Actively and pro-actively manage as appropriate to ensure a balance between the wine making component and the cultural historical values of the estate.</p>
<p>6. What are the risks and benefits associated with public access?</p>	<p>Very positive Some risks</p>	<p>Popular outdoor recreational space; walking dogs, jogging, mountain biking.</p>	<p>Becoming problematic, particularly related to walking dogs off leashes.</p> <p>Sense of attachment by local community.</p>	<p>The option of considering an entrance fee should only be considered as a last resort. All options that could be considered to mitigate any negative impacts resulting from the current open access policy must be explored.</p>

6. Statutory and Institutional Arrangements				
Management Responsibilities and Advisors				
Indicator	Status (05/2017)	Description	Consequences/Comments	Mitigation Measures
1. What properties comprise the GC landholdings?	No risk	<ul style="list-style-type: none"> <li>Erf 1064 Constantia, held under title deed number T9830/1999 and T22925/1975</li> <li>Erf 2744 Constantia, held under title deed T62949 and T29294/1976</li> <li>Erf 2755 Constantia, held under title deed T13296/1961 and T62949/1999</li> <li>Erf 2623 Constantia, held under title deed T14559/1967 and T62949/1999</li> <li>Erf 2761 Constantia, held under title deed T62949/1999 and T16978/1984</li> <li>Erf 6599 Constantia, held under title deed T20780/1976 and T78384/1999</li> <li>Erf 7395 Constantia, held under title deed T20780/1976 and T62949/1999</li> <li>Erf 10860 Constantia, held under title deed T62949/1999 and T217/1885</li> <li>Erf 10861 Constantia, held under title deed T62949/1999 and T217/1885</li> <li>Erf 10862 Constantia, held under title deed T62949/1999 and T217/1885</li> <li>Erf 10779 Constantia, held unregistered measuring 5,8210 hectares</li> </ul>	Description and details of properties comprising the GC landholdings obtained from report compiled by Marten & Associates CC, dated 4 May 2006 (Annexure R to the Status Quo Report)	Copies of the most recent title deeds in respect of all properties comprising the GC landholdings should be obtained and stored on the Estate.
2. What specific properties or portions thereof are proposed for inclusion in the WHS?	Very positive	The entire GC Estate comprising the portion listed in section 1 above.		
3. What is the formal property description (Deeds Office description) of the various properties comprising the GC landholdings?	No risk	See section 1 above	See section 1 above	See section 1 above

4. Who is the registered owner of the properties comprising the GC landholdings?	Very well managed	<p>Groot Constantia Trust (non-profit company incorporated in terms of the Groot Constantia Trust Act; Act 58 of 1993.</p> <p>In the Memorandum of Incorporation for Groot Constantia as a non-profit Company (2013) the objectives are stated as:</p> <p>1. To promote communal interests within the South African wine culture by funding the estate..."in order to render the said Estate accessible to the people of South Africa and to tourism and to preserve it in Trust and to manage it as a living museum for the cultural historical legacy of the wine industry and the people of the Republic of South Africa in consideration of the fact that this marks the origin of the South African wine industry, achieving a pinnacle of international recognition during the nineteenth century"</p> <p>2. To take the Estate into Trust."to promote it as a cultural historical heritage site, as an educational asset and as a wine-producing estate".</p>		
5. Are there any title deed restrictions over the properties comprising the GC landholdings?	Low risk	None	No restrictions are recorded in the report compiled by Marten & Associates CC, dated 4 May 2006 (Annexure R to the Status Quo Report)	Monitor and manage as appropriate
6. Are any of the properties bonded and, if so, who is the mortgage holder?	Low risk	None		
7. Are the properties comprising the GC landholdings free of all charges, liens, encumbrances? If not, please, please specify and explain the nature of the charges, liens, encumbrances.	Low risk	None	No encumbrances are recorded in the report compiled by Marten & Associates CC, dated 4 May 2006 (Annexure R to the Status Quo Report)	Monitor and manage as appropriate
8. Are there any servitudes, rights of way or other real rights registered over the properties comprising the GC landholdings? If so, please describe.	Low risk	<p>There is a servitude in respect of a clump of trees along Klein Constantia Road leading to Nova Constantia.</p> <p>There is a second servitude leading up to Erf 910.</p> <p>In addition there are four properties "embedded" within the GC landholdings,</p>	Details of servitudes obtained at meeting with Jean Naude, Sarah Winter and Nicolas Baumann on 17 August 2016. Further details regarding servitudes required.	Monitor and manage as appropriate

		<p>namely:</p> <ul style="list-style-type: none"> <li>• Erf 6602, Constantia (owned by Marilyn Ann Brian under title deed T16007/1980)</li> <li>• Erf 6603, Constantia (owned by Elizabeth Ann Munnik under title deed T786/1987)</li> <li>• Erf 6243, Constantia (owned by Anton and Diana Turpin under title deed T26904/2013)</li> <li>• Erf 5179, Constantia (owned by Observatory Inv Holdings Ltd)</li> </ul>		
9. Are there any personal rights over the property including any persons with a registered interest in the properties comprising the GC landholdings?	Low risk	None, except for the abovementioned embedded properties which are not owned by the Groot Constantia Trust.	No restrictions are recorded in the report compiled by Marten & Associates CC, dated 4 May 2006 (Annexure R to the Status Quo Report)	Monitor and manage as appropriate
10. What is the current zoning of the properties comprising the GC landholdings? Are there any consent uses? E.g. restaurant, tourism.	Low risk	<ul style="list-style-type: none"> <li>• Erf 10780 – unregistered</li> <li>• Rem 910 Cape – Agricultural</li> <li>• Portion 3 Farm 910 Cape – Agricultural</li> <li>• Erf 10779 –</li> <li>• Erf 2755 – Utility</li> <li>• Erf 10860 – Utility / Agricultural</li> <li>• Erf 10861 – Utility / Agricultural</li> <li>• Erf 10862 – Utility / Agricultural</li> <li>• Erf 1064 – Utility</li> <li>• Erf 2623 – Community 1 Local</li> <li>• Erf 2761 – Agricultural</li> <li>• Erf 7395 – Utility</li> <li>• Erf 6599 – Transport 2</li> <li>• Rem Farm 2744 Cape – Utility</li> </ul>	Will need to determine from City of Cape Town whether any consent uses exist	Monitor and manage as appropriate. Properties should not be inappropriately rezoned
11. What is the current zoning of immediate adjacent properties? How are they currently being used?	Medium risk	<ul style="list-style-type: none"> <li>• Erf 11568 – Agricultural</li> <li>• Erf 1069-RE – Open Space 2</li> <li>• Farm 908 - Agricultural</li> <li>• Erf 1119 - Open Space 2</li> <li>• Erf 8922 - Single Residential 1</li> <li>• Erf 1134 - Single Residential 1</li> <li>• Erf 1135 - Single Residential 1</li> <li>• Erf 1136 - Single Residential 1</li> <li>• Erf 1137 - Single Residential 1</li> <li>• Erf 1138 - Single</li> </ul>	The properties adjacent to the GC landholdings are currently being used as residential properties, open space, or are under cultivation (vineyards). GC also shares a boundary with the Table Mountain National Park which forms part of the Cape Floristic Region WHS.	Actively and pro-actively manage.

		<p>Residential 1</p> <ul style="list-style-type: none"> <li>• Erf 1141 - Single Residential 1</li> <li>• Erf 1163 - Single Residential 1 (across Rustenburg Road)</li> <li>• Erf 1174 - Single Residential 1 (across Rustenburg Road)</li> <li>• Erf 1173 - Single Residential 1 (across Rustenburg Road)</li> <li>• Erf 1172 - Single Residential 1 (across Rustenburg Road)</li> <li>• Erf 1166 - Single Residential 1</li> <li>• Erf 1167 - Single Residential 1</li> <li>• Erf 1168 - Single Residential 1</li> <li>• Erf 1169 – Utility</li> <li>• Erf 1171 – Utility</li> <li>• Erf 13753 – Single Residential 1</li> <li>• Erf 13817 – registered</li> <li>• Erf 1105-RE – Single Residential 1</li> <li>• Erf 13898 - Single Residential 1</li> <li>• Erf 1063 - Single Residential 1</li> <li>• Erf 13585 - Single Residential 1</li> <li>• Erf 2354-RE - Single Residential 1</li> <li>• Erf 2364-RE - Single Residential 1</li> <li>• Erf 2608-RE – Transport 2</li> <li>• Erf 2647 - Single Residential 1</li> <li>• Erf 2646 - Single Residential 1</li> <li>• Erf 2645 - Single Residential 1</li> <li>• Erf 2644 - Single Residential 1</li> <li>• Erf 2641 - Single Residential 1</li> <li>• Erf 10117 - Single Residential 1</li> <li>• Erf 8125-RE - Single Residential 1</li> <li>• Erf 7297-RE - Single Residential 1</li> <li>• Erf 8848 - Single Residential 1</li> <li>• Erf 2622-RE - Single Residential 1</li> <li>• Erf 2683 – Transport 2</li> </ul>		
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		<ul style="list-style-type: none"> <li>• Erf 2694-RE – Transport 2</li> <li>• Erf 2699 - Single Residential 1</li> <li>• Erf 2714-RE – Transport 2</li> <li>• Erf 13782 – registered</li> <li>• Erf 2607-RE – Transport 2</li> <li>• Erf 2612 - Single Residential 1</li> <li>• Erf 8965 - Single Residential 1</li> <li>• Erf 2742 - Single Residential 1</li> <li>• Erf 9874-RE - Single Residential 1</li> <li>• Erf 8329 - Single Residential 1</li> <li>• Erf 6681 - Single Residential 1</li> <li>• Erf 6680 - Single Residential 1</li> <li>• Erf 6679 - Single Residential 1</li> <li>• Erf 6674 – Open Space 2</li> <li>• Erf 5179 - Single Residential 1</li> <li>• Erf 8305-RE – Open Space 3</li> <li>• Erf 8308 – General Residential 1</li> <li>• Erf 8307 – General Residential 1</li> <li>• Erf 8306 – General Residential 1</li> <li>• Erf 9795-RE – Agricultural</li> <li>• Erf 8557 – Agricultural</li> <li>• Erf 4779 - Single Residential 1</li> <li>• Farm 1121-6 – Agricultural</li> <li>• Erf 2759 - Single Residential 1</li> <li>• Erf 2748-RE - Single Residential 1</li> <li>• Erf 10363 - Single Residential 1</li> <li>• Erf 10372 - Single Residential 1</li> <li>• Erf 2752-RE - Single Residential 1</li> <li>• Erf 13640 - Single Residential 1</li> <li>• Erf 2751-RE - Single Residential 1</li> <li>• Erf 2750 - Single Residential 1</li> <li>• Erf 6604 - Single</li> </ul>		
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		Residential 1 <ul style="list-style-type: none"> <li>Erf 6243 - Single Residential 1</li> <li>Erf 6603 - Single Residential 1</li> <li>Erf 6602 - Single Residential 1</li> </ul>		
12. How are the properties comprising the GC landholdings located in relation to the urban edge?	Positive impact	Property located outside of the urban edge (Southern District Plan, May 2014)	In terms of the Southern District Plan, GC is located outside of the urban edge, and is designated as Intensive Agriculture.	Actively and pro-actively manage. The <i>status quo</i> in terms of the Southern District Plan should be maintained during subsequent review and / or amendment of the Plan.
13. What other planning policies are applicable in relation to the properties comprising the GC landholdings?	Low risk	Other applicable plans: <ul style="list-style-type: none"> <li>City of Cape Town IDP and SDF</li> <li>Heritage and Scenic Resources – Inventory and Policy Framework for the Western Cape</li> <li>Western Cape PSDF</li> <li>Southern District Spatial Plan 2014</li> </ul>	Planning policies inform future land use and the level of protection to be afforded the GC site and surrounds, and are relevant to the management of the GC site.	Monitor and manage as appropriate
14. Are there any development pressures on land adjacent to the properties comprising the GC landholdings? If so, please describe the nature and scope of land development pressures including recent initiatives to develop adjacent properties and any applications that have been submitted to the City of Cape Town in that regard.	Medium risk	Plans to develop a retirement complex at the Mount Prospect Erf 2641 are currently the subject of an environmental impact assessment including a heritage impact assessment. Heritage Western Cape has commented negatively on the proposals.  There are suggestions of building small clusters of high-end guest house accommodation on the periphery of the farm (see section D.8 of Status Quo Report)	High density development on the borders of GC may be undesirable	Actively and pro-actively manage any risk to heritage qualities of GC
15. What is the current heritage status of the properties comprising the GC landholdings?	Very well managed	Provincial Heritage Site  Groot Constantia was declared a national monument in 1936. The consolidated area comprising Groot Constantia State Estate and Hoop op Constantia was declared a national monument in 1984 (GN 817 in GG 9193 of 27 April 1984). In terms of section 58(11) of the NHRA, a national monument declared under section 10 of the National Monuments Act,	See Annexure P	Monitor and manage as appropriate

		Act 28 of 1969 is deemed to be a provincial heritage site. GC is in the Constantia-Tokai SAHRA has graded CG as part of Constantia-Tokai Cultural Landscape (Grade 1).		
16. Is there a conservation management plan, or any other heritage management plan in place?	Medium risk	None	An ICMP is being prepared as part of the WHS nomination.	Actively and pro-actively manage
17. What properties comprise the heritage site?	Very well managed	<p>Declaration of the consolidated area known as Groot Constantia State Estate, including: the Groot Constantia manor house and the Hoop op Constantia manor house, the other outbuildings thereon, together with Portion 2 of Tokai State Forest 129 as detailed on Government Notice 267 of 1978, dated 20 October 1978, situate at Constantia, Cape Town, Cape Division (GN 817 in GG 9193 of 27 April 2984)</p> <p>Declaration of Nova Constantia Erf 5179, portion of Erf 2607 Constantia (GN 1861 in GG 4047 of 12 October 1973) – does NOT form part of GC landholdings</p>	None	Monitor and manage as appropriate
18. What is the management structure at GC and how does it function in relation to the properties comprising the GC landholdings?	Very well managed	<ul style="list-style-type: none"> <li>The board comprises 14 people representing different interest groups (the various interest groups which must be represented are listed in clause 4.3.3 of the MOI. The MOI also stipulates that the board shall comprise not less than 8 directors, and not more than 14)</li> <li>Jean Naude is appointed by the board, and he in turn appoints the management committee (a representative from the finance department and a representative from the HR department, Floricius Beukes, Grant Newton (Marketing), a representative from</li> </ul>	This process should be aligned with the proposed management framework in the ICMP.	Monitor and manage appropriately

		<p>Iziko, one from Jonkershuis and one from Simon's Restaurant comprise the management committee)</p> <ul style="list-style-type: none"> <li>• The management committee meets weekly to discuss <i>inter alia</i> maintenance issues and measures to be implemented</li> <li>• Each year a single building in the historic core is assessed and maintenance undertaken (e.g. thatching and whitewashing) determined</li> </ul> <p>In terms of the Agreement between the Groot Constantia Trust and the South African Cultural History Museum (now Iziko), (1993) Iziko is responsible for museum activities in the historical core, including the historical gates, access road, gardens, manor house, the area between the manor house and wine cellar, the wine cellar, the steps leading down to the slave bath, the Jonkershuis and associated spaces/gardens, the parking area and the historical bath and access road and the associated terraced gardens. Iziko pays no rent for the use of this area (apart from electricity and water charges). The Trust is responsible for the maintenance of the historical core but any changes to the landscaping/gardening are to the cost of Iziko. Iziko is not responsible for the maintenance of buildings in the historic core and the Trust is not responsible for the insurance of objects within the historic buildings. Any income generated within the historic core is to the benefit of Iziko.</p>		
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<p>19. What – if any – stakeholders occupy portions of the properties comprising the GC landholdings?</p>	<p>Low risk</p>	<ul style="list-style-type: none"> <li>• There are currently 22 farm working families on the estate and 5 houses for management.</li> <li>• The long term intention is to provide security of tenure for the labourers off site.</li> <li>• Coleyn cottage and 2 other houses are rented out.</li> <li>• Iziko Contract (Raad van Kuratore van die SA Kultuurhistoriese Museum, dated 18 October 1993) – updated 2015</li> <li>• Jonkershuis Restaurant leases the premises from Iziko</li> <li>• Bertram’s Building – leased for offices from GC</li> <li>• Art@Constantia (Pty) Ltd and Groot Constantia Trust NPC – lease agreement for the use of GC estate premises)</li> <li>• Bales Wines (Pty) Ltd and Groot Constantia Trust NPC – lease of the McCarthy Shed building and property immediately surrounding the building</li> <li>• Fiona Fraser and Groot Constantia Trust NPC – lease of Coleyn Cottage</li> <li>• Iziko Museums of South Africa and Groot Constantia Trust NPC – agreement in respect of development of the new visitor route</li> <li>• Sign and Seal Trading 99 (Pty) Ltd t/a Jonkershuis Restaurant and Groot Constantia Trust NPC – lease of premises at which Jonkershuis offices are situated (and subsequent renewals)</li> <li>• Nuclear Supply Chain (Pty) Ltd and Groot Constantia Trust NPC – lease of the “Old Tool Shed” annexed to the wine sales building (excluding Semillon</li> </ul>	<p>None of the lease agreements contain any terms which may impact on or preclude the declaration and / or operation of GC as a WHS</p>	<p>Monitor and manage as appropriate (ensure that any renewed / new lease agreements do not contain any rights or obligations which are in conflict with declaration of GC as a WHS)</p>
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		<p>Hall)</p> <ul style="list-style-type: none"> <li>• M Fuller and Groot Constantia Trust NPC – lease of the “main house” and associated structures and infrastructure</li> <li>• Richard Garratt and Groot Constantia Trust NPC – lease of the cottage on Nova Constantia</li> <li>• Groot Constantia Tavern (Pty) Ltd t/a Simon’s Restaurant and Groot Constantia Trust NPC – lease of Simon’s Restaurant premises</li> </ul>		
20. What instruments (lease agreements etc.) permit those stakeholders to occupy the properties comprising the GC landholdings?	Very well managed  Low risk	Lease agreements (detailed above)	See above	Monitor and manage appropriately
21. Are there any stakeholder organisations have an interest in the declaration of the properties comprising the GC landholdings as a WHS?	Very positive impact	<ul style="list-style-type: none"> <li>• CapeNature</li> <li>• SanParks</li> <li>• Biodiversity and Wine Initiative</li> <li>• TMNP</li> <li>• Friends of the Constantia Valley Greenbelts</li> <li>• Constantia Property Owners Association</li> <li>• Habitat Council</li> <li>• Simon Van der Stel Foundation</li> <li>• Heritage SA</li> <li>• VASSA</li> <li>• Cape Institute of Architects</li> <li>• City of Cape Town</li> <li>• Heritage Western Cape</li> <li>• SAHRA</li> <li>• Adjacent landowners</li> </ul>	These stakeholders may need to be consulted regarding the implications of declaring GC a WHS and what this means for their involvement with the site.	Monitor and manage appropriately
22. Which stakeholders have an interest in the use of the properties comprising the GC landholdings and surrounding properties?	Low risk	<ul style="list-style-type: none"> <li>• As above</li> <li>• Working for Water</li> <li>• Cape Peninsula Fire</li> </ul>	These stakeholders may need to be consulted regarding the implications of declaring GC a WHS, where applicable, and what this means for their involvement with the Site (if any)	Monitor and manage appropriately
23. Are there any land claims against the properties comprising GC?	Low risk	None	GC management has confirmed that there are no land claims registered in respect of the Groot Constantia landholdings	Monitor and manage appropriately

7. Development Pressure				
Management Responsibilities and Advisors				
Indicators	Status 05/2017	Description	Consequences/Comments	Mitigation Measures
<p>1. Is the agricultural and tourism base of the site consistent with municipal planning frameworks zoning scheme?</p> <p>What is the status of properties immediately adjacent to the estate boundary?</p>	Low risk	<p>The site is located outside of the 'urban edge'.</p> <p>The site is zoned primarily Agriculture with a consent use for tourism purposes. The embedded properties are zoned single residential.</p> <p>A combination of TMNP, farmland and residential properties are located immediately adjacent to the estate.</p>	<p>The shifting of the 'urban edge' to include surrounding farmland within the urban edge would have a potential adverse impact on the agricultural base of the site and its surroundings.</p> <p>Four private properties embedded within boundary of Groot Constantia.</p>	<p>Monitor and manage as appropriate.</p> <p>Support initiatives to protect properties forming part of the Grade I Constantia-Tokai Cultural Landscape.</p> <p>Different strategies may be required for residential and farming properties to provide the necessary buffering role for GC.</p>
<p>2. Has the development potential of the site been assessed? What was the outcome of this assessment in terms of opportunities and constraints?</p> <p>Are there plans for the development of the site and are there any anticipated heritage impacts?</p>	Medium risk	<p>There are initial ideas to develop boutique guest house facilities in clusters on the outer periphery of the farm.</p>	<p>Should permission for tourism facilities be obtained, the guest house would be located outside of the historic core, either at the perimeter of the estate or as part of the Bertram's precinct as a redevelopment of existing buildings of low architectural and historical significance.</p>	<p>Any interventions in the area outside the historic core would have to be subject to detailed heritage and visual assessment. Such interventions should not be visible from the historic core.</p>
<p>3. Are developments being proposed adjacent to the site which will potentially impact heritage significance?</p>	Medium to high risk	<p>Plans to develop a residential retirement facility at Mount Prospect.</p>	<p>Up-scaled development along the agricultural boundaries of the site could have an adverse impact on visual experiential qualities.</p> <p>HWC has recommended that the proposals for Mount Prospect be refused in terms of the scale and density of the proposals particularly in relation to GC.</p>	<p>Monitor all development applications adjacent to GC.</p> <p>Support initiatives to protect properties forming part of the Grade I Constantia-Tokai Cultural Landscape.</p>
<p>4. Do the numbers of inhabitants on the site have any heritage implications?</p> <p>How many inhabitants on the site?</p>	Low risk	<p>There are currently 22 labourer families on the estate and 5 houses for management. Three houses are rented out.</p> <p>The long term intention is to provide off site security of tenure for farm workers currently living on site. There are 4 private properties embedded in the estate.</p>	<p>Permanent inhabitants on the site are not envisaged to increase.</p> <p>The contribution of labour, both in the past and the present, is a factor which has been traditionally underemphasized. The role of labour, from slavery to the present wage labour needs to form part of an Integrated Interpretation Strategy.</p>	<p>The role of labour, past and present, needs to form part of an Integrated Interpretation Strategy.</p> <p>Adaptive re-use of labourers' cottages for accommodation could be considered but perceptions of the "sanitization" of the landscape need to be addressed.</p>
<p>5. Land Claims</p>	Low risk	<p>No land claims – government property for more than a century.</p>		

8. Environmental Pressures; Natural Disasters and Risk Preparedness				
Management Responsibilities and Advisors				
Indicator	Status (05/2017)	Description	Consequences/Comments	Mitigation Measures
1. What are the risks associated with the current drought?  What programmes are in place?	Medium risk	The Estate falls within a high rainfall area and no water shortages have been experienced. However, the current severe drought in the City of Cape Town has possible long term implications for agricultural activities.	Alien eradication programme is in place which will increase water run-off and supply to on-site irrigation dam.	Actively and proactively manage.
2. What are the risks associated with flooding?  What programmes are in place?	Medium risk	The layout of the site's historical built infrastructure takes cognisance of the natural topography. All the historic core buildings are located on high ground that provides natural protection from flood inundation.  The major risk associated with flooding or a large storm event is erosion of slopes (particularly vulnerable after tilling) and destabilisation of existing stream embankments, especially the stream embankment directly adjacent to the Cloete cellar.		Actively and proactively manage.
3. What are the risks associated with the outbreak of fire?  What programmes are in place?	Medium risk	Major fires have occurred on and around the estate and in the neighbourhood vicinity. GCa has a fire break along the TMNP's boundary and partners with fire fighting agencies.	Possible loss of heritage assets. Mitigation measures to reduce this risk are in place including a fire management plan for the collection in the homestead.  A Fire Management and Evacuation Plan is in place and it was activated during fire on the mountain slopes in early 2015. The historical buildings have smoke detection and protection devices.	Actively and proactively manage and implement Fire Management and Evacuation Plan.
4. What are the risks associated with the current state of the riverine system traversing the property?  What programmes are in place?	Medium risk	The water courses and embankments are populated by invasive alien plant species but its removal forms part of the BWI programme.  The embankments are also experiencing erosion. Existing gabions show signs of subsiding.		Actively and proactively manage.  Assess the need for stabilisation of river embankments and the river bed with 'soft' engineering interventions such as gabions and reno-mattresses to prevent further deepening of the stream channels and undercutting of the embankments.
5. Wildlife threats?	Medium risk	Baboons pull thatch from historic buildings, can be dangerous and damage crops.	A baboon fence has been erected on the periphery of the property but has not fully resolved the issue.	Actively and proactively manage

9. Visitor/Tourism Pressure				
Management Responsibilities and Advisors:				
Indicator	Status (05/2017)	Description	Consequences/Comments	Mitigation Strategies
1. What risks are associated with commercial tourism facilities?	Medium risk	<p>A tourist activity zone including wine tasting, sales and parking is located at Bertram's at the entrance to the estate. This formed part of the overall planning of the historical precinct in the 1990s with the principle of limiting commercial facilities within the central werf spaces.</p> <p>The central spaces of the historic core have limited commercial facilities, restricted to outdoor tables and umbrellas associated with the Jonkershuis restaurant. However, the tables, chairs and umbrellas of the Jonkerhuis restaurant have increased their spatial footprint since the 1990s and clear spatial boundaries need to be established.</p>	On-going and further intrusion of commercial activity spilling over into the historic core have/will have a negative impact and needs to be carefully actively and pro-actively managed and monitored.	Actively and pro-actively manage.
2. Does visitor traffic including special events impact the experiential qualities of the Estate?	Low impact at this stage but any increase could have a negative impact	<p>Vehicular traffic and parking are confined to the periphery of the core with pedestrian circulation leading from this point through the historic core. The central spaces of the historic core are excluded from vehicular traffic.</p> <p>The existing restaurants are used as venues for private parties, e.g. weddings.</p> <p>Events &amp; film shoots well managed and subject to permits and agreements between GC and the event organiser in terms of damage to historic fabric.</p>	Proposals to increase existing parking provision need to be carefully assessed in terms of potential impacts.	<p>Monitor and manage as appropriate.</p> <p>Develop a parking strategy for the accommodation of additional parking for the peak season. Parking should preferably be informal and must not increase the severance of the historic core from the vineyard setting.</p>
3. To what extent do visitor numbers affect the experiential qualities and wear and tear on the estate, if indeed a problem? If not, then is there any indication of what the visitor threshold would be for this to become a problem?	Low impact	<p>The lawns along the central axis in front of the Jonkershuis can be damaged by excessive pedestrian traffic.</p> <p>An understanding of carrying capacity is at present governed mainly by the availability of parking and capacity of restaurants.</p> <p>The historic does not</p>	The impact of visitor numbers needs to be managed to minimise the wear and tear on the historic core and loss of experiential qualities.	Monitor and manage as appropriate.

		suffer from visitor pressure in general, except possibly over the peak season in December and January. The impact is felt mainly at the two restaurants and the wine tasting areas.		
4. To what extent does the authenticity of the tourism experience impacted the authenticity of heritage?	Low to medium risk	The historic core is no longer used as a farm werf and its use as a museum, restaurant and tourism destination has inevitably impacted its historical character. However, this impact is outweighed by the public heritage benefits derived from public access and educational role of the site and this is not impacted the working farm component of the estate.	There are risks associated with increased tourism use of estate which need to be carefully managed particularly in terms of commercial activities. The new visitor route is also intended to bring more visitors into the historic werf and encourage them to experience its various components.	Actively and pro-actively manage.
5. What other risks are associated with visitor access?	Medium risk	Private picnics, anti-social behaviour, dogs off leashes.  Security risks: Access is monitored by a security boom gate. Visitor access through the homestead is monitored by staff and has a security alarm. The Estate is also fenced.	There are a range of other risks associated with visitor access which need to be carefully managed but are not heritage related, except for security risks associated with the collection of valuable movable heritage objects displayed in the homestead.	Actively and pro-actively manage

10. Economic/Agricultural Activity Pressures				
Management Responsibilities and Advisors:				
Indicator	Status (05/2017)	Description	Consequences/Comments	Mitigation Strategies
1. What risks are associated with sustainable financial resources and economic viability of the core income generating activities?	Low to medium risk	<p>Financial resources are derived largely from wine sales. Other income generating resources include rentals, restaurant leases, special events and film shoots.</p> <p>The Trust is responsible for all maintenance costs within the historic core.</p> <p>The Jonkershuis restaurant is leased out by Iziko and the funds accrue to a central Iziko fund. Iziko is responsible for the funding of museum staff, educational activities and the interpretative material.</p> <p>The farm activities are self-sustaining and supporting at this time and it is expected that the production may increase slightly. It is almost at peak now as there is very little opportunity for more vineyard planting.</p> <p>There is an active marketing strategy to ensure the promotion of the Estate and its products. The marketing strategy integrating the cultural and wine making components is being implemented to increase the depth of the trade mark.</p>	<p>The risks associated with sustainable financial resources are considered to be low to medium; dependent on the wine industry and vineyard production.</p> <p>There is a need to achieve a balance between the wine marketing strategy and promoting the cultural historical values of the estate.</p>	Manage and monitor as appropriate
2. What envisioned changes in agricultural uses may impact on the landscape character?	Low to moderate	<p>Management does not envisage any change in crop type (vineyards) at this stage but does acknowledge that over time climate change may require another compatible crop type to be introduced.</p> <p>Possible introduction of poly-tunnels and shading cloth which will provide a negative visual impact onto the current vineyard landscape.</p>	Unless there is a dramatic change in foreign exchange rates or vineyard production is adversely affected by disease or climatic conditions the current situation should continue.	Manage and monitor to ensure that any changes do not have a negative visual impact on the agrarian landscape of the Estate and that any new planting is similar in nature (deciduous) to the vines.