

## **Chapman's Peak Drive Project - Interested and affected adjacent communities.**

### **1.0 Local Participation - Hout Bay**

Chapman's Peak essentially has only two flanking communities, Hout Bay & Noordhoek. In both cases Chapmans Peak Drive (CPD) is a vital asset for both business commuters, local and international tourism. In the case of Hout Bay, CPD represents one third of the access roads available to the community and thus the impact due to its closure has been dramatic; the situation in Noordhoek probably even worse.

A major element in the local economy is tourism and the job creation and businesses it supports have been badly affected. The closure has not only affected the abutting communities but it has changed the entire tourism and traffic regime of the South Peninsula with a depressive effect having been experienced along the entire Atlantic seaboard.

#### **1.1 Local Investigation of "longterm" solutions.**

Late in 2000, the Hout Bay and Llandudno Heritage Trust explored the possibilities of finding ways to take advantage of the temporary closure of Chapmans Peak Drive to help establish Hout Bay as a tourism destination, as opposed to a stopover en route to Cape Point. A plan evolved which suggested that a National Park Gateway be created at, or close to, East Fort, the Fort should be restored as a tourism attraction and the two elements possibly combined in some way with the Toll facility which could possibly be located nearby. The synergy and critical mass created by such a combination could support a sustained presence which was one of the critical success factors.

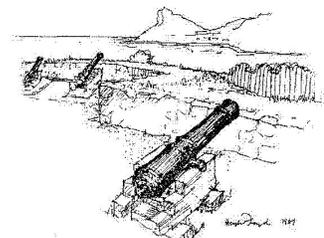
#### **1.2 The East Fort complex.**

The Fort is of particular historical significance, from a tourism point of view, in that it was built by the French for the Dutch and ultimately taken by the British in 1795. However, the mercenary French "Pondicherry Regiment" was raised in India and so the Fort has numerous international links.

The Fort complex consists of a number of buildings in a derelict state. The main building (above the road) consists of a Block House which was built by the British. The restoration of the Fort as a "Living Museum" is seen as a wonderful tourism opportunity (fully described later) which could give the public two tourism attractions for virtually the price of one. I.e. Chapman's Peak Scenic Drive and the East Fort/Gateway Living Museum.

### **2.0 Cape Peninsula National Park (CPNP) and the South African Heritage Resources Agency (SAHRA) attitudes.**

As a preliminary measure, the Heritage Trust has already had discussions with the SA



Heritage Resources Agency and indications are that their co-operation will be forthcoming. Similarly, discussions have taken place with the CPNP's Planning Department who are also enthusiastic supporters of such a project. A conservation plan must be agreed upon with both parties and statutory requirements must be met in the form of a Heritage Impact Assessment (HIA) which should be included in the Environmental Impact Assessment (EIA) - the E.I.A. being assessed by DECAS and the HIA by SAHRA. In addition the CPNP must evaluate the project in terms of their CPNP Conservation Development Framework. On behalf of the community, the Heritage Trust will also give input as a major I&AP.

### **2.1 Management and development of the historic precincts.**

In terms of the outreach philosophy adopted by the CPNP in their vision statement (see appendix 1) It is envisaged that the community will have an important role in the development, management and administration of the historic site. Also the community undertakes to raise funds for the sponsorship of much of the restoration of certain buildings if necessary. Restoration work will be in accordance with the conservation plan previously mentioned.

### **3.0 Ultimate vision for historic precincts.**

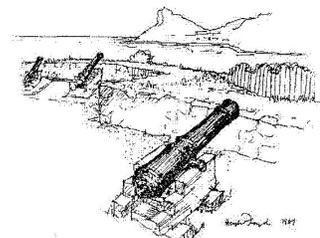
The Heritage Trust envisages that the site would be restored where possible. The theme would be "20 minutes from Cape Town – 200 years back in time". The accommodation would include interpretation displays (detailed indoors, brief outdoors), activity areas, a tea/coffee shop with small merchandising facility. It is seen as desirable that the whole lower section of the 6ha site be incorporated into a fynbos park highlighting the existing fynbos and other indigenous species introduced from other parts of Chapmans Peak. Guided tours would be co-ordinated and conducted from a central facility following a predetermined regime. (See draft concept plan layout Appendix 2).

### **4.0 Tourism and educational opportunities**

This historic heritage site is directly located on one of the Cape's most important tourism arteries. As well as its historic significance it has enormous potential for education. Ideally an interpretation centre/auditorium which could accommodate up to 100 learners (2 school classes) would be ideal. The opportunity would then exist to present short audio visual presentations to both school children, adult visitors and tourists on a wide variety of topics after which practical site visits could be conducted.

The site visits would include

- Guided Military History tours of the Fort (see appendix 2 Military History Trail)
- Natural History of Chapmans Peak (Birds small mammals and reptiles)
- Early inhabitants of Hout Bay (Khoina – Goringhaicona).
- Whale watching site
- Fynbos walks and interpretation of Cape Floral Kingdom  
Alien Vegetation Control & Water-wise gardening
- Geology



Chapman's Peak unique educational value.  
Manganese Mine (historic workings).

#### **4.1 Hiking Node**

The site is ideally suited to the creation of a Hiking Node for the proposed CPNP trails network. Trails already exist linking the site with Blackburn Ravine – Noordhoek Peak – Silvermine Reserve. Also a trail exists linking the site with Baviaanskloof and the Vlakkenberg trail leading to Constantia Nek. The old Forester's House at the rear of the Fort Complex (recently burned down in the 2000 fires) could be restored and could fulfil a number of needs including that of overnight hiking accommodation together with staff accommodation.

### **5.0 Constraints CPNP & SAHRA Policy**

#### **5.1 The Cape Peninsula National Park**

The CPNP has clearly defined policies which prevent further development within the Park with very specific exceptions. "Footprints" that already exist in the park may be "re-used" under certain circumstances. However, where a proclaimed "gateway" is situated, sympathetic development may be considered. This could include the creation of safe parking areas and tourist facilities such as toilets.

#### **5.2 The SA Heritage Resources Agency**

The SAHRA, as the custodian of our country's heritage, safeguards the possible damage to historic sites resulting from development. They will also adjudicate plans for restoring or conserving buildings and may elect to reject proposals for whatever justified reason in the belief that such a development may put the historic site at risk.

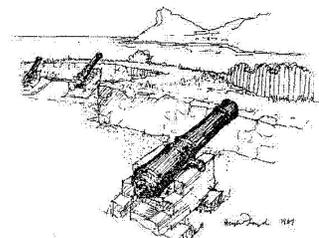
The policy of these two organisations towards local participation is sympathetic and it is envisaged that the Heritage Trust will work in partnership with them. (see appendix 1)

### **6.0 Financial sustainability of community based involvement.**

It is envisaged, that whilst the Heritage Trust and the community will raise funds for much of the restoration work, there will be considerable ongoing costs which will require that revenue be generated on a permanent basis. It is envisaged that the revenue would come from guided tours, proceeds from a tea shop, hire of the auditorium and merchandising of souvenirs etc. In addition, the community would organise special events from time to time for which sponsorship could also be generated. The operation of the "Hiking Node" accommodation could also be considered assuming the CPNP's approval.

### **7.0 The immediate needs**

The steps identified by the Heritage Trust to commence preparations for a Conservation Plan are the creation of an intensive survey of the site (underway) detailing all features with 1m



contours. An inventory of the flora on site is considered important following which a detailed concept plan can be created. A steering committee is required to co-ordinate communication between the various participants and a “Champion” – project manager appointed by the community to ensure the sustained success of the project.

### **8.0 Possible contributions from the successful bidder.**

It is understood that as part of a “community outreach” element, the successful bidder may contribute towards the success of the East Fort Project. This could include the widening and resurfacing of the road in proximity to the Fort to introduce traffic calming devices such as a cobbled surface. This would draw attention to passers-by that they are in a precinct of historic significance. The earthworks to create adequate parking in proximity to the Fort should be an integral part of the road reconstruction and should allow for the parking of busses as well as cars. The creation of viewing sites on the west side of the road should ideally be performed as part of the road works. Services such as sewer lines should ideally also be performed during the construction phase of the restoration of CPD as this would be done before the resurfacing of the road which it is understood will be carried out.

If a toll facility is constructed South of East Fort and infrastructural services such as power, telephones, water and sewerage are taken from Hout Bay to the toll, it will allow such services to be economically delivered to the East Fort Site also.

The Heritage Trust would be keen to discuss these and any other possible contributions towards the success of the project, but are particularly keen to maintain control and management of the East Fort precincts.

### **9.0 Conclusion**

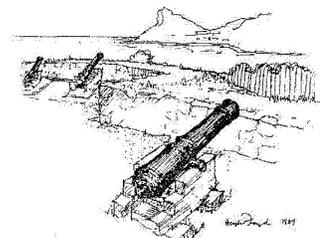
The Chapman’s Peak Project has the opportunity to link with it the creation of a new gateway to the Park, the re-discovery of a hitherto unexploited valuable tourism asset, as well as the restoration of Chapmans Peak Scenic Drive.

The community has the vehicle, organisational skills and resources to meet the outreach expectations of the CPNP and SAHRA.

Tourism creates jobs and is the most likely salvation for increased economic growth.

The window of opportunity is narrow – the challenge has to be taken now.

The Cape needs the opportunity to unveil a major tourism success for the public and our visitors. – This is it.



## **Appendix 1 Organisational policy towards local community participation.**

### **Cape Peninsula National Park, its role in Chapman's Peak Drive and the Tourism Equation.**

The Cape Peninsula National Park's (CPNP) vision statement clearly articulates its support for community partnerships and co-operation as follows :-

#### **Vision for the Cape Peninsula National Park**

##### ***"A Park for All***

*We see a National Park-that is a world-renowned natural and cultural asset to Cape Town, the Western Cape , South Africa and the world, for today and the years to come.*

*We see a Park conserving and enhancing its unique biodiversity, and cultural, historical and scenic resources for the benefit of present and future generations.*

*We see a Park reaching out to surrounding communities and visitors, who in turn treasure and share all the benefits it provides and contribute to its ongoing success.*

*We see a Park that is financially sustainable, acknowledging that its important contribution to the local and regional economy depends on the long-term conservation of its unique natural and cultural assets.*

*We see a Park striving for excellence in management through continual improvement, accountability and co-operative partnerships.*

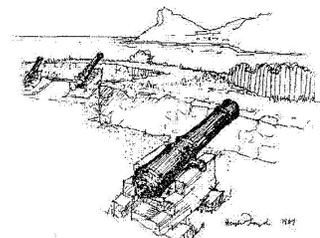
*We see a Park for all, forever".*

*Source CPNP IEMS Management Policy*

The CPNP was proclaimed by act of parliament with international support largely from the G.E.F. (Global Environment Facility) administered by the World Bank. The motivation for the support was based on the global importance of the biodiversity of the Cape Floral Kingdom and the unique natural environment of the Peninsula Mountain Chain. Support could be forthcoming for the International proclamation of Table Mountain and the CPNP as a world Heritage Site, provided the qualifying criteria are met. A major requirement for the sustained existence of the park is that it should meet its financial objective of independent viability within 10 years of its proclamation.

The G.E.F. funding has been forthcoming to this point (halfway) however, it is clear that the Park has not yet fully established a revenue generating base which will sustain it, though plans may well be in hand to do so.

The Park has however, introduced a "Green Card" as a vehicle for funding their activities but to date it does not seem to have the acceptance or distribution desired. This is understandable in view of the limited marketing resources and publicly accessible points at



which cards can be purchased.

If a Gateway were to be established at East Fort or immediately to the South, the park would have a very prominent point at which cards could be distributed and the possibility of the card being used in conjunction with, or instead of a toll should be exhaustively examined.

### **The S.A. Heritage Resource Agency (SAHRA), its role in Chapman's Peak Drive and the Tourism Equation.**

SAHRA is committed to the application of the new National Heritage Resources Act (NHRA) No 25 of 1999. Previously, the National Monuments Council, SAHRA have embarked on an exercise of identifying our national heritage sites and applying a policy of co-operation with communities.

The following extract from their introductory pamphlet states:-

*".....The new Act follows the principle that heritage resources should be managed by the levels of local government closest to the community. These local and Provincial authorities will manage heritage resources as part of their planning process".....*

Under Types of protection the document goes on to say:-

*"..... The linking of aspects of the national estate to the two main environmental impact assessment systems operating in the country, makes the conservation system more friendly to development. This does not mean that developers may now disturb heritage resources, but that they are able to deal with areas of risk more efficiently. The system creates a situation whereby heritage resource authorities no longer operate in a vacuum but from a position where it is informed by the feelings of the community regarding their heritage resources."*

### **Local Participation – Hout Bay Heritage Trust.**

International examples exist where carefully and cleverly designed historic tourism attractions have been constructed or restored. In the USA, Colonial Williamsburg is an international tourism drawcard of immense significance and East Fort as a living museum could emulate it in many ways.

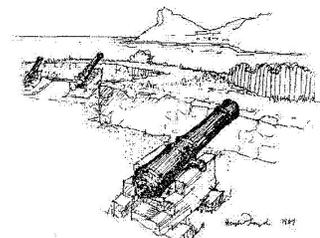
There is no doubt that local energy and talent is available to help drive the restoration and give it a sustained future. The Heritage Trust is the foremost candidate, having a good track record and having grown its support steadily since 1995, when it was established. The Trust is totally focussed on the heritage of the community, which includes the natural and built environment as well as cultural heritage issues.

Enquiries regarding the participation of the Heritage Trust must be directed to the Chairman (Dave Cowley) 7902008 or 082 2927140.

### **Heritage Trust Profile**

The Hout Bay & Llandudno Heritage Trust was formed in 1995. It is a legally constituted body with over 200 corporate and individual members. Its Mission is to:- "Protect and preserve the Architectural, Historical, Environmental and Cultural Heritage of the Community.

At an early stage the trust conducted an inventory process of the most important natural



environment and heritage sites in the valley and identified the Hout Bay River (the only river rising from Table Mountain which has not been significantly canalised in concrete and Hout Bay's historic military sites as most important, particularly in view of their conservation and tourism potential.

The Trust has been proactive in the creation of a river trail, (phase 1 complete) and has embarked on the further expansion of the river plan in partnership with the Hout Bay River forum which it was instrumental in forming.

It is envisaged that the Trust will represent the Community together with local Civic Associations as interested and affected parties, participating and submitting comments or any objections in any EIA processes etc.

The Trust has ten trustees (with provision for eleven) chaired by Dave Cowley (founder chairman) with Cecil Graham as vice chairman. (Cecil Graham also chairs the Trust's Military History Group and is a founder Trustee of the Cape Town Castle Military Museum Foundation).

The Trust has membership or affiliation with:-

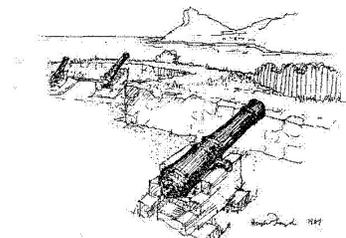
The Cape Town Heritage Trust.  
The Peninsula Mountain Forum  
The Wildlife and Environment Society  
The Friends of the Hout Bay Museum  
Hout Bay Ward Planning Sub Committee  
The Hout Bay Business & Tourism Association.  
The Hout Bay Residents Association

The Trust is also a member of the Hout Bay Ward 74 Consultative Council.

Communication with the Trust can be done via the Chairman:-

Dave Cowley  
22 Manchester St  
Hout Bay  
7806

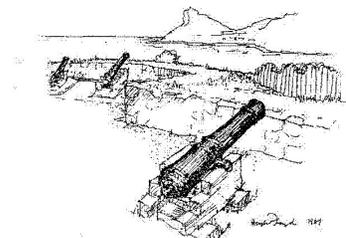
7902008  
082 292 7140  
[HB.Heritage@zsd.co.za](mailto:HB.Heritage@zsd.co.za)  
Website [www.zsd.co.za/~houtbay/index.htm](http://www.zsd.co.za/~houtbay/index.htm)



## **Appendix 2 Proposed Military History Trail**

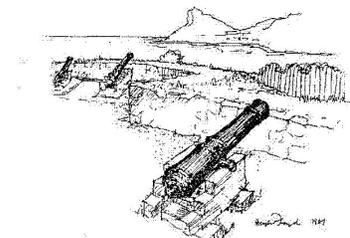
The SA Military History Society and the CT Castle Military Museum Foundation are currently developing a “Cape Peninsula Military History Trail”. The Cape Peninsula has been, during its history, one of the most heavily defended pieces of land world-wide. The Cape Peninsula is where “East Meets West” and its great strategic importance was emphasised by its military defences many of which can still be seen, from Robben Island to Cape Point. Such a trail is potentially a wonderful tourist attraction to many overseas visitors. East Fort will form a significant part of the trail, which will include the Castle, the Noon Gun and the Lion Battery, Fort Wynyard, the Apostle Battery, Hout Bay’s West and East Battery, Muizenberg and then Simons Town and Cape Point. Such a trail could be completed over several days with stop offs in many places. Hout Bay or Noordhoek would be likely overnight spots and would get the resulting tourism benefits accordingly.

The attached map of the “Cannon Route” produced by Cape Metropolitan Tourism shows the extent of the proposed trail of which Hout Bay will ultimately form a significant part with its historic sites at East Fort, West Fort and the Apostle Battery.



### **Appendix 3 Draft concept layout plan.**

This draft drawing shows some of the Heritage Trust's suggested ideas. It forms a basis for discussion but must not be interpreted as an agreed proposal. Any approved plan will require the full approval of SAHRA and the CPNP in full, as well as the statutory EIA procedure for the specific East Fort site which would incorporate a HIA. However, It is suggested that bidders familiarise themselves with the site and possibly discuss the matter with the originator of the Plan, Architect and Planner, Graham Finlayson 7908140 or cell 082 7749069 eMail [gfinarch@kingsley.co.za](mailto:gfinarch@kingsley.co.za)

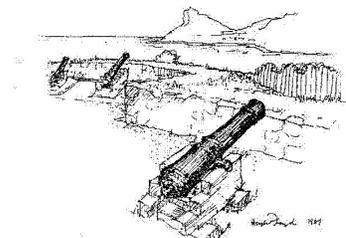


**Appendix 4**

**List of attendees to East Fort – Chapman’s Peak Workshop.  
Convened by The Hout Bay & Llandudno Heritage Trust  
June 2001 at Hout Bay Library**

On the 5<sup>th</sup> June 2001 the following 28 people representing informed opinion including prominent academics and experts in their profession attended the above workshop. The delegates unanimously supported the East Fort/Gateway initiative.

Melanie Attwell (Unicity Urban Heritage)  
Tony Barbour (UCT Environmental Evaluation Unit)  
Paul Britton (Cape Peninsula National Park)  
Alf Broderick (Chairman Hout Bay Business & Tourism Assn)  
Heinrich Brumfield (Hout Bay Museum & Groote Constantia)  
Dr Doug Cole (Council for Geoscience)  
Dave Cowley (Chairman. Hout Bay & Llandudno Heritage Trust)  
Gerry de Vries (Castle Military History Museum Foundation)  
Roy Erntzen (CPNP Park Manager)  
Graham Finlayson (HB&L Heritage Trust, Built Environment portfolio)  
Yumnaa Firfirey (PAWC Business Development & Tourism)  
Tony Gordon (SA Military History Society)  
Jim Hallinan (Cape Peninsula National Park)  
David Hart (SA Heritage Resource Agency)  
Mike Hornby (HB&L Heritage Trust. Tourism portfolio)  
Keith Mackie (HB&L Heritage Trust. Marine Environment Portfolio)  
Gerald Poswell (Jeffares & Green)  
Carol Sindiswa Nhlumayo (PAWC Business Development & Tourism)  
Laura Robinson (Dir. Cape Town Heritage Trust)  
Dr John Rogers (UCT Department of Geological Sciences)  
Dr Ross Parry-Davies (HB&L Heritage Trust. Chapmans Peak portfolio)  
Dr Dan Sleight (Historian)  
Prof Peter Spargo (UCT Dept of Physics)  
Sharon Scudamore (HB&L Heritage Trust. Secretary. Board of Trustees)  
Len Swimmer (HB Residents Assn)  
Ben Veldman (PAWC Transport Dept)  
Pieter Venter (Councillor Ward 74)  
Andy Wood (HB International School & Mountain safety)  
Pam Wormser (Hout Bay Museum)



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