

ANNEXURE B.2

TOWARDS THE PREPARATION OF AN INTEGRATED CONSERVATION MANAGEMENT PLAN FOR THE EARLY CAPE FARMSTEADS WORLD HERITAGE SITE NOMINATION: VERGELEGEN

WORKSHOP BETWEEN SITE OWNERS/MANAGERS AND CMP CONSULTANTS ON THE STATE OF CONSERVATION, PROTECTION AND MANAGEMENT: VERGELEGEN; 28TH JUNE 2016

The workshop was held with Vergelegen 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.

As a means of structuring the workshop and identifying issues, a series of tables have been prepared, the format of which is explained below.

Performance indicators (posed as a series of questions at this stage) 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?	Yes	An inventory of buildings and structures including statements of cultural significance has been prepared as part of the CMP.	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. VG has a library and secure record room that houses an extensive archive of studies and records relating to the farm. This includes a comprehensive historical built environment record, copies of contractors and consultants documentation, and copies of research papers.	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 very good condition.	Buildings within the historic core area are in excellent condition. Building fabric within the Harmonie werf is in moderate condition. Altona homestead not inspected. Regular limewashing and thatching maintenance is evident. Day to day maintenance is done in-house. Appropriately experienced heritage professionals are engaged for the rest. There are no signs of threats to the structural and historical integrity of the buildings within the historic core.	There is a strong awareness of the role of historic authenticity in defining the property, with the result that fabric has been well maintained with specialist input where required. All specialist specifications are prepared by external experts whose opinions are trusted after years of relationship building. Records of all such specs and assessments are held by VG in order to build up institutional knowledge. Model maintenance specifications are therefore not currently used by the estate. Model specifications as minimum standards for fabric interventions within the historic core will be required as a basis for a beneficial heritage agreement with HWC.	No need for immediate/ short term/ urgent repair work noted. Notwithstanding that external contractors enjoy the trust of VG, a skills audit may be required to ensure that the work meets the minimum standards of HWC including with regard to permitting exemptions. For similar reasons, prepare model maintenance specifications as minimum standards for each of the historic structures including those identified as significant beyond the historic core.
3. Is there an integrated system in place for monitoring and reviewing maintenance requirements and at what intervals is this undertaken?	A system is in place that meets ISO standards for quality and environmental management.	VG has a 2, 5 and 10 year review system in place that is not only reactive, but allows for 'over the horizon' issues to be identified. There are also annual routine maintenance schedules that are documented, budgeted for and implemented. The VG Heritage Trust reviews the historic fabric quarterly. Maintenance records and particularly payment records help staff to understand maintenance cycles and can therefore identify abnormal/out of the 'ordinary'	There is a strong awareness at VG of the importance of ongoing documentation as part of repair and maintenance best practice. No specific fabric condition checklist is currently in use. This is deemed unnecessary by VG in light of constant checking by staff - from custodians (i.e. the 'house guides') to housekeepers to general maintenance staff and managers in the course of their daily work. Potential overlaps and underlaps between building maintenance and landscape maintenance is deemed not to be an issue by VG	A heritage agreement with HWC may require model specifications as minimum standards for obtaining exemptions from permitting processes to streamline statutory approval processes. Longer term proven maintenance regimes (e.g. the UK's quinquennial inspection regimes) require investigation with particular attention to the requirements of ISO 9001 and ISO 14001 and the manner in which VG's current 2, 5, and 10 year review system is implemented.

		<p>occurrences.</p> <p>Maintenance review and monitoring is carried out in accordance with international standards ISO 9001, ISO 14001 and OHSAS 18001.</p>	<p>due to constant monitoring. Because of this, the appropriate experts are called in as soon as an issue is identified, a project team is formed which then coordinates itself accordingly.</p>	
<p>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?</p>	<p>Routine repairs are undertaken daily. Larger contracts are budgeted for annually.</p>	<p>All detailed quotes of work to be done and the invoices on completion are kept on record. An annual report from the furniture restorers is kept on record and used for budgeting purposes.</p> <p>VG's underlying idea is that the historic werf must look 'pristine' at all times which is why maintenance is ongoing. The idea of anything looking 'untidy' is not favoured. This would include the English idea of 'benign decay' because of the nature of the structures and the risks that such an approach would pose to the built fabric.</p> <p>The maintenance monitoring front line currently consists of 4 custodian ladies, 9 cleaning staff and 10 general maintenance staff members.</p>	<p>Other than the invoice records, there appears to be no dedicated record of maintenance logging linked to specific buildings/ structures.</p> <p>VG does not deem it necessary to carry stockpiles of core materials, e.g. lime mortars. Outside contractors are trusted to bring in what's necessary when required. There is therefore no monitoring of the preparation of such materials (e.g. lime mortars, renders and limewash) other than by the contractors themselves.</p> <p>Given the low staff turnover (many approaching 25 years of service) a substantial degree of institutional knowledge has been built up. However, it is VG policy not to risk any staff members conducting unsupervised interventions on significant historic fabric – even minor crack filling. Such work is only undertaken by external specialist contractors.</p>	<p>It will be beneficial to formalise the record keeping of maintenance and repair work according to each significant building/structure as identified in the inventory.</p> <p>The distinction between 'daily repairs' and 'larger contracts' needs to be clarified.</p> <p>Checks need to be conducted to ensure that specifications trusted to external specialists meet HWC minimum standards, in particular the preparation and use of traditional mortars and renders, limewash and thatching.</p>
<p>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?</p>	<p>All specialist interventions are outsourced.</p>	<p>Only approved heritage professionals are used on areas/ items of significance. Service providers have been in place for years and where it is necessary to change service providers, rigorous reviews are done to ascertain the most appropriate replacement. The VG Heritage Trust is kept informed as required.</p> <p>Some of the outsourced specialists of long standing include: Rennie Scurr Adendorf Architects (RSA) Vincent Restorers Propaint (limewashing) Landscaping: OvP Structural Engineer: Henry Fagan Thatchers: Thatchscapes.</p>	<p>Outside specialists are engaged with the purpose of retaining authenticity of the historic fabric.</p> <p>Outsourcing of heritage-related skills is preferred to in-house expertise. This is because heritage maintenance forms only a small portion of the annual maintenance activity. Any such specialists brought into the estate's permanent employ would find themselves involved in non-heritage work for most of the year.</p> <p>The experience of some of the external contractors e.g. Vincent Restorers and Propaint is not widely known while others such as the architects, landscape architects and structural engineer are widely recognized and respected.</p>	<p>Prepare a maintenance skills audit to ensure that the work meets the minimum standards of HWC including with regard to permitting exemptions.</p>
<p>6. Is there a building maintenance manual in place that deals with maintenance methods? E.g. the principle of using of lime based mortar mixes and renders?</p>	<p>No</p>	<p>No formal manual is in place. However, records of all contractors project briefs are maintained. Where necessary, these briefs are prepared by outside experts</p>	<p>Model briefs and specifications as minimum standards for fabric interventions for significant heritage sites may be required as a basis for a workable heritage agreement with HWC.</p>	<p>Prepare minimum standard model specifications to ensure consistency of heritage-related methodologies, and for obtaining exemptions for permitting processes from HWC.</p>

				Prepare dedicated heritage-related maintenance and intervention policies for each building identified as significant in the inventory.
7. Is there a clear attitude to the principle of historical layering without undue emphasis on one particular period?	Yes	<p>VG attitudes towards architectural layering appear to focus largely on the 17th – 19th centuries notwithstanding some successful contemporary buildings adjacent to the Octagon.</p> <p>There is a degree of layered historicism in the historic core with regard to its historical collections. This is reflected in the antiques, objects, ceramics and important artworks from the Permanent Collection of Iziko Museum's SA National Gallery as contained in the manor house. These reflect influences from the Dutch, English, French and the East. The garden design complements this philosophy.</p> <p>On a broader scale, the historical role of Altona and Harmonie farms as part of the estate is underplayed. While the significance of the Altona werf could not be properly verified, Harmonie werf does indeed have historical significance, both in terms of its surviving layout and certain of its surviving buildings. (Refer to the buildings inventory).</p>	<p>While VG states that this philosophy is documented in visitor communications (gate pamphlet and itemised homestead pamphlet), and reflected in the company's vision statement, there does not appear to be a specific articulated policy around architectural layering.</p> <p>There is, for example, significantly less emphasis on the site's earlier 20th C Arts and Crafts layering. This is particularly notable given that the buildings in the historic core either include large areas that are Arts and Crafts stylistic reconstructions (e.g. manor house and wine cellar/library interiors), or are good representative examples of Arts and Crafts period architecture (e.g. the extended wings of the manor house and service buildings).</p> <p>The 20th C period Cape Revival components of the historic core could be more emphasised.</p>	The Estate requires a mission statement reflecting VG's attitude towards historical layering informed by an updated heritage statement for the property.
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?	Yes	New interventions adhere to a philosophy of harmony (not contrast). New buildings are clearly dated. Examples include the Rose Terrace cloakroom building and PR Gate entrance building.	VG's approach is to 'replicate rather than clearly contrast'. This has been agreed internally and with the VG Heritage Trust. In practice however, some of the new buildings on the estate are successful architectural combinations of old and new and indeed not replicas, e.g. the Stables Bistro and wine tasting venue.	Formalise philosophy and requirement for architectural expression of new buildings. See also 7 above regarding the need for a clearly articulated heritage mission statement keyed into the Estate's overall mission statement for promoting excellence.
9. Is there a clear attitude to past interventions that potentially impact significance and how they could be mitigated in the long term?	Yes.	<p>As demonstrated by the location and physical nature of past interventions including the location of the new winery well away from the historic core and partly sunken into the hillside. (See also 8 above).</p> <p>VG also has an excellent track record for ensuring the integrity of the heritage fabric on the property. From the purchase of the property the</p>	<p>This attitude does, however, need to be formally articulated in relation to the Estate's mission statement for promoting excellence.</p> <p>The inventory (see 1) will provide a degree of additional clarity with regard to the age and chronology of VG's various built and landscape components, thereby assisting in decision making around future built and landscape interventions.</p>	The Estate requires a mission statement reflecting VG's attitude towards historical layering informed by an updated heritage statement for the property.

		<p>current owners have invested in archaeological work as required. Relevant heritage consultants are involved and a Heritage Trust monitors all interventions. (examples: Slave lodge, octagonal wall maintenance, hospitality upgrade work, training and accommodation unit proposal).</p> <p>VG has 18 world class landscape gardens (one awarded International Garden of Excellence). Apart from a fine collection of buildings, antiques and artworks, it has the oldest surviving oak in the country, a white mulberry tree older than 300 years, a massive yellowwood tree pre-dating the estate, and its celebrated camphors. The Estate is also the largest private conservancy in the country.</p>	<p>Institutional knowledge (and therefore attitude to past interventions) is built and retained through the Estate holding a comprehensive maintenance record archive, and having a low employee turnover.</p> <p>The Estate is, according to VG, highly valued by visitors for its total experience of which heritage is just one aspect. (...“you can drink wine anywhere so people need a distinctive experience achieved through a range of means if they are to be drawn to 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>Yes</p>	<p>The facility is located in the library building in the historic core, which contains copies of all research projects undertaken.</p> <p>Hard copies of other records are securely contained in a comprehensive maintenance record archive with electronic backups kept off site. This includes all permit applications done by outside specialist heritage practitioners.</p>	<p>The documentation and archiving of research and other heritage-related material is well established and well maintained. It is also accessible to researchers by appointment.</p>	<p>None at this stage</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	A broad overall landscape inventory has been completed. The Landscape Inventory for Vergelegen identifies 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, with specific reference to the 19 distinctive garden spaces within the core.	Prepare detailed inventory of trees and gardens within the core area.
2. What is the overall condition of significant trees? Are there any trees with signs of disease or reaching senescence?	Very good condition	Trees of significance are identified and documented. A tree pathologist (Le Roux) is retained on an annual basis for inspection and treatment / maintenance guidelines. Heritage Trust sub-committee - the gardens committee, is also retained to monitor and provide expertise.	Early detection and prevention systems are in place to ensure best longevity for trees of significance.	Manage and monitor as appropriate.
3. Is there a tree inspection, maintenance and replacement programme in place?	Very well managed	The Heritage Trust sub-committee - the gardens committee - provides guidance on replacement plans (example the entrance road). OvP Landscape Architects on retainer to provide ongoing support and expertise.	Planting program and landscaping protocols are documented and revisited regularly.	Manage and monitor as appropriate.
4. What type of specialist advisors are consulted on a regular or cases specific basis?	Very well managed	Ian Ford Landscape Architects; OvP Landscape Architects; Vergelegen Heritage Trust – gardens subcommittee comprising a number of specialist landscape advisors, e.g. John Rourke and Hank Lith.	Planting program and landscaping protocols are documented and revisited regularly.	Manage and monitor as appropriate.
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?	Very well managed.	Planting program and landscaping protocols are documented and revisited regularly. (Gardens manual)	Continuity of materiality with historic reference. An updated landscape master plan with landscape guidelines to ensure continuity of themes and principles of design complement the historic core character.	Manage and monitor as appropriate.
6. What is the potential impact of large landscaping interventions? E.g. arboretum and agriculture	Low risk	Heritage Trust involved in heritage core developments. Landscaping in heritage core vision is to complement the cultural heritage philosophy.	The arboretum is to follow VG's key vision of layered historicism and of marrying the old with the new. The founder of the estate set about planting many species of trees, some of which survived to become the great camphors. The vision for the arboretum is therefore not dissimilar to the original vision for the farm. The arboretum is situated in the middle reaches of the estate, above the historic core but below the conservation area. The arboretum will be developed around existing orchards and on land that was previously used for orchards but was no longer viable for fruit production. The impact of the arboretum on historical character, agricultural production and natural environment is therefore low risk.	Manage and monitor as appropriate.

7. Is there a system in place for the documentation and archiving of landscape proposals? E.g. Ian Ford Master Plan	Very well managed	Gardens manual and changes documented and kept in records room.	The gardens manual is currently under review and will be added to. There is a need to develop and preserve it as a comprehensive reference for future interventions.	Manage and monitor as appropriate.
8. What is the long term vision of agricultural production, nature conservation and enhancement of biodiversity	Very positive impact	Company vision to 'be internationally recognised as a leading conserver of Cape Natural heritage, substantial investment in our management of biodiversity issues namely alien clearing project, imminent protection status as a Nature Reserve, track record of responsible farming.	Vergelegen has undertaken the largest private alien clearing and land rehabilitation project in SA. Negotiations are currently underway to have the upper reaches of the farm declared a protected natural environment.	Ensure ongoing conservation management

3. Archaeological Record				
Management Responsibilities and Advisors				
Indicators	Status 06/2016	Description	Consequences/Comments	Mitigation Strategies
1. Has an area of archaeological sensitivity been demarcated in terms of a management framework?	Well managed	The entire historical precinct core area is deemed to be of archaeological sensitivity. Areas of high significance/sensitivity include the homestead and octagonal precinct, and buried remains of the old slave lodge, mill and wine cellar. While the mill, slave lodge and winery are easy to identify, locations of some other buildings are not clear as they have never been excavated. They are marked to the east of the slave lodge on a plan of 1712.	Any ground disturbance or architectural interventions within these areas should be subject to archaeological investigation and monitoring.	Actively and pro-actively manage.
2. What archaeological research/excavation has been undertaken?	Very well managed	Research project funded by the Anglo American Chairman's fund (1990s) Investigations of Octagonal Structure (2008) Test Excavations of Dovecot (2007) Services trench at Slave Lodge (1998) Harmonie (2009)		Manage and monitor as appropriate.
3. Are procedures in place for monitoring of ground excavation works and reporting archaeological finds?	Well managed	Objects found during any day to day maintenance work are handed in to the office and they are stored. . It is preferable to leave in situ if possible / take GIS position and a photo/contact an archaeologist to assess significance.	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.

5. Public Associations and Values				
Management Responsibilities and Advisors				
Indicators	Status 06/2016	Description	Consequences/Comments	Mitigation Strategies
1. To what extent is public appreciation of the heritage value of the site facilitated and enhanced?	Very positive impact.	<p>VG has been open to visitors since 1992 and has become a major visitor destination within the Cape Winelands; a green 'environmental room' located on the periphery of the city.</p> <p>It has a range of visitor facilities: wine tasting, restaurants, picnics, garden tours, wine tours, special events, concerts, special audiences, Anglo Executive guest suites.</p> <p>2/3 major events held per year. These include starlight concerts with approximately 3,500 pax. Event permits obtained to comply with health and safety.</p> <p>The decision to restrict parking to the outskirts of the historic core has a significant effect on visitor experience. Walking through the historic core facilitates greater appreciation of the unique character and sense of place and the visual and audible absence of cars contribute to historical character of the place.</p> <p>Visitor numbers: average of 100 000 annual visitors. Primary visitor interests include restaurants, picnicking, wine tasting, history, botanical, scenic beauty. Local visitors usually come to the restaurants and international visitors for the entire experience. Visitor profile, e.g. local, national, international : season 70% international and 30% local (reverse in off season) Entrance fee: R10 adults and R5 children (under 12)</p> <p>Visitors access at the public relations gate (entrance fee and pamphlet plus first line interaction for visitors to the property).</p>	The role of the site as a visitor destination with a range of visitor facilities, specialist audiences and special events contributes significantly to public appreciation of the heritage value of the site.	<p>Manage and monitor as appropriate.</p> <p>GC and VG would benefit from a survey of the extent to which the heritage values of the estate are appreciated by the public.</p>
2. How are standards for universal access addressed?	Very well managed	Discussions have been held with experts regarding universal access. All indoor and outdoor amenities are		Manage and monitor as appropriate.

		accessible. Additional accessible routes have been provided and clearly mapped where main pedestrian routes and entrances to buildings are not sufficient.		
<p>3. To what extent does site interpretation contribute to the public understanding and appreciation of heritage values?</p> <p>It there an interpretation strategy and has this been documented?</p>	Very positive impact	<p>Interpretation strategy is based on the principle of layered historicism.</p> <p>Site interpretation includes the exhibition hall in the homestead. It reflects on the history of the estate including its history of slavery incorporating a model of slave lodge and findings of the archaeological excavations. It reflects the broad chronology of the estate up until the 20th century, e.g. first meeting of the ANC Executive after it was unbanned.</p> <p>Homestead furnishings and objects reflect different periods in the history of the estate.</p> <p>Interpretative boards are located at strategic locations within the historic core.</p>	Site interpretation contributes positively to the public understanding and appreciation of the heritage values of the estate.	Monitor and manage as appropriate.
4. Are there specific community outreach programmes that should be taken into account?	Very well managed	Carols by Candle light (Hospice), Noddy (Round Table), Recycling (various schools and local communities), planting of arboretum to involve various school groups.	There are various community outreach programme that contribute to the public appreciation and enjoyment of the place.	Manage and monitor as appropriate.

6. Statutory and Institutional Arrangements				
Management Responsibilities and Advisors				
Indicator	Status (05/2017)	Description	Consequences/Comments	Mitigation Measures
1. What properties comprise the Vergelegen landholdings?	Very well managed	Vergelegen landholdings comprise: <ul style="list-style-type: none"> • Farm 744, Stellenbosch RD • Farm 744-2, Stellenbosch RD • Farm 744-1, Stellenbosch RD 		Monitor and manage appropriately
2. What specific properties or portions thereof are proposed for inclusion in the WHS?	Well defined	The historic core.	The historic core will need to be clearly demarcated for nomination purposes	Actively and pro-actively manage.
3. What is the formal property description (Deeds Office description) of the various properties comprising the Vergelegen landholdings?	Very well managed	See section 1 above	See section 1 above	See section 1 above
4. Who is the registered owner of the properties comprising the Vergelegen landholdings?	Very well managed	Vergelegen Estate Wines (Pty) Ltd, a wholly owned subsidiary of Anglo American PLC		
5. Are there any title deed restrictions over the properties comprising the Vergelegen landholdings?	Very well managed.	None	No restrictions are recorded.	Manage and monitor as appropriate.
6. Are any of the properties bonded and, if so, who is the mortgage holder?	Low risk	None		Manage and monitor as appropriate.
7. Are the properties comprising the Vergelegen landholdings free of all charges, liens, encumbrances? If not, please specify and explain the nature of the charges, liens, encumbrances.	Low risk	None	No encumbrances are recorded.	Manage and monitor as appropriate.
8. Are there any servitudes, rights of way or other real rights registered over the properties comprising the Vergelegen landholdings? If so, please describe.	Low risk	Tweede Rivers situated immediately to the west of the entrance to road to VG has a servitude registered in favour of VG Wines (Pty) Ltd restricting any future development on the site to 5 houses. Further, no development may be located within 25m from the centre of the road (development setback) – See E.8 of ICMP		Manage and monitor as appropriate.

		<p>There is a second small servitude in favour of Morgenster, which owns roughly 2/3 of the bridge located on Vergelegen Ave which crosses the Lourens River.</p> <p>The 'protected natural environment' status of the Lourens River prohibits the location of any development within 45m of the river.</p>		
9. Are there any personal rights over the properties comprising the Vergelegen landholdings including any persons with a registered interest in the properties?	Low risk	None		
10. What is the current zoning of the properties comprising the Vergelegen landholdings? Are there any consent uses? E.g. restaurant, tourism.	Low risk	<ul style="list-style-type: none"> • Farm 744 – agricultural • Farm 744-2 – agricultural • Farm 744-1 – agricultural 	Will need to determine from the City of Cape Town whether any consent uses exist	Manage and monitor as appropriate.
11. What is the current zoning of immediate adjacent properties? How are they currently being used?	Medium risk	<ul style="list-style-type: none"> • Farm 1319, Stell – Agricultural • Farm 820 Stell - Agricultural • Farm 1380-4, Stell – Agricultural • Farm 1089, Stell – Agricultural • Farm 1089-6, Stell – Agricultural • Farm 1549, Stell – Agricultural • Farm 830-RE, Stell – Agricultural • Farm 155, Stell – Open Space 1 • Farm 731, Stell – Agricultural • Farm 741-5, Stell – Agricultural • Farm 741, Stel – Agricultural • Farm 741-4, Stell – Agricultural • Farm 737-2, Stell – Agricultural • Farm 741-3, Stell – Agricultural • Farm 722-1, Stell – Agricultural 	The properties adjacent to Vergelegen landholdings are currently being used for residential purposes, as open space, for agriculture, or nature conservation (Vergelegen flanks the Hottentots-Holland Nature Reserve, which forms part of the Boland Mountain Complex Cape Floristic Region WHS)	Actively and pro-actively manage. Adjacent properties should not be inappropriately rezoned

12. How are the properties comprising the Vergelegen landholdings located in relation to the urban edge?	Positive impact	Site located just outside of the urban edge	In terms of the City of Cape Town Helderberg District SDF, Vergelegen is located outside of the urban edge and is designated as Intensive Agriculture and Core Conservation (refer to Figure 15)	Actively and pro-actively manage. The <i>status quo</i> as detailed in the Helderberg District SDF should be maintained during subsequent review and / or amendment of the SDF
13. What other planning policies are applicable in relation to the properties comprising the Vergelegen landholdings?	Low risk	<p>Other applicable plans:</p> <ul style="list-style-type: none"> • City of Cape Town IDP and SDF • Heritage and Scenic Resources – Inventory and Policy Framework for the Western Cape • Helderberg District Plan 	Planning policies inform future land use and the level of protection to be afforded the VG site and surrounds, and are relevant to the management of the VG site.	Monitor and manage as appropriate
14. Are there any development pressures on land adjacent to the properties comprising the Vergelegen 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.	Low risk	<p>None (a proposed large-scale development on Lourensford Estate was turned down by the authorities in 2010). Suburban development on Wederwil Estate located on the southern boundary of Vergelegen has a negative visual impact, but this impact is localised.</p>	High density development on the borders of VG may be undesirable	Manage and monitor as appropriate.
15. What is the current heritage status of any of the properties comprising the Vergelegen landholdings?	Well managed	<p>Declaration of camphor trees on VG as a national monument (GN 1470 in GG 3080 of 14 July 1942)</p> <p>In terms of section 20(2) of the National Monument Act 28 of 1969, any national monument proclaimed under the National and Historical Monuments, Relics and Antiques Act 4 of 1934 shall be deemed to be a national monument under the National Monuments Act. In terms of section 58(11)(a) of the NHRA, any national monument declared under section 10 of the National Monuments Act is deemed to be a provincial heritage site.</p> <p>A significant portion of the VG landholdings is in the process of being declared a Private Nature Reserve.</p>	The historic core will need to be formally protected as a heritage resource.	Actively and pro-actively manage

16. Is there a conservation management plan, or any other management plan in place?	Medium risk	Although there is no formal (statutory) management plan, the Site is exceptionally well-managed	Historic core of Vergelegen to be managed in terms of the ICMP.	Actively and pro-actively manage
17. What properties comprise the heritage site?	Very well managed	The historic core of Vergelegen is located on Farm 744	The historic core will need to be clearly demarcated for declaration purposes	Monitor and manage as appropriate
18. What is the management structure at Vergelegen and how does it function in relation to the properties comprising the Vergelegen landholdings?	Very well managed	<p>Board of Directors comprising:</p> <ul style="list-style-type: none"> • Chairman • Managing Director • Three Directors • Company Secretary <p>An Executive Management team, which consists of:</p> <ul style="list-style-type: none"> • Managing Director • Hospitality and HR Manager • Commercial and Risk Manager • Finance Manager • Cellar Master • National Sales Manager • Events Manager <p>The cultural heritage assets of VG are overseen in an advisory capacity by a VG Cape Cultural Heritage Trust comprising experts in the field of landscape architecture, horticulture, heritage objects and architecture. For roles and duties of the VG Cape Cultural Heritage Trust, see Annexure U to the Status Quo Report</p>	This process should be aligned with the proposed management framework in the ICMP	Monitor and manage appropriately
19. What – if any – stakeholders occupy portions of the properties comprising the Vergelegen landholdings?	Low risk	43 units are occupied by employees of VG. Busy with a census to determine number of occupants. VG employees 100 permanent employees.	This does not impact on a preclude the declaration and/or operation of VG as a WHS.	Monitor and manage appropriately
20. What instruments (lease agreements etc.) permit those stakeholders to occupy the site?	Low risk	Terms of employment	There are no terms which may impact on or preclude the declaration and / or operation of GC as a WHS.	Monitor and manage appropriately

21. What stakeholders have an interest in the declaration of the site as a WHS?	Low risk	<ul style="list-style-type: none"> • CapeNature (Management Authority of the Hottentots-Holland Nature Reserve) • Biodiversity and Wine Initiative • Cape Leopard Trust • Habitat Council • Management Advisory Committee for the Lourens River Protected Natural Environment • Helderberg Renaissance Foundation • VASSA • Cape Institute of Architects • City of Cape Town • Heritage Western Cape • SAHRA • Adjacent landowners 	These stakeholders may need to be consulted regarding the implications of declaring Vergelegen a WHS and what this means for their involvement with the site	Monitor and manage appropriately
Which stakeholders have an interest in the use of the site comprising VG landholdings and properties surrounding the site?	Low risk	As above	These stakeholders may need to be consulted, where applicable regarding the implications of declaring VG a WHS and what this means for their involvement with the site (if any).	Monitor and manage as appropriate
22. Are there any land claims against the properties comprising Vergelegen?	Low risk	None		

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 Agriculture with a consent use for tourism purposes.</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.	Monitor and manage as appropriate.
<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>	Low risk	<p>A report prepared by Chickenden Nicks & De Villiers (2008) investigated future development options for the site. The outcome of this assessment was a decision to focus on the core activities of the Estate: nature conservation, wine and cultural conservation.</p> <p>Anglo-American Executive Training Centre at Harmonie werf was subject to a HIA/EIA endorsed by HWC in 2012.</p>	<p>The HIA and VIA concluded that the impact of the Training Centre on the significance of the estate as a whole, historic core and Harmonie werf will be low subject to archaeological monitoring, implementation of landscaping proposals and further detailed assessment of interventions to historic structures at building plan submission stage.</p>	The implementation of HIA and VIA mitigation measures.
<p>3. Are developments being proposed adjacent to the site which will potentially impact heritage significance?</p>	Medium risk	<p>A proposed large-scale development on Lourensford Estate was turned down by the authorities in 2010.</p> <p>Suburban development on Wederwil Estate located on the southern boundary of VG has a negative visual impact, but this impact is localised.</p> <p>Residential development of Tweede River immediately adjacent to the entrance road to Vergelegen.</p> <p>There is a zoning condition to manage the size of residential properties?</p>	<p>Upscaled development along the boundaries of the site could have an adverse impact on experiential qualities.</p> <p>Tweede Rivers situated immediately to the west of the entrance to road to VG has a servitude registered in favour of VG Wines (Pty) Ltd restricting any future development on the site to 5 houses. Further, no development may be located within 25m from the centre of the road (development setback).</p>	Actively and proactively manage
<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>No implications. 43 occupied units. Senior management with one exception lives on site.</p> <p>VG employs 100 permanent people. It is busy with a census to determine the number of people living on the Estate.</p>		Manage and monitor as appropriate.
<p>5. Land claims</p>	None	There are no land claims on the property.		

8. Environmental Pressures; Natural Disasters and Risk Preparedness				
Management Responsibilities and Advisors				
Indicator	Status (05/2017)	Description	Consequences/Comments	Mitigation Measures
<p>1. What are the risks associated with the current drought?</p> <p>What programmes are in place?</p>	Medium Risk.	<p>Water supply from a 26ha dam located on the estate; water levels are low.</p> <p>Historically the property has never had insufficient water to manage agricultural needs. However, the current severe drought in the City of Cape Town has possible long term implications for agricultural activities.</p> <p>Heritage core linked to municipal water supply and farm supply so can switchover as required.</p>	<p>Possible impact on agricultural production and gardens. Possible change in conservation methods.</p> <p>10 year environmental programme for the removal of alien vegetation in upper reaches of estate has been implemented which will increase water run-off and supply to on-site irrigation dam.</p>	Actively and proactively manage
<p>2. What are the risks associated with flooding?</p> <p>What programmes are in place?</p>	Low risk.	<p>The historic core is situated below the 1:100 flood line of the Lourens River. No flooding of the historic core has occurred due to site specific drainage patterns.</p> <p>Potential dam failure; leak in Rooiland dam previously occurred.</p>	<p>Possible loss of heritage assets. Possible pollution of Lourens River from release of water from dams. Mitigation measures to minimise this risk are already in place.</p> <p>All dams are subject to regular inspections by outside expert consultants (Ninham Shand).</p> <p>Controlled release of water from the dam implemented.</p> <p>Construction of attenuation and retention ponds to minimum pollutant impact on Lourens River.</p> <p>Repair of Rooiland outlet pipe and dam wall, now complete.</p>	Manage and monitor as appropriate
<p>3. What are the risks associated with the outbreak of fire?</p> <p>What programmes are in place?</p>	Medium risk	Major fires have occurred on the estate and in the neighbourhood vicinity.	<p>Possible loss of heritage assets. Mitigation measures to reduce this risk are in place.</p> <p>Existing 10 year environmental programme for the removal of alien combustible invader vegetation in the upper reaches of the estate.</p> <p>Period for monitoring of controlled burns has been extended.</p> <p>Development and maintenance of strategic fire breaks in place.</p> <p>Active membership of the Helderberg Fire Protection Association.</p> <p>VG fire-fighting team on standby.</p> <p>Special arrangements for alert when there are indications of high fire risk conditions.</p>	Actively and proactively manage.

<p>4. What are the risks associated with the current state of the upper reaches of the Lourens River?</p> <p>What programmes are in place?</p>	<p>Low risk</p>	<p>The whole river corridor was declared a Protected Natural Environment in 1997 (Provincial Gazette 5135 of 9 May 1997). This required the appointment of a Management Advisory Committee.</p> <p>The environmental quality of river is good but water quality needs to be constantly monitored.</p>	<p>Possible impact of river pollution on the integrity of the natural landscape setting of the historic core.</p>	<p>Manage and monitor as appropriate</p>
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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?	Low risk	<p>A tourist activity zone including restaurant, wine tasting and parking is located in one area to the periphery of the historic core, a principle which was clearly established in the overall planning of the historical precinct in the 1990s. This has minimised impacts associated with visitor traffic and the commercial facilities. The central spaces of the historic core are free of commercial facilities.</p> <p>Visitor numbers are restricted based on an understanding of the carrying capacity of the site.</p> <p>All restaurants are managed in house in order to ensure control on the VG brand.</p>	Access is controlled at two security boom gates. Visitor access through the homestead and library are monitored by staff. Cash management (fidelity guards collect), keys to safe's not kept on premises, ADT security systems, Servest Security Company on site monitoring service entrance.	Monitor and manage as appropriate.
2. Does visitor traffic including special events impact the experiential qualities of the estate?	Low 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>There is a no bus policy (with occasional special exceptions)</p> <p>Parking for special events / functions is accommodated on the field to the east of the approach road, thus minimising impacts on the historic core.</p> <p>Special events are limited to 2/3 times a year.</p>	Proposals to increase existing parking provision need to be carefully assessed in terms of potential impacts.	Manage and monitor as appropriate.
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 risk	The potential impacts of visitor numbers are well managed. An understanding of carrying capacity is at present governed mainly by the availability of parking and capacity of restaurants.	The impact of visitor traffic needs to be managed to minimise the wear and tear on the historic core and impact on experiential qualities.	Manage and monitor as appropriate.

<p>4. To what extent does the authenticity of the tourism experience compromised the authenticity of heritage?</p>	<p>Medium risk</p>	<p>The historic core is no longer used as a farm werf and its use as a 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.</p>	<p>There are risks associated with increased tourism use of estate which need to be carefully managed particularly in terms of commercial activities.</p>	<p>Actively and pro-actively manage.</p>
<p>5. What other risks are associated with visitor access?</p>	<p>Well managed.</p>	<p>Security risks: Access is controlled at two security boom gates. Visitor access through the homestead and library are monitored by staff. Cash management (fidelity guards collect), keys to safe's not kept on premises, ADT security systems, Servest Security Company on site monitoring service entrance.</p>	<p>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.</p>	<p>Actively and pro-actively manage.</p>

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 risk	<p>VG is owned by Vergelegen Wines (Pty) Ltd which is a wholly owned subsidiary of Anglo American plc.</p> <p>Wine making operation is self- sustainable.</p> <p>Restaurants are managed in house and generate 1.5 to 2 times income to cover maintenance costs.</p>	There are currently low risks associated sustainable financial resources in managing the heritage significance of the estate.	Manage and monitor as appropriate
2. What envisioned changes in agricultural uses may impact on the landscape character?	Low to moderate risk	Possible future change in crop type due to climate change.	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 as appropriate