



Figure 28. RFF Factory (Boschendal Archive).



Figure 29. Anglo American Farming remaining sign (Wolff Architects, 2018).

## 6.0 MOVEMENT AND ACCESS

Critical to the principles of Restorative Redevelopment and the framework established by means of the notions described above, is access to and movement through the Dwars River Valley.

Boschendal can facilitate access to and through its boundaries, and public access can be reinstated. As a major land owner in the Dwars River Valley, a reinstating of access is a substantial gesture of restorative redevelopment.

There are primary routes of access and movement, features that have historically physically linked the settlements. One of them is the old Wapad. The potential exists for access to this pedestrian route to be reinstated and for it to act as focus of activities that serve to link the Valley co-inhabitants through sharing experiences and common spaces.

The “Ou Wapad” or old wagon road, is said to be a road historically linking the neighbourhoods of Banhoek, Kylemore, Johannesburg, Lanquedoc and Pniël, all the way up the road to Franschoek (Pastor-Makhurane, 2005). The path was a part of a network of roads that were links to places of leisure, ritual and the many landscape features of the valley. The Ou Wapad is located east of the Dwars River and joins the R45 and the R301 towards the north and beyond the southern parts of the farm. The path currently serves as a farm road and is used by tractors and leisure cyclists.

In order to trace the origins of the path, we reviewed maps of the greater Paarl and Stellenbosch areas from the 19<sup>th</sup> century. We identified a route that fits the description in a 1902 survey map (Casgrain, 1902). It can be traced along the Dwars River Valley farmworker villages; including through the then newly established Lanquedoc. Later in the 20<sup>th</sup> century, Thembalethu and the York Farm dormitories, (single-sex hostels), were built along the route and became part of the village network (See Annexure D). This is considered to be of significant social value because the various villages were mostly racially homogenous, enclaved communities. For this reason, it could be said that the route promoted social cohesion. The privatisation of the farm's landscape in recent years has restricted access to the route for its former users.

Wolff Architects' research outcomes suggest that access and movement both socially and spatially, were the most recurring impediments to the social mobility of those living in farmworkers' villages.

As part of any intervention, this route has the potential to be a medium for future development of the farm. An approach to development that follows the principles of Restorative Redevelopment would include thoughtful and effective interventions. There is an opportunity to reintegrate the route into a larger movement system that would support shared, multicultural interventions for the valley as a whole.

Any development could focus on a landscaping and collective heritage strategy to reinstate this historic road link to its former, wider use. Further social research should be undertaken.



Figure 30. Ou Wapad (Wolff Architects, 2018).



## 6.1 The History and Development of the Ou Wapad

Wolff Architects have identified the old footpath/wagon track through the eastern portion of Boschendal as an important landscape element that provides an opportunity to create meaningful linkages between settlements that share the Dwars River Valley.

The route, as it currently exists, is not a longstanding historical linkage, but rather appears to have arisen from a variety of routes that were established across the north eastern extent of Boschendal through time (Titlestad, 2011).

One of the earliest maps of the region (Figure 10) shows the road past Boschendal as passing to the east of the farmstead, on the western bank of the Dwars River. It must be assumed that this alignment is either inaccurate, or was superseded by a more distant alignment, possibly as traffic increased across the region. Other historical maps show that during the C18th, the main route through the valley was on the eastern side of the Dwars River, following the contour line around the lower slopes of Groot Drakenstein Mountain and passing both Normandy and L'Ormarins (Figure 32 to Figure 34). Through time, several paths and roads emerged that serviced foot and road travel between farms, worker enclaves and settlements, supplementing this main transport route

The main route along the contours traversed the area where Lanquedoc was to be located, and when that settlement was built at the turn of the C20th, the traditional route were disrupted, with new routes established to service the new settlement (Figure 35 and Figure 36).

The primary element of the new route to and through Lanquedoc comprised a track that had developed along the eastern bank of the Dwars River, leading from the Franschhoek road (later the R45). This road serviced the northeastern portion of Boschendal and, until the establishment of Lanquedoc had not extended further south than the bridge across the Dwars River south of Rhone (Figure 35). This alignment still exists, and is the most formalised of the various tracks that comprise the "Ou Wapad". It traverses portions 1, 11 and 12 of 1674, Boschendal, passing Thembaletu and York Farm and providing access to the Piggery. The road is a wide dirt track in variable condition. It is used for agricultural vehicles and is fenced off at the north and south. Once Lanquedoc was established, the track was extended southwards to the new settlement where it became Hoofstraat.

A second route into Lanquedoc ran from the Rhone farmstead, crossing the Dwars River at the bridge south of Rhone. This route then merged with the formalised route into the settlement (Figure 36 to Figure 38).

At the time that this alignment is first depicted (1901), a further route appears on maps – a route along the river's eastern bank, branching off just beyond the bridge, and avoiding Lanquedoc. The route rejoins the older alignment beyond Lanquedoc, also providing access to Bethlehem and terminating in Kylemore. The reasons for this alternative alignment are unclear, but it possibly provided an alternative to a heavily used vehicular route for pedestrians headed beyond Lanquedoc.

Further transport routes were established on either side of the river during the C19th. The western alignment, which serviced the historical settlements of Rhone, Boschendal and Papiermolen (Pniel) became formalised as the R310 and various farm access roads in the C20th.

## 6.2 The Social Significance of the Ou Wapad

As can thus be seen, while the route has historic elements, and evolved from other historic routes and alignments, it cannot and should not be read as an historic feature, or a tangible resource. Its heritage significance, rather, is intangible and arises from its social and associational importance, and its physical presence in the landscape. The route served historically as a linkage between settlements and across landscapes. This link allowed for the creation and maintenance of social connections that were otherwise limited, facilitating a form of mobility amongst people whose lives were marked for their complete absence of social or economic mobility. As such, the route has high social, historical, symbolic and intangible significance that transcends its physical form.

This social significance is illustrated in the accounts of the road, its purpose and importance, as recorded in the Pastor-Makhurane's 2005 report: An Analysis of the Social Value of Heritage Resources in the Dwars River Valley. This report records the outcomes of surveys conducted with current and former residents of Pniel, Kylemore, Lanquedoc and Simondium, focusing on "community perceptions and perspectives of the cultural landscape in the valley in so far as they may have an impact on the cultural heritage resources in the area and the legal obligation for the protection of these non-renewable resources" (Pastor-Makhurane, 2005: 3).



Pastor-Makhurane describes the use of the footpath as a cultural practice that reflects the landscape as the labourers would have been familiar with it, and that this practice was a vital element contributing towards social cohesion linking the people across the Valley.

Access to routes such as this, served to maintain social connectedness, whether this access was explicitly permitted or not. Indeed, although this is not borne out in fact, community representatives believed there to be a servitude on the Ouwapad allowing access and passage along it between farms.

Where new developments have entailed the portioning off of land behind fences and gates, this access and passage has been denied, and this, in turn has terminated historic social and cultural practices and thereby undermined social cohesion.

Ideally, the route should be reinstated as a means of passage across and through the landscape, and as a tangible means of social redress.

### 6.3 Grading of the Wapad

In terms of grading the Wapad, the social and symbolic significance of the route holds far more weight than either its physical form or mapped alignment. Intangible significance, such as that held by the route cannot readily be mapped, and does not always require mapping. The two alignments are clearly visible in the landscape, and remain in use, although use of the northern section is limited to use by Boschendal for farming purposes.

We have mapped both the formalised road, originating at the R45 and becoming Lanquedoc Hoofstraat, and the footpath along the Dwars River, and accorded these alignments a Grade IIIa grading, in recognition of the very high social significance of the historic movement and access afforded through the landscape by these routes. As such, this grading is not, and does not need to be, associated specifically with any physical delineation, but is tied, rather to the notions of movement and access.



Figure 31. View north along wapad on 12/1674, Boschendal (RSA, 2019).



Figure 32. View of gated wapad towards Lanquedoc; view to south. Road at right of image leads to Rhone across Dwars River Bridge (RSA, 2019)



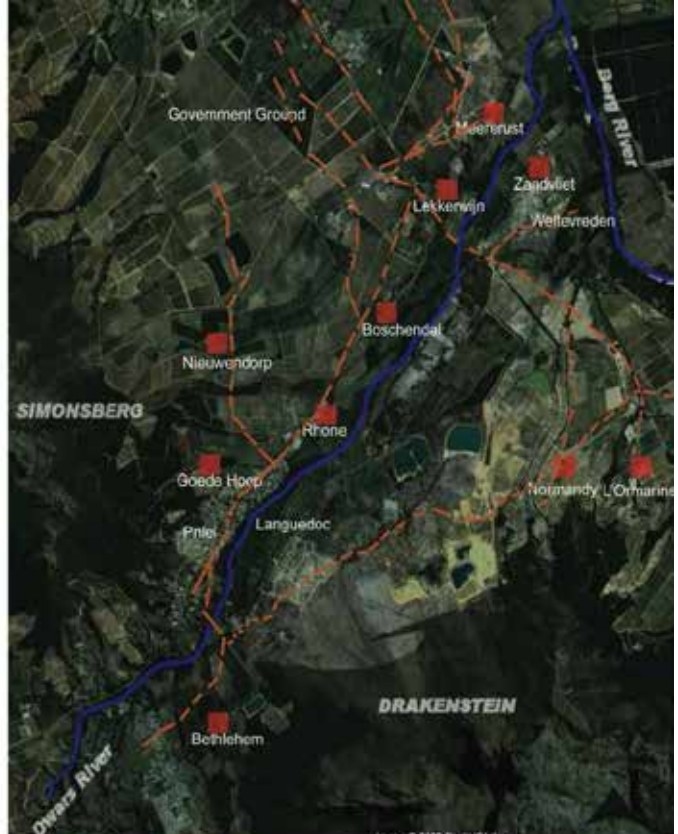
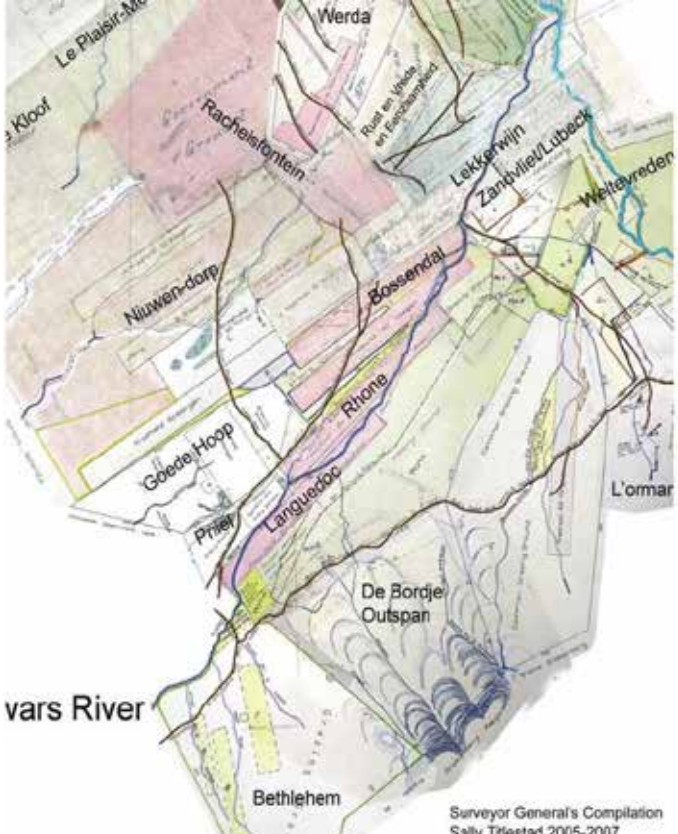
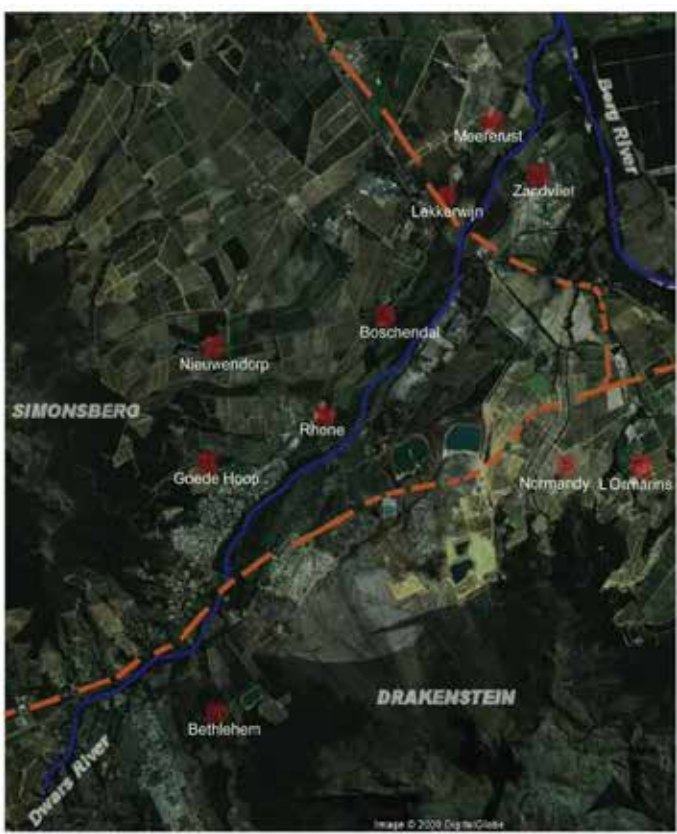
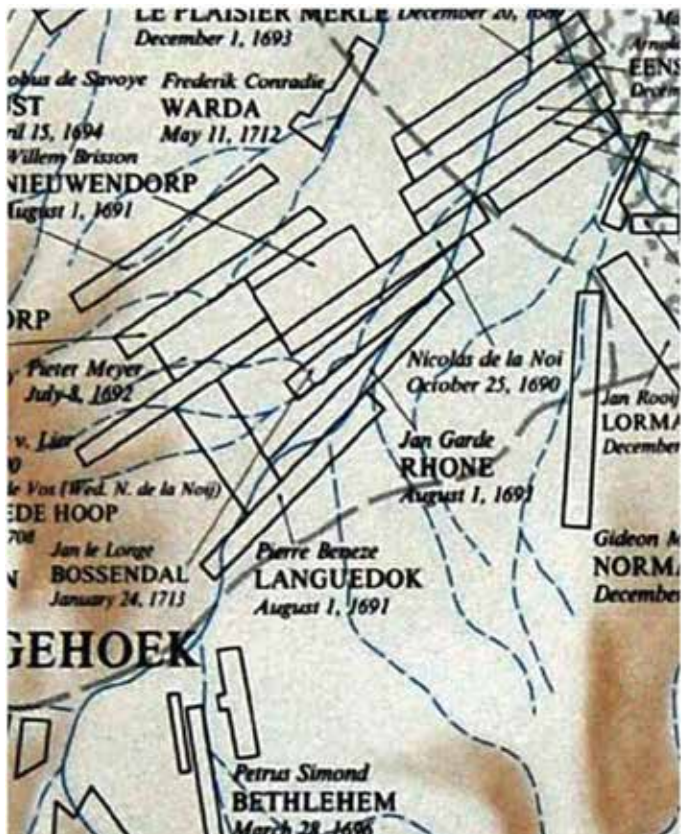


Figure 33. Freehold Land Grants of the South Western Cape Colony 1657-1750. Prepared by Leonard Guelke, Private Collection (Tiltestad, 2005-2007).

Figure 35. Surveyor General's Compilation of the Dwars River Valley 1820 to 1880 (Tiltestad, 2005-2007).

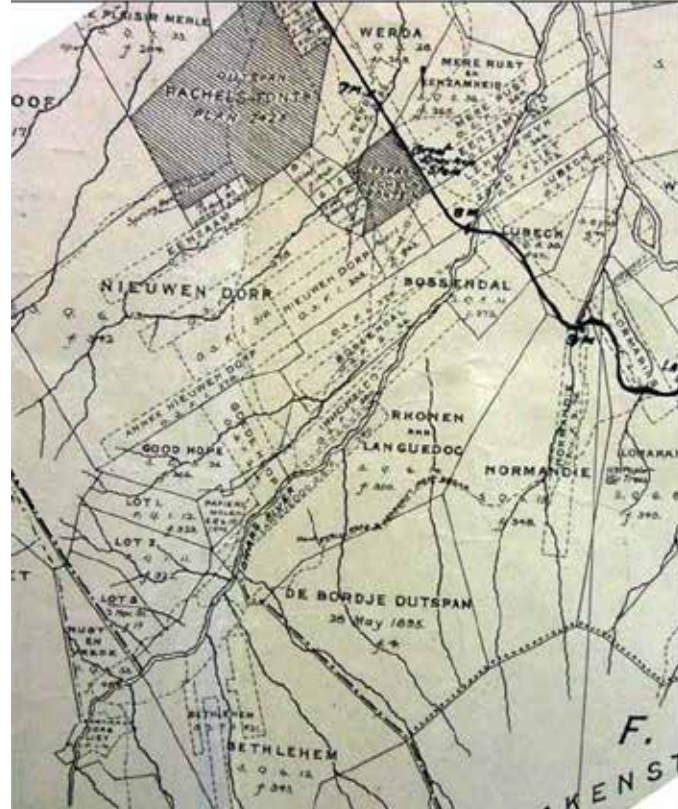
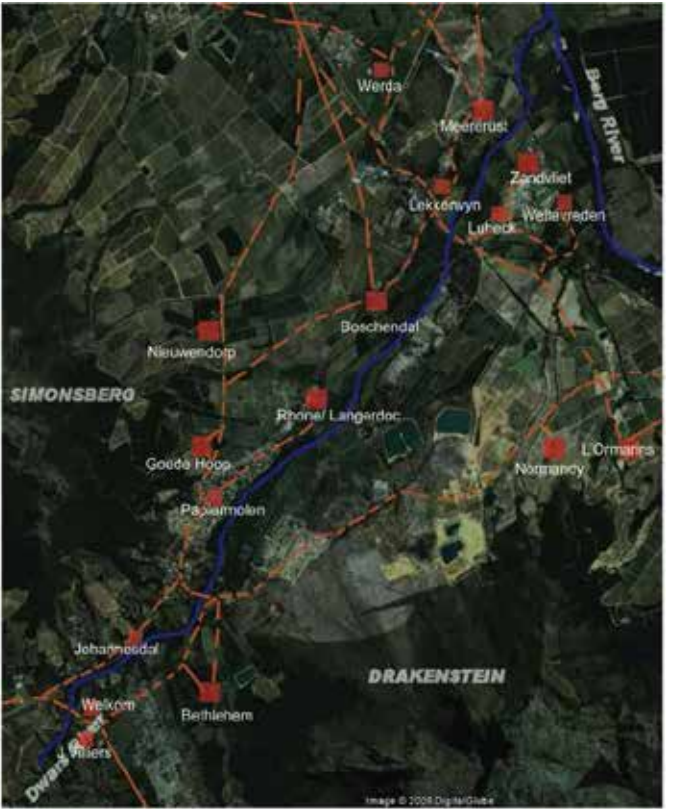
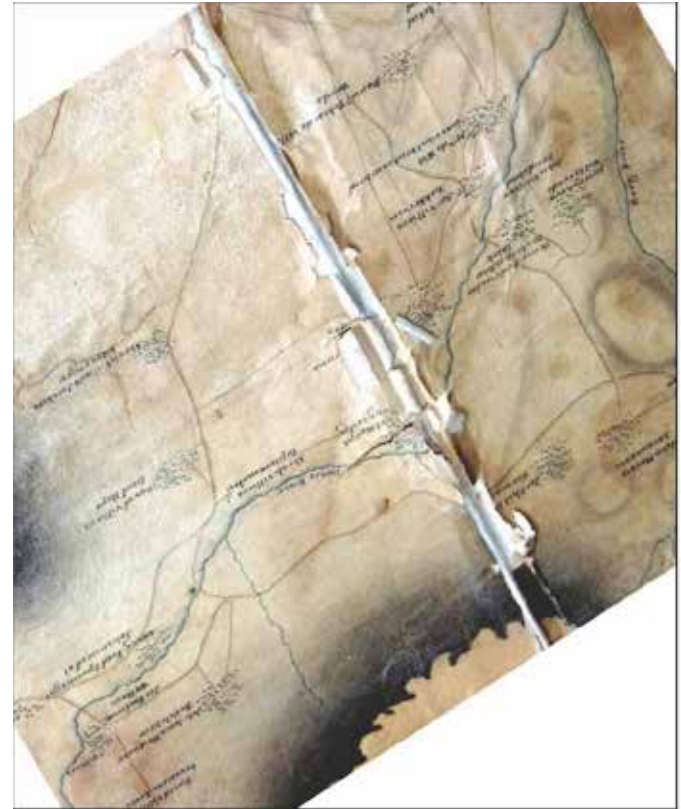


Figure 34. Military Survey of the Districts of Hottentots Holland, Stellenbosch and Franshoek dated 1808. Prepared by Thibault (CA/M3/405) (Tiltestad, 2005-2007).

Figure 36. Divisional Map of Paarl dated 1900. Prepared by Surveyor General (CA M2/907) (Tiltestad, 2005-2007).



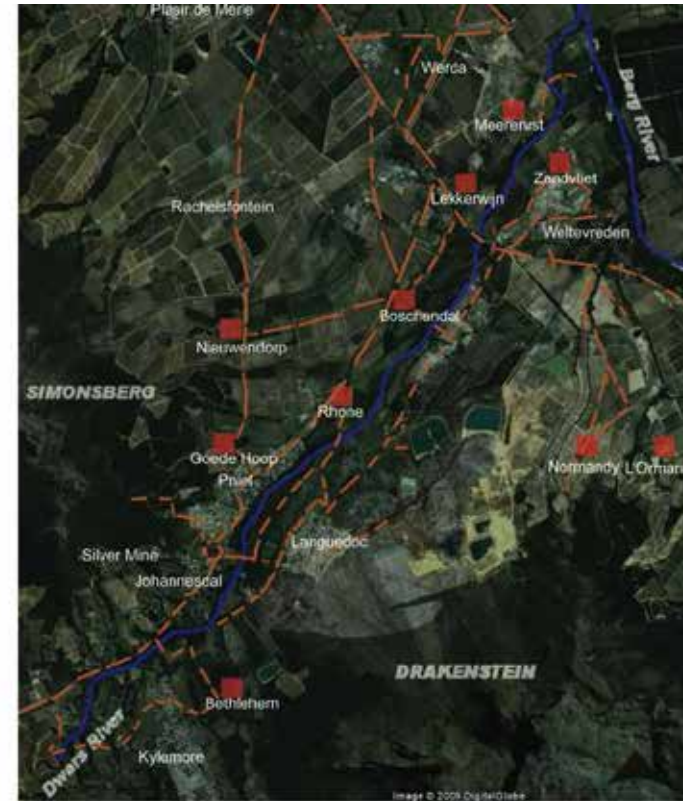


Figure 37. Inch Series of Cape Paarl and Stellenbosch Districts dated 1901. Unknown Mapping Section (KR CPA 1901) (Tillestad, 2005-2007).

34 Baseline Study: Heritage Inputs into Boschendal Conceptual Framework

Rennie Scurr Adendorff Architects

November 2019

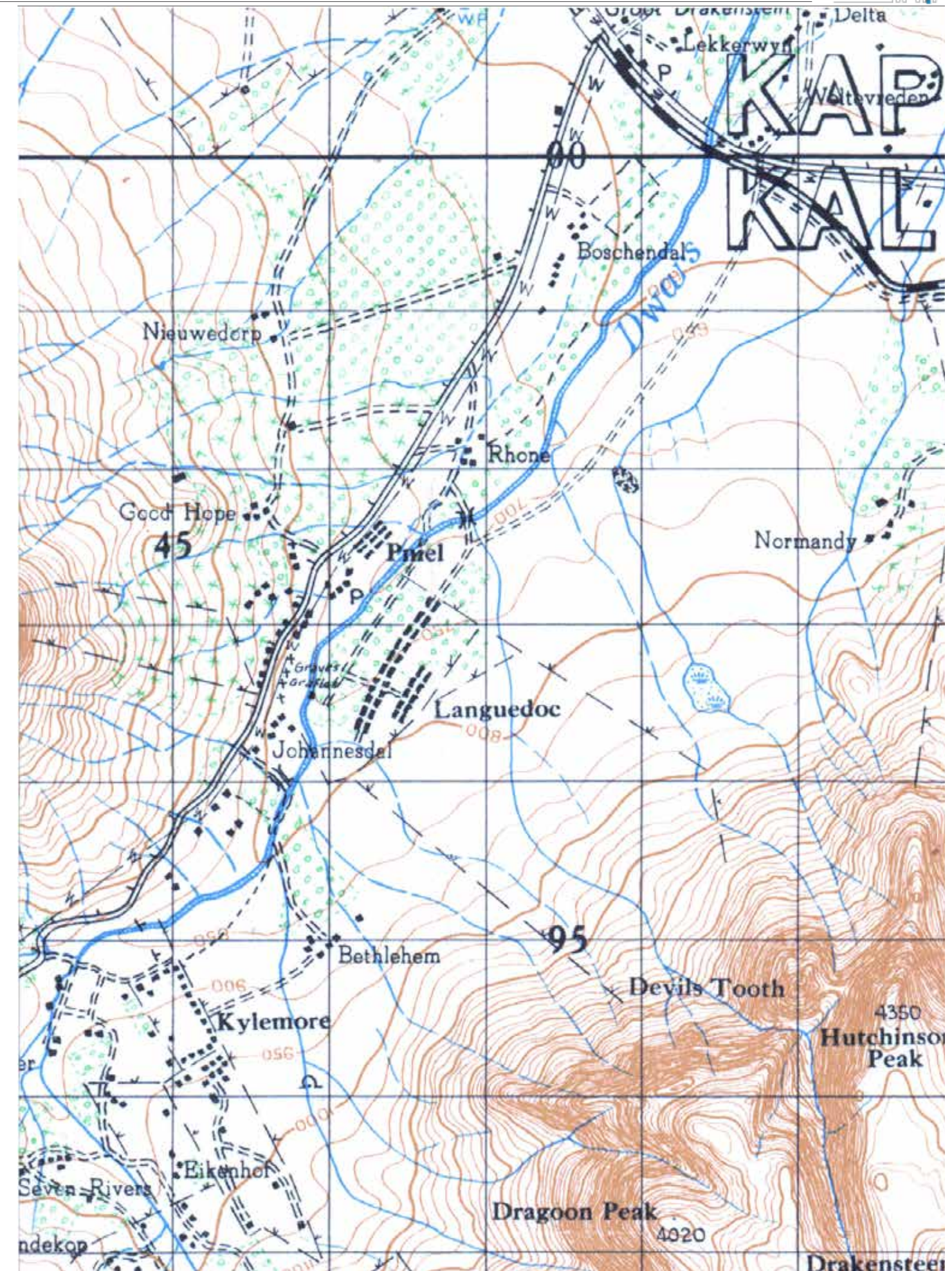
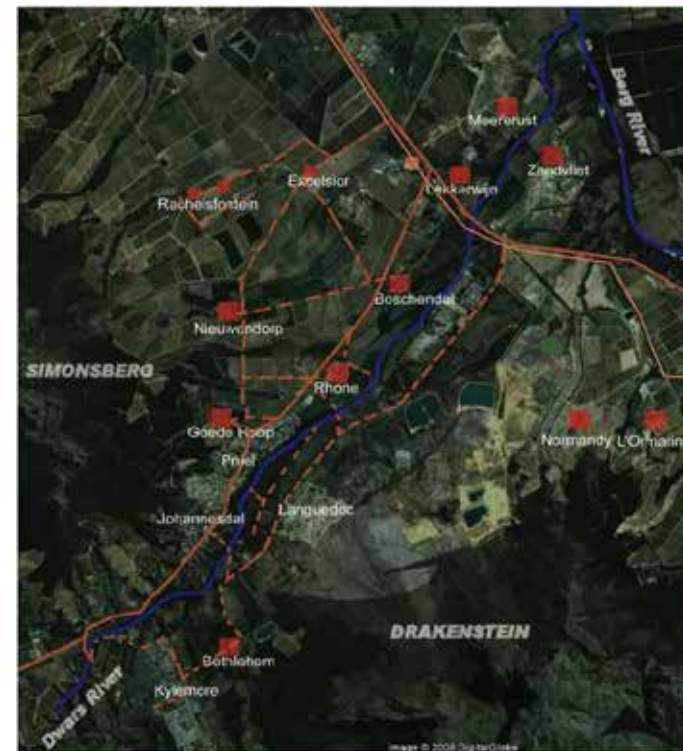
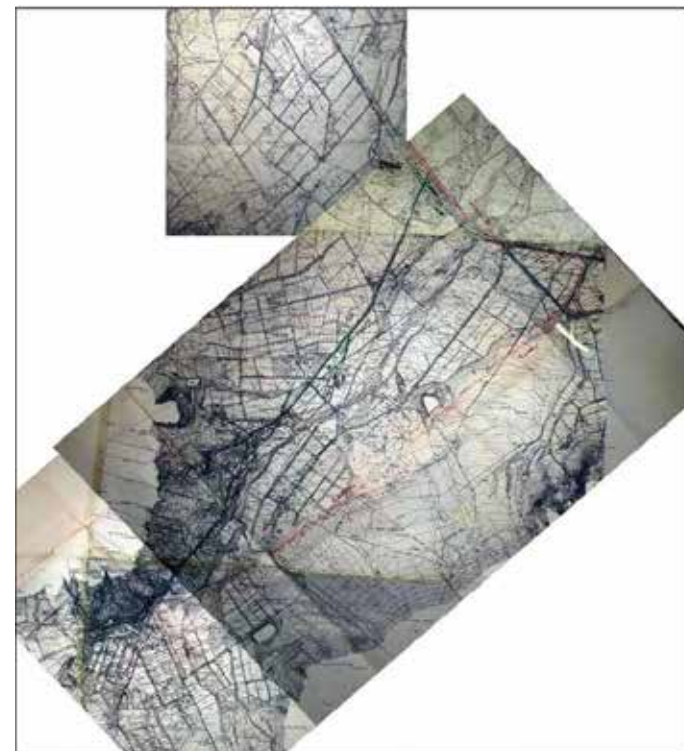


Figure 39. 1935 Topographical Map showing footpaths and routes across and along the Dwars River and through Languedoc (CSG, 2019).

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Figure 38. Topographical Survey, Berg River Project dated 1996. Prepared by the Department of Water Affairs (Boschendal Collection) (Tillestad, 2005-2007).

Baseline Study: Heritage Inputs into Boschendal Conceptual Framework

Rennie Scurr Adendorff Architects

November 2019





## Belangegroep Stellenbosch Interest Group

HM/CB/0815/32  
10 December 2020

Marielle Penwarden  
Chand Environmental Consultants  
[info@chand.co.za](mailto:info@chand.co.za)

cc Mike Scurr  
[mike@archrsa.com](mailto:mike@archrsa.com)

Dear Marielle Penwarden

**Proposed Development of a *New Retreat* on a Portion of Portion 11 of Farm 1674,  
Stellenbosch (Paarl Division)  
HWC Case number 20032005SB0331E  
DEA&DP Pre-Application Ref Number 16/3/3/6/7/1/B4/12/1086/20**

The Stellenbosch Interest Group supports the integrated recommendations as set out in Section 12 of the Heritage Impact Assessment dated 27 August 2020, prepared by Rennie Scurr Adendorff on behalf of Boschendal (Pty) Ltd for the Bertha Foundation.

- It is recommended that the HIA be endorsed as fulfilling the terms of Section 38(3) of the National Heritage Resources Act (No. 25 of 1999).
- The strategy of hybrid redevelopment nodes across the site should be employed, such that the reception/community centre is retained in largely unaltered form, and simply made fit for purpose. Other cottages can then be more freely adapted without sacrificing the integrity and authenticity of the original settlement.
- Detailing should be low key to prevent misrepresentation of the significance of form and fabric.
- HWC should endorse the designs presented in this HIA, namely: - SK 100 (24/07/2020) - SK 102 (14/08/2020) - SK 103 (17/08/2020) - SK 104 (17/08/2020) - SK 105 (17/08/2020)
- Landscaping should avoid orthogonal layouts and geometric planting patterns, and reflect the untended, less formal character of this part of the farm.
- HWC should endorse the Landscape Concept Plan of August 2020 presented in this HIA (Figure 56), subject to detailed plans being provided for review and endorsement by HWC;
- The development team/site foreman should be advised of the type of archaeological materials that could occur on site;
- An appropriately experienced archaeologist should conduct a site visit, once during and again after any deep excavation activities on site, prior to backfilling or construction, to identify any evidence for in situ, subsurface LSA material;

- Should any significant, in situ material be encountered on site, work in that area must stop immediately, and HWC should be notified so that they can advise of the appropriate way forward; this may include further inspection and mitigation by an archaeologist; and
- Should any human burials, or potential burials be encountered, all work should cease in that area, and HWC should be notified immediately to determine the appropriate course of action

Kind regards

Patricia Botha (Chairperson)





19 March 2021

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**THE PROPOSED DEVELOPMENT OF A "NEW RETREAT" ON A PORTION OF PORTION 11 OF FARM 1674, PAARL**  
**CHAND REFERENCE NO: 03005**  
**DEA&DP Pre-Application Reference Number: 16/3/3/6/7/1/B4/12/1086/20**

## FOCUS GROUP MEETING

### Minutes of Meeting\_DRAFT FOR BOSCHENDAL

**DATE:** 23 February 2021  
**VENUE:** New Retreat Site (York Farm Cottages, Boschendal)  
**TIME:** 18:00 – 19:30  
**ARRANGED BY:** Chand  
**FACILITATOR:** Ms. Sadia Chand

#### 1. Attendees

FULL NAME	INITIAL	ORGANISATION
Janine Myburgh	JM	Pniël Heritage and Cultural Trust
Grechard Peter	GP	Dwarsriver Valley Community Trust
Malcom Johnson	MJ	Ward Councillor – Pniel
Merlin Rose	MR	Pniel Community Development Forum
Lilburne Cyster	LC	Pniel Community Development Forum
Mark Petersen	MPe	Pniel Community Development Forum
David Morris	DM	Pniel Community Development Forum
Brandon Robyn	BR	Pniel Community Development Forum
Ashley Williams	AW	Pniel Community Development Forum
Lerato Sitole	LS	Bertha Foundation
Harry Sitole	HS	Bertha Foundation
William George	WG	Bertha Foundation
Mike Scurr	MS	RSA Architects
Katie Smuts	KS	RSA Architects
Ankia Bormans	AB	Terra+
Sadia Chand	SC	Chand Environmental Consultants
Marielle Penwarden	MP	Chand Environmental Consultants

#### 2. Apologies (i.e., parties who accepted the invitation and did not attend/cancelled)

- Michael Fraser - Dwarsriver Valley Community Trust
- Eva Williams - Kylemore Community Development Forum
- Charles Manuel – Lanquedoc Ward Councillor
- To be connected through Mr. Manuel- Previous residents or their nearest living/available relatives of the existing cottages on the site

#### 3. Agenda

- Welcome and Introduction
- Project Team and Specialist Team
- Site Location and Sensitivities
- Proposed Development

- Basic Assessment Process
- Discussion
- Close

#### 4. Discussion

*Note that the discussion was guided by the presentation attached as Appendix A and note that an Afrikaans translated version of the presentation has now also been included post-meeting, as Appendix B.*

##### 4.1 Welcome and Introduction

- SC welcomed attendees to the meeting and thanked everyone for making the time to attend.
- SC introduced the project team members in attendance.
- SC acknowledged that Chand is aware that there are other issues that the attendees may wish to raise with Boschendal or the Bertha Foundation which are unrelated to the proposed development and these would be noted, but that it should be noted that all attendees have availed themselves to discuss the project at hand (i.e. the proposed New Retreat) and the team would appreciate hearing the feedback on the proposal from the community representatives present so that it may be fed through the proposed development.

##### 4.2 Project Team and Specialist Team

- SC referred to the presentation (see Appendix A) and explained that there are many members in the project team (noting that not all are in attendance at the meeting) and the proposed development has been considered on many levels, by a multi-disciplinary team when devising the scope of the proposal.
- SC also noted that Boschendal is the Applicant for the proposed development because they are the landowner but clarified that the project is a Bertha Foundation project.
- SC then handed over to MP to continue with the presentation.
- Over and above the data provided in the presentation in this regard, MP explained that, in addition to the project team, there is a team of specialists who are renowned in their respective fields and who hold substantial expertise who have also assessed the site conditions and the impact that the proposed development would have on the environmental sensitivities related to their various disciplines. MP added that it is important to know what the possible impacts on the environment would be.

##### 4.3 Site Location and Sensitivities

- Beyond the information provided in the presentation, MP noted the following regarding the site location and sensitivities:
  - The various sensitivities depicted on slide 7 have been mapped and assessed by the relevant specialists in order to determine the baseline conditions on site and what the impact of the proposed development would be on those aspects.
  - There is no mapped agriculturally sensitive area because it has been found that the site does not hold any agricultural sensitivity.

##### 4.4 Proposed Development

- With reference to the presentation provided in Appendix A, MP noted the following regarding the proposed development:
  - There is an existing Retreat on the Boschendal farm, and it would move to the proposed location, hence the name "New Retreat". The function of the New Retreat would be similar to that of the current one, which serves as a conferencing/gathering space for various human rights and environmental activists, as well as for use by local community groups. **Post-meeting note:** The proposed development would have capacity to accommodate up to 34 overnight guests/attendees.
  - The design approach has been to respond to the existing cottages and to keep any new elements/ extensions required as close to the existing cottages as possible.



- iii) The existing cottages would be subject to a combination of demolition and rebuild, refurbishment or partially keeping certain components (like a floor slab), depending on the present state and how structurally sound each cottage is.
- iv) Proposed landscaping would respond to the surroundings as well as to the story of the site through planting indigenous vegetation such as that found in the area, planting of kitchen/vegetable gardens behind the buildings and making use of the central space for a gathering space (as was done in the past). Trees would also be planted to provide shade.
- v) Service lines for sewage and water would be installed, noting that these lines would also be kept as close to the existing building footprints as possible.
- vi) Sewage would gravitate to the lowest point of the site, to a pump-station (intended to be located in a disturbed area), which would then pump up to a small treatment tank on the eastern side of the road (ou wapad), opposite the site. The sewage would be treated in the system and then collected by a honeysucker for removal from the site.
- vii) There are also rehabilitation works proposed for the stream to provide flood protection. This would include re-instatement of the existing berms on the site. **Post-meeting note:** Note that this would also include works to the road and culvert underneath the road at the north-east corner of the site.

4.5 Basic Assessment Process

- a) When presenting the Basic Assessment process component of the presentation (refer to Appendix A), MP highlighted the following key points:
  - i) This current process has to be done in terms of the heritage, environmental and water laws, and a specific process or series of steps has to be followed. One of the important steps is public engagement (referred to as “public participation”), which is the reason for holding this Focus Group Meeting, because feedback from the local community is important.
  - ii) A Draft version of the Basic Assessment Report (which also contained all the detailed specialist studies, including the Heritage Impact Assessment) has already been published for public comment, with notices and report copies having been left at the Pniel Museum, the Pniel Public Library and the Stellenbosch Public Library as well as notices throughout the community. There were also comment boxes at the Pniel Museum and Pniel Public Library for people to place their comments in, particularly where they cannot access internet or emails. However, extensive comment/feedback from the community was not received.
  - iii) The application for Environmental Authorisation has not yet been submitted and this Focus Group Meeting is being held before the submission of the application form in order to engage the key community leaders before this is submitted.
  - iv) There will be another iteration of the Basic Assessment Report (and specialist studies) published for the public to review and the same approach will be followed that was done for the first draft, with the addition of a site notice at the farm entrance and an advert in the Eikestad Nuus. All registered I&APs will receive a letter notifying them of the availability of the reports for their review and comment. **Post-meeting note:** There will also be an advert in the Cape Times.
  - v) There would be set timeframes allowed for comment and so all registered I&APs (noting that attendees were encouraged to complete their details in the attendance register so that they can receive further communication about this proposed development and associated Basic Assessment process) are encouraged to comment on the reports within the time period provided.

4.6 Discussion

- a) Following the delivery of the presentation by MP, SC opened the floor for discussion. The questions and answers are captured in Table 1 below.

Table 1 Questions and Answers delivered during the Discussion

No.	Question/Comment	Response
1.	JM: Is this a UNESCO heritage site?	KS: The site is located within the Cape Winelands Cultural Landscape (CWCL) and the CWCL is proposed for consideration as a World Heritage Site (WHS), but the South African Heritage Resources Agency (SAHRA)

		has graded it as a Grade I heritage site, and this is the highest level of heritage significance that can be applied in this country. However, it is not currently a World Heritage Site in terms of UNESCO. In general, it would not be a good idea to develop in a way that would detract from that grading and the context. The site and proposed development has been assessed from a heritage perspective with that grading (and proposal as a WHS) in mind, therefore the recommendations contained in the Heritage Impact Assessment are aligned with the principles associated with the grading. SC: Therefore, the CWCL is not yet recognised as a WHS, but the Heritage Impact Assessment recommendations align as if it were. KS: Furthermore, it should be noted that the Stellenbosch Municipality has also graded the area and it is recognised as a particularly special place. <b>Post-meeting note:</b> To provide further clarity on this comment, note that the entire municipal area of Stellenbosch has been graded at the level of landscape units, and so different landscape elements/areas within Boschendal carry different gradings.
2.	JM: Will the specialists in the team take all the heritage grading requirements into account?	KS: Yes, indeed this has already taken place because the heritage specialists have given input into the design, which has considered three levels, namely the buildings (although not sensitive as structures, they tell an important story), the site scale as well as the farm scale. All of these aspects have been integrated into the Heritage Impact Assessment Report and the impact of the proposed development has been assessed against all heritage sensitivities. The design has been found to conform to our understanding of the heritage sensitivities at all three levels mentioned previously. Therefore, the proposed design meets the applicable heritage criteria and has been based on our <b>(post-meeting note:</b> this is referring to the heritage practitioners) advice. In terms of process, the Heritage Impact Assessment Report is published as part of the environmental process/ Basic Assessment Report and all the reports go to the Department of Environmental Affairs and Development Planning (DEA&DP) for decision-making toward the end of the process. So, they also make the decision which considers the very high heritage sensitivity of the area.
3.	GP: There may be a World Heritage Site on the other side of the valley.	This is noted. KS added: Our office has been involved in

		<p>other projects on the farm and Boschendal is relooking at how to approach heritage on the farm in terms of identifying what it important and how to address it in future development and conservation management and maintenance. There are many more important features beyond those which are typically recognised (such as Cape Dutch houses, the farm Werf, and Rhone Cottages) and these include the workers that have been involved in the life of the farm, there are other stories which have informed the history of Boschendal and these buildings on the site of the proposed development are part of a bigger story.</p> <p>SC: To summarise, the Heritage Impact Assessment has gone beyond the usual assessment methodology and considerations applied because of this broader approach at considering heritage.</p>
4.	<p>DM: I am concerned about issues relating to the environment. How do we manage the environment and how do we make sure that what we are promised is how the project is developed and managed?</p>	<p>MP: The specialist studies assess the impacts of the proposed development and they give a list of things that the developer has to do to combat negative impacts (<b>post-meeting note:</b> these are referred to as "mitigation measures"). These requirements are all compiled together into an Environmental Management Programme (EMPr) and the EMPr also has a layer of auditing and reporting built into it whereby the developer must employ an Environmental Control Officer (ECO) to conduct regular audits against the requirements of the EMPr and write audit reports that go to the various authorities. The EMPr is also made publicly available through the Basic Assessment process so that anyone can know what the requirements are.</p> <p>SC: Furthermore, there is a legal mechanism to make sure that the project is developed and managed appropriately and that would be through the Environmental Authorisation, if approval is given, because this comes with a list of conditions that have to be adhered to otherwise the Environmental Approval can be taken away.</p>
5.	<p>GP: What is the meaning of sensitive? There are many environmentally sensitive areas around the farm and the site, and we are being told about the sensitive areas such as streams, the wetlands, and the buffer zones. There would be disturbance to these areas as there would be lots of human footprints and fauna and flora would be disturbed.</p>	<p>MP: The issue of what is sensitive and how this is addressed starts with conservation targets and high-level spatial planning data which is put together by independent collaborators at a provincial and national level. For the Western Cape we have what is called the Western Cape Biodiversity Spatial Plan (WCBSP) and this breaks down the various areas of conservation importance that the Western Cape (and South Africa) would need in order to meet the biodiversity targets for conservation. These areas are ranked</p>

		<p>with Protected Areas being the most sensitive and limited development can occur in those. Then there are Critical Biodiversity Areas (CBAs) which are key areas that need to be managed for conservation to meet biodiversity conservation targets. After that you get Ecological Support Areas, which are not as important as CBAs, but are needed to provide buffers between development and CBAs to protect CBAs from impacts of development that spill over the immediate boundaries of the development. Then there are Other Ecological Support Areas (OESA), which also provide a buffering role. <b>Post-meeting note:</b> The WCBSP allows for various types of development within the different conservation areas which would be deemed appropriate for each and this is used as a guide to tell whether development under consideration in one of these areas would be acceptable.</p> <p>SC: There are also other sensitives in terms of what would be considered as sensitive or important by the local communities. The locals in the area have knowledge of an area and that is very important to know and feed into the Basic Assessment process.</p>
6.	<p>GP: The whole community is upset with Boschendal. We are still waiting for them to fulfil promises that they have made. Then we struggle because when we go to DEA&amp;DP, they say that a necessary process was followed and then they do not want to appeal. How can the community trust Boschendal again?</p>	<p>SC: There is no easy answer to this issue. Trust is something that is built between parties and it takes time. The journey has to be started somewhere and this is the start. LS and HS are working for the Bertha Foundation with the communities and they are here to show that they want to continue building on the relationships with the communities. <b>Post-meeting note:</b> This is a Bertha Foundation project and so issues that relate to Boschendal in general are beyond the scope of this project and Basic Assessment process.</p> <p>SC: Also, as you mentioned in your comment, you also do not seem to trust the DEA&amp;DP.</p> <p>SC: You could use your relationship with LS and HS as a Community Liaison mechanism. You could form an Environmental Monitoring Committee (EMC) which could meet every month or so, or at different intervals depending on what is happening. You could then even walk the site during one of those meetings to see how things are progressing. The intention would not be to tie anyone to something burdensome, you could decide how frequently you would want to meet.</p> <p>SC: An example of how this was successfully employed is at the Cape Town Film Studios</p>



		<p>who formed a committee of officials and other stakeholders to learn, share and collaborate.</p> <p>LS: We are looking at building a community committee with representatives from the community to work together going forward.</p> <p><b>Post-meeting note provided by the Bertha Foundation:</b> There appears to be a misunderstanding amongst the local communities regarding the various entities active in the area and on the Boschendal Estate. There are three separate entities, namely the Bertha Foundation, Boschendal, and the Community Advice Office (CAO). The Bertha Foundation is a philanthropic organization that provides funding to human rights and social justice organizations around the world. The CAO is one such grantee (of many others). The CAO is a community based organization that offers basic legal advice and information to residents of the Valley that are unable to afford it. The CAO also offers legal advice to community development organisations that represent the interests of poorer individuals and groups. A diagram has been provided which demonstrates these entities, refer to Appendix C.</p>
7.	GP: How can I trust that something illegal would not happen here? I know of illegal things that have happened before. For example, Boschendal has built illegal tracks in the mountain and they are being paid by people to use them.	SC: The team has come here in good faith to engage the community on this project. This meeting is not a legal requirement of the process but is being held as the engagement with the local community is important. I hear that there is a trust issue and cannot offer future guarantees, but the team is here, and a mechanism has been set up to engage the communities.
8.	LC: So, to clarify, the team is doing us a favour by being here, by doing a meeting that is not legally required?	SC: That is not the motivation for the meeting, the intention is to start a relationship and obtain feedback on the proposed project.
9.	LC: Please clarify the proposed management of sewage because there is a problem with the Pniel Wastewater Treatment Works at the moment.	<p>MP: The intention is to have gravity-fed lines to a pump station on site, which would then be pumped to a small treatment tank and the treated sewage would be removed by a honeysucker, so it would not connect to the municipal system.</p> <p>MP: There are long-term intentions to connect to the municipal Wastewater Treatment Works, but this can only occur when there is available capacity in the system, and the capacity has to be confirmed by the Municipality.</p>
10.	LC: Where will the water for the landscaping come from?	AB: The plants that would be used would be indigenous and would be well adapted to the natural conditions in the area and so their

		<p>water demand is not going to be very large. However, there would be an establishment period when they are planted, and water would be needed to water them regularly during this time.</p> <p>AB: Water would not be used illegally, and the team is considering ways to make sensible use of water like capturing rainwater, using stormwater, and possibly using treated waste-water for irrigation. <b>Post-meeting note:</b> Note that it is not presently intended to use treated waste-water for irrigation because the site is near to a wetland and river. Furthermore, irrigation water can also be provided from the existing irrigation network on the farm.</p>
11.	GP: Would the New Retreat use water?	<b>Post-meeting note:</b> The discussion moved past this question without provision of an adequate response, hence the inclusion of one in the minutes. The intention is to make use of potable water from the Stellenbosch Municipality. In-principal confirmation of capacity for this has been provided by the Stellenbosch Municipality. Details of the capacity requirements were included in the draft Basic Assessment Report that went out for public review and are duplicated herein for ease of reference. The total Average Annual Daily Demand (AADM) for the proposed development is estimated at 13,400L/day.
12.	DM: When organisations/people get licenses, they think that they can just do anything, but organisations with licenses still cannot abuse natural resources. The problem is that the community feels like they cannot say anything about abuse of natural resources when someone has a license, but they can.	MP: This is noted, and it is important to note that licenses come with conditions of approval and so the holder of a license cannot do anything beyond what is allowed in the license.
13.	LC: You mentioned we would have a right to see the site?	SC: Not a right, this could be achieved through a mechanism arranged between the Bertha Foundation and the community, and such a mechanism is something that the Bertha Foundation would like to establish, and is, as per the response from LS, in process.
14.	<p>LC: The community have engaged with the Bertha Foundation before and it went okay for the first few years, but then things went sour, I do not know why. The Bertha Foundation should, however, look after communities and bring communities together, but at the moment it seems to us that the Bertha Foundation is dividing the community and they are even supporting people who are trying to steal our land.</p> <p>SC: Please clarify who you are referring to that you say are stealing your land?</p>	<p>SC: It is understood that this is a barrier to the community trusting the Bertha Foundation.</p> <p><b>Post-meeting note, provided by the Bertha Foundation:</b> Further to the response above, it is noted that the above barrier is a perception by certain community members or groups. To clarify the context of the comment, note there is a difference between Bertha Foundation and the CAO. While the CAO is funded by the Bertha Foundation (as a grantee and in order for the COA to fulfill its mandate to support the</p>



	LC: The Bertha Foundation is supporting people in Lanquedoc who are putting up shacks on our community land and the Bertha Foundation is supporting them.	community with legal matters related to human rights issues), it was not Bertha Foundation supporting this group of people, but rather the CAO. The Bertha Foundation supports the CAO through grant funding but do not make any strategic or managerial decisions. Such decisions rest solely with the CAO. In terms of the specific comment made by LC, for information purposes (although not related to this project or Basic Assessment process), the CAO is currently supporting a group of people who were evicted from the trust land. These people are recipients of the trust and not "people trying to steal land". The comment by LC is their perception of the issue and is not a full representation of what transpired among the community, trust members and CAO.
15.	SC: What do you need as a community with regard to the issues around trust?  SC: The issue of trust has come up a lot in this meeting and it is understood that the community feels like they have not had that trust and is an important issue. The question is now "how do we move forward?" and you want to hear about that.	DM: We need to see integrity and transparency; we need people with integrity and transparency. For example, Boschendal has said "our pockets are deep" and they can get lawyers, but we do not want to fight, we want to work together.  LC: The key word is "respect". I do not think that the community gets respect from Boschendal.  SC: Respect will work both ways and it is important to become aware of what each other's needs are and what the legal requirements are. This is the beginning of establishing that trust relationship and should be used as an opportunity for collaboration and moving forward in this shared space.
16.	JM: The community is largely a group of individuals as we do not have organisations representing us or one WhatsApp group for Priel. We need to work on making a community group. JM: We used to use the church as a way to connect and communicated, but that has not been possible due to COVID-19. JM: It is important that we stay involved in the project throughout. The people of the want to be informed and must stay informed.	SC: We would be delighted to add more Interested and Affected Parties (I&APs) to the database to keep that group informed of this process. SC: Note that whenever we start a new environmental process, we approach the Ward Councillors first and find out from them who the local community groups and leaders are for further engagement. We take on identification of I&APs and engagement with community representatives in a structured way. We are delighted to be here with you at this meeting.
17.	LC: When the first meeting was held by the Bertha Foundation, we were not involved in it. Then I wrote an email to MP and that is how I got involved, which again shows that respect from the Bertha Foundation is an issue.	<b>Post-meeting note:</b> This comment was not clarified in terms of a specific meeting held and who organised it, however LC was invited to the current Focus Group Meeting in response to his registration as an I&AP. No further comment can be provided as any previous meeting is not part of this Basic

	LC: The Bertha Foundation has been instrumental in establishing all the forums in the Dwars River Valley and they have the addresses and information for all these forums, but I gave the information on the other forums to MP to invite them to this meeting.	Assessment process.  SC: You are making an assumption that the Bertha Foundation has all these details.  LS: To correct the misconception, it is the Community Advice Office which is who you are referring to. They are a grantee of the Bertha Foundation, but we have not yet had the opportunity to sit down with them and go through their information and the Bertha Foundation does not have this information. <b>Post-meeting note:</b> Note further than the Bertha Foundation and the CAO, as mentioned previously in these minutes, are not the same organisation. SC: If there are additional parties who are interested in the proposed development, we are open to adding them to the I&AP database. You will still have an opportunity to co-operate.
18.	LC: Next time there is opportunity for engagement, please tell us if it is advertised or on a forum group.	SC: We engage with the leaders of the community, such as yourselves, and you are then empowered to share the information with your community group. That being said, individuals from the community can also send a comment or register in their personal capacity.  KS: It is also worth noting that you can send a comment and we have to address them in the process and respond specifically to each item in the report before the report is finalised and submitted to the heritage authorities and DEA&DP. <b>Post-meeting note:</b> Anyone can submit a comment during the comment period.  MP: Furthermore, as registered I&APs, you will receive a letter notifying you of when the next report will be available for review. There will also be comment boxes left for people to place their written comments if they cannot access internet or email.

#### 4.7 Close

- SC thanked all attendees for their honesty and acknowledged the importance of sharing even when it feels uncomfortable to do so. SC encouraged all parties present to move forward together and consider this meeting and initiation of a new relationship.
- SC also thanked all attendees for giving of their time and then closed the meeting at 19:30.



**Our Ref:** HM/ CAPE WINELANDS / STELLENBOSCH/ FARM 11/1674  
**Case No.:** 20032005SB0331E  
**Enquiries:** Stephanie-Anne Barnardt  
**E-mail:** stephanie.barnardt@westerncape.gov.za  
**Tel:** 021 483 5959

Katie Smuts  
katie@archrsa.com



**INTERIM COMMENT**  
**In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003**

**HERITAGE IMPACT ASSESSMENT: PROPOSED RE-PURPOSE OF YORK FARM COTTAGES (BOSCHENDAL), R310, DWARS RIVER VALLEY, FARM 11\_1674, STELLENBOSCH, SUBMITTED IN TERMS OF SECTION 38(1) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)**

**CASE NUMBER: 20032005SB0331E**

The matter above has reference.

This matter was discussed at the Impact Assessment Committee (IACom) meeting held on 21 July 2021. It was noted that the matter was tabled at Archaeology, Palaeontology and Meteorites Committee (APM) meeting held on the 16 July 2021 whereby the Committee supports the HIA and its findings as well as the recommendations on page 18 of the AIA prepared by Rennie Scurr Adendorff as follows;

- The development team/site foreman should be advised of the type of materials that could occur on site;
- An appropriately experienced archaeologist should conduct a site visit, once during and again after any deep excavation activities on site, prior to backfilling or construction, to identify any evidence for in situ, subsurface LSA material;
- Should any significant, in situ material be encountered on site, work in that area must stop immediately, and HWC should be notified so that they can advise of the appropriate way forward; this may include further inspection and mitigation by an archaeologist;

Should any human burials, or potential burials be encountered, all work should cease in that area, and HWC should be notified immediately to determine the appropriate course of action.

**INTERIM COMMENT:**

The Committee provisionally supports the HIA and approach prepared by Rennie Scurr Adendorff and dated 22 June 2021 as well as APM comments on the AIA. HWC awaits submission of final HIA (inclusive of the public participation process) to comply with S38(3) of the NHRA.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.

.....  
Michael Janse van Rensburg  
**Chief Executive Officer: Heritage Western Cape**



[www.westerncape.gov.za/cas](http://www.westerncape.gov.za/cas)



**Street Address:** Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** P.O. Box 1685, Cape Town, 8000  
• **Tel:** +27 (0)21 483 5959 • **E-mail:** ceoheritage@westerncape.gov.za

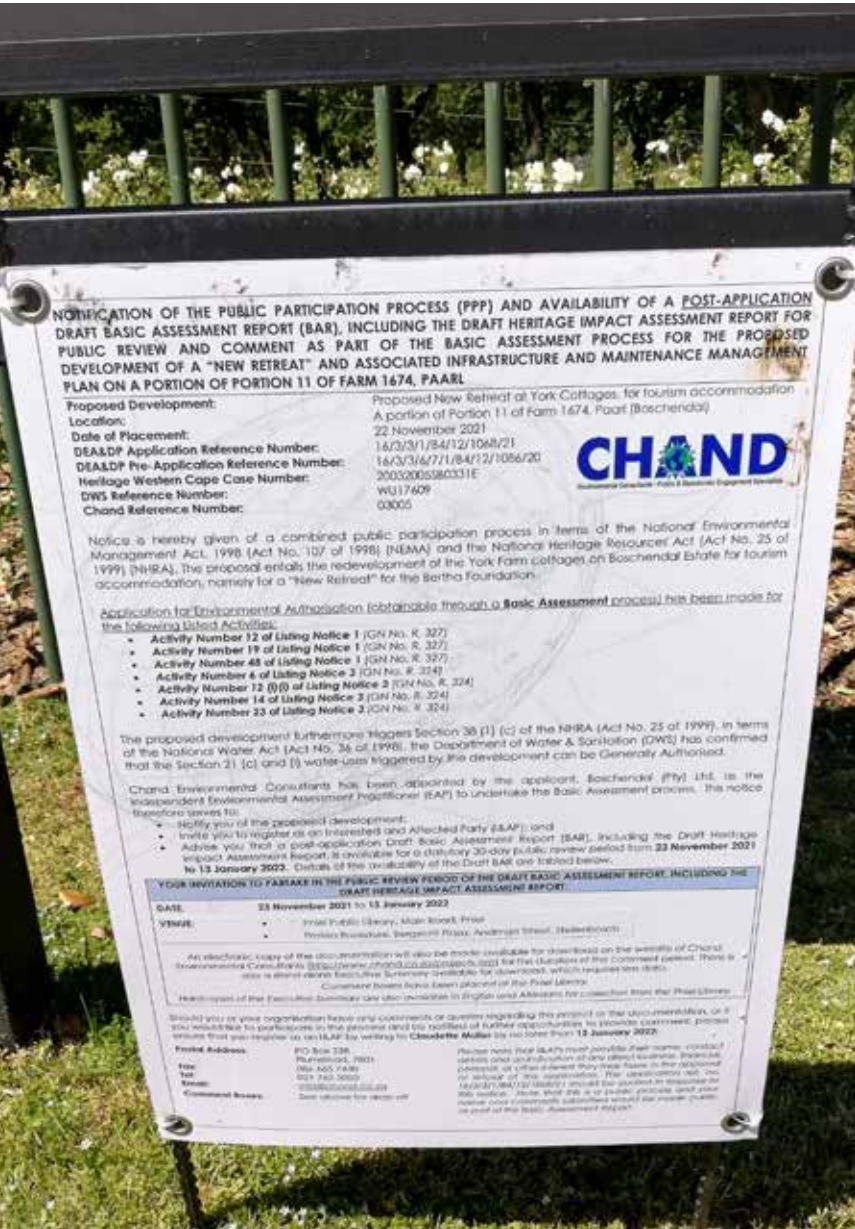
**Straatadres:** Protea Assuransiegebou, Groenemarkplein, Kaapstad, 8000 • **Posadres:** Posbus 1685, Kaapstad, 8000  
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**Idilesi yendawo:** komqanqatho 3, kwisakhiwo protea Assurance, Greenmarket Square, ikapa, 8000 • **Idilesi yeposi:** Inombolo yebhokisi: yeposi 1685, eKapa, 8000 • **Inombolo zomxebe:** +27 (0)21 483 5959 • **Idilesi ye-imeyile:** ceoheritage@westerncape.gov.za











## Annexure N: Final PPP - Email notifications

NOTIFICATION OF THE PUBLIC PARTICIPATION PROCESS (PPP) AND AVAILABILITY OF A POST-APPLICATION DRAFT BASIC ASSESSMENT REPORT (BAR)...

File Message Help PDFsam Enhanced 6 Creator Tell me what you want to do

Save Undo Redo Previous Item Next Item Edit Message

Info  
To Info  
Bcc Barbara-Ann.Henning@stellenbosch.gov.za; Quinton@capewinlands.gov.za; kelcy@capewinlands.gov.za; Shaun.Reece@drakenstein.gov.za; Cindy.Winter@drakenstein.gov.za; bernabe.delabat@stellenbosch.gov.za; francois@capewinlands.gov.za; contact.stellenbosch@stellenbosch.gov.za; Malcolm.Johnson@stellenbosch.gov.za; Charles.manuel@stellenbosch.gov.za; xoliswa.mdemka@stellenbosch.gov.za; malcolmjohnson@gmail.com;

New Retreat Notification DBAR comment period\_22Nov2021.pdf  
254 KB

NOTIFICATION OF THE PUBLIC PARTICIPATION PROCESS (PPP) AND AVAILABILITY OF A POST-APPLICATION DRAFT BASIC ASSESSMENT REPORT (BAR), INCLUDING THE UPDATED DRAFT HERITAGE IMPACT ASSESSMENT REPORT, AND EXECUTIVE SUMMARY FOR PUBLIC REVIEW AND COMMENT AS PART OF THE BASIC ASSESSMENT PROCESS FOR THE PROPOSED DEVELOPMENT OF A "NEW RETREAT" AND ASSOCIATED INFRASTRUCTURE AND MAINTENANCE MANAGEMENT PLAN ON A PORTION OF PORTION 11 OF FARM 1674, PAARL

DEA&DP Application Reference Number: 16/3/3/1/B4/12/1068/21  
DEA&DP Pre-Application Reference Number: 16/3/3/6/7/1/B4/12/1086/20  
Heritage Western Cape Case Number: 20032005S80331E  
DWS Reference Number: WU17609  
Chand Reference Number: 03005

Date: 22 November 2021

Dear Sir / Madam Notice is hereby given of a combined public participation process in terms of the National Environmental Management Act (Act No. 107 of 1998) (NEMA) and the National Heritage Resources Act (Act No. 25 of 1999) (NHRA). The public participation process for this proposed development and associated Basic Assessment process is being undertaken in accordance with the Public Participation Plan approved by the Department of Environmental Affairs and Development Planning (DEA&DP) on 13 October 2020.

NOTIFICATION OF THE PUBLIC PARTICIPATION PROCESS (PPP) AND AVAILABILITY OF A POST-APPLICATION DRAFT BASIC ASSESSMENT REPORT (BAR)...

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Info  
To Info  
Bcc info@stellenboschinterestgroup.org; info@stellenboschinterestgroup.org; eva.imbaliwc@gmail.com; info@capewinlandsbiosphere.co.za; GROOTDRAKENSTEINSAPS@saps.gov.za; bertahayes@mweb.co.za; harry@berthafoundation.org; lerato@berthafoundation.org; info@wynlandwater.co.za; info@stellenboschheritage.co.za; Pniel.Library@stellenbosch.gov.za; pnielmuseum@gmail.com; markheistein@gmail.com; bothapatricia@gmail.com;

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NOTIFICATION OF THE PUBLIC PARTICIPATION PROCESS (PPP) AND AVAILABILITY OF A POST-APPLICATION DRAFT BASIC ASSESSMENT REPORT (BAR), INCLUDING THE UPDATED DRAFT HERITAGE IMPACT ASSESSMENT REPORT, AND EXECUTIVE SUMMARY FOR PUBLIC REVIEW AND COMMENT AS PART OF THE BASIC ASSESSMENT PROCESS FOR THE PROPOSED DEVELOPMENT OF A "NEW RETREAT" AND ASSOCIATED INFRASTRUCTURE AND MAINTENANCE MANAGEMENT PLAN ON A PORTION OF PORTION 11 OF FARM 1674, PAARL

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Info  
To Info  
Bcc Charles.manuel@stellenbosch.gov.za; xoliswa.mdemka@stellenbosch.gov.za; malcolmjohnson@gmail.com; secretary@stellenboschratespayers.org; conservancy@delvera.co.za; chairperson@stellenboschheritage.co.za; dhfheritage@gmail.com; jmyburgh@sun.ac.za; Unine.Alexander@stellenbosch.gov.za; pnielmuseum@gmail.com; jmyburgh@sun.ac.za; jmyburgh@sun.ac.za; michael.fraser0@gmail.com; fmpetersen50@gmail.com;

New Retreat Notification DBAR comment period\_22Nov2021.pdf  
254 KB

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8 December 2021

Laila Senaturo  
info@chand.co.za

Ref: Farm 1674/11, Paarl

Dear Ms Senaturo

The DHF has no objection to the proposal for Farm 1674/11, Paarl.

Regards  
Lyn Marais  
DHF Secretary

Drakenstein Heritage Foundation is a voluntary organization, incorporated under the  
Heritage Association of South Africa.



	<b>Comment</b>	<b>Response: NEMA</b>	<b>Response: NHRA</b>
Eldred Kleinschmidt Resident/ CPA/ Property owner Akker Lane, Lanquedoc	Ek teken APPEL aan teen ontwikkeling van Bertha foundation op York farm. Rede vir dit is dat hulle het ons gemeenskap nog verder uit mekaar kom skeer. Hulle raad pleeg nie eienaars nie, maak gebruik van organisasies wat nie verstaan. Toe Babara Hosking die saadjies vir Berta kom le het was dit goed, toe kom haar groep verder en skeur ons leiers uit mekaar in Dwars Rivier.	The objection to the proposal based on mistrust of the Bertha Foundation and the Community Advice Office (COA) who according to the commentator are causing divisions among local community leaders is noted. This issue is however not specific to the environmental process.	
	Die jong span onkundig word deur hulle misbruik. Hulle praat met back yarders, sommige wat eers nie verstaan van waar hulle kom nie. By vorige plek op Rachelsfontein was ons mense nie eers deel van dit.	Rachelsfontein is not applicable to this environmental application.	
	Die nuwe plek is vir mense van buite ek sien booklet? (illegible). Die mense met wie hulle praat is met mense wat nie wil nie aan will werk met leiers in vallei. Ons beskik oor ons eie grond waarvoor moet ons loop tot by nuwe plek. Hoekom spandeer? (illegible) hulle nie in kinders hier nie. Hulle maak ons deel van hulle projekte sodat mense kan sien hulle doen iets in gemeenskap maar hulle bly aanstuur. Die advies kantoor is gestig uit trust. Hulle het dit weggeskuif uit gemeenskap gebou omdat hulle nie verskille kan uitwerk met leiers hulle nou op payroll van Berta.	It is highlighted that there has been extensive public participation specifically for the New Retreat proposal with multiple community organisations (refer to the C&R Report): <ul style="list-style-type: none"> <li>• A meeting was held with the Ward Councillor for Lanquedoc who advised on the key Interested and Affected Parties (I&amp;APs) from the community who should be engaged with.</li> <li>• A representative from the Dwarsrivier Valley Community Trust attended the Focus Group Meeting held with local community organisations.</li> <li>• Representatives from the Lanquedoc Community Development Forum are registered I&amp;APs</li> </ul>	
	Die kinders word art geleer met hulle kultuur daar buite ons is meestal Khoisan mense. Hulle skend ons heritages van voor ouers.		While not strictly a matter pertaining to the heritage resources of the York Farm cottages proposed for redevelopment, this comment is illustrative of the degree of alienation local people feel from the land and history of Boschendal Farm, and the present day processes of its management and development. It is this imbalance that the process of Restorative Redevelopment seeks to address. As such, while achieving social justice is beyond the bounds of expectation for the New Retreat development in isolation, it can be seen within the framework of Restorative Redevelopment, and the principles of that vision have informed the design process.
	Ons klaar omhein deur Boschendal waar Tony voorsitter is van Berta foundation. Ons sal nooit vrye toe gang he nie tot natuur want nuwe plek grens aan berg voet. Berta wil ons mense mislei met ??? (illegible) na York toe. Hulle het geld gegee om hofsaak te help om ons ou mense nog verder in vrees te lei maar ons is sterk daarvoor.	The issue of access restriction by Boschendal Estate is not applicable to this project and environmental application which is specific to the New Retreat Site. From a social history perspective, the site is well placed along a historic route and would serve to reconnect the farm with local communities in a positive way.	
	Hulle het kospakkies aan back yarders voorsien wat reed werke het en fotos geneem van ons wat daar was gedurende Covid 19. Hulle skend ons menswaardigheid met foto's lyk ons soos honger mense. Die advies kantoor en die in beheer aan hulle vriende van goed uit gedeel. Ek voorsitter? (illegible) van behuisig teken appel aan want ons was nie ??? (illegible) nie.	The perception that the Bertha Foundation is supporting people in Lanquedoc who are erecting shacks on community land, was also raised at the FGM. This is however related to the CAO who is currently supporting a group of people who were evicted from the trust land. To clarify the context of the comment, it should be noted there is a difference between Bertha Foundation and the CAO. While the CAO is funded by the Bertha Foundation (as a grantee and in order for the CAO to fulfil its mandate to support the community with legal matters related to human rights issues), it was not Bertha Foundation supporting this group of people, but rather the CAO. The Bertha Foundation supports the CAO through grant funding but do not make any strategic or managerial decisions. Such decisions rest solely with the CAO. Bertha Foundation has no authority or oversight of the CAO. The CAO is overseen by an independent board of trustees consisting of Stephen Muller, Glyn Williams, Deena Bosch, Vusi Pikoli and Pearlie Joubert, and all of their legal advice is made through a partnership with Chennels Albertyn Attorneys. This issue is however not directly related to this project or Basic Assessment process and this clarification is provided for information purposes.	



	<p>Ek heg 'n lys aan van wat vir ek verteenwoordig op die platform. Ons menses al nooit werke kry as kontrakte nie. Hulle maak ???(illegible) weet dis net op papier. Die huidige mense klaar geskryf op Boschendal se boeke. Nuwe plek nie dan sit ons net met meer plakkers huise in Lanquedoc. Waar gaan julle werkers bly. Hulle maak mos met mense buite ons Vallei gebuik. Net die orige sal van ons mense gebruik. Ons mense is nie ten volle ingelig oor skryf. Raads?? (illegible) hoe was nie in my plek, met huiseienaars nie. Boschendal soek n ???punt (illegible) met gebruik hulle Retreat as dit. As ons ontwikkel kan ons nie aansluit by noodstelsel? (illegible) nie dan te klein so ons bly agter. Hulle dink ons is dom leiers. Hulle vat nie ons hand, hulle skeur ons verder uit mekaar.</p>	<p>The requirement to make use of local labour (i.e., from Kylemore, Pniel, Lanquedoc, etc.) and of previously disadvantaged individuals for the bulk of the unskilled labour is included in the EMPr for the operational and construction phase. The EMPr also includes requirements for regular auditing and reporting to authorities, as well as fines for non-implementation of specifications.</p>	
	<p>Ons sal aanhou veg wat hulle besig om ons vallei se rustigheid te skend die Berta Foundasie. En ons huiseienaars sal ons nooit die projek steun nie want dit sal ons kinders se toekoms skend. Ophou om saam verkeerde rol spelers te praat. Die trust was gestig om namens onse mense op te tree maar die Berta leiers het ons verskeer nog verder uit mekaar.</p>		



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**Annexure Q:** Landscape Plan (Terra+ Landscape Architects, 2020)

Annexures Q-T are provided separately





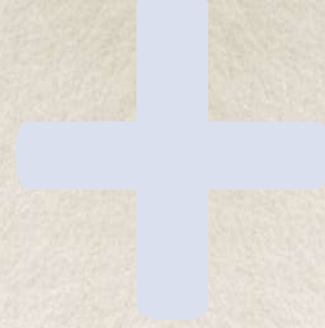








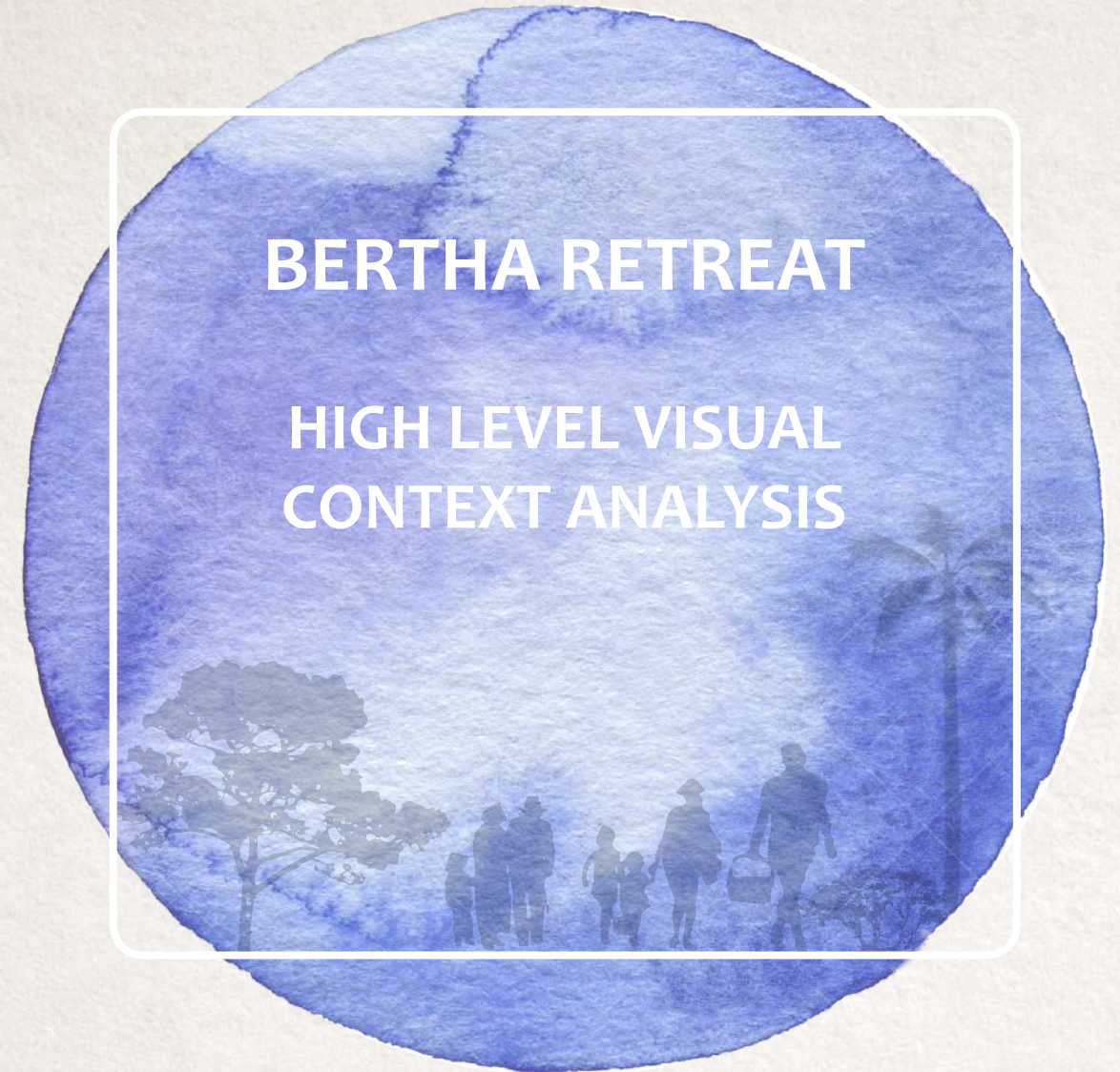




Terra+ Landscape Architects

Unit 20 Sussex Studios  
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Prepared for:

BERTHA RETREAT

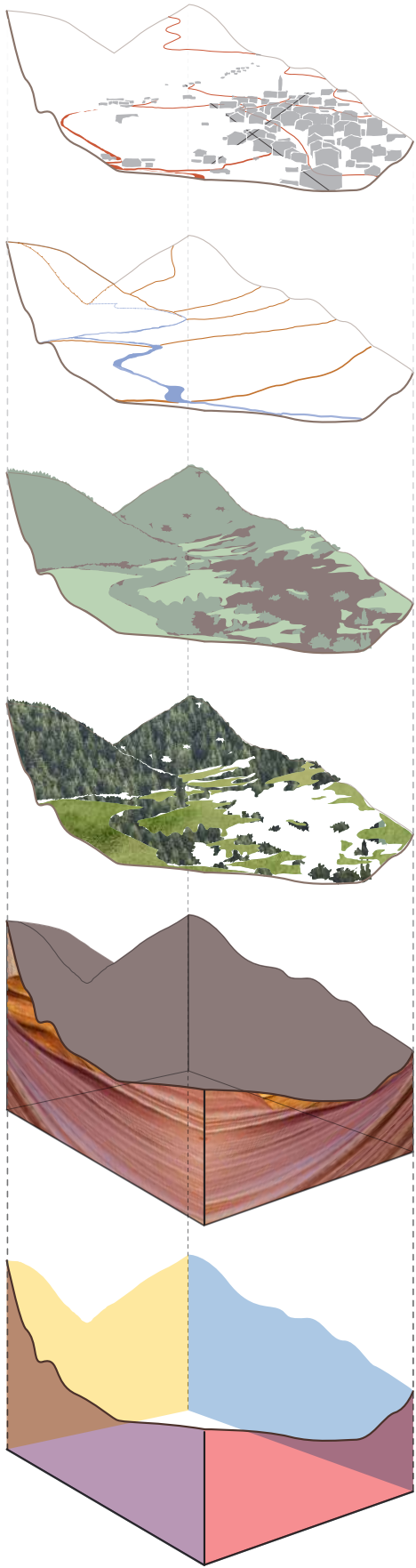
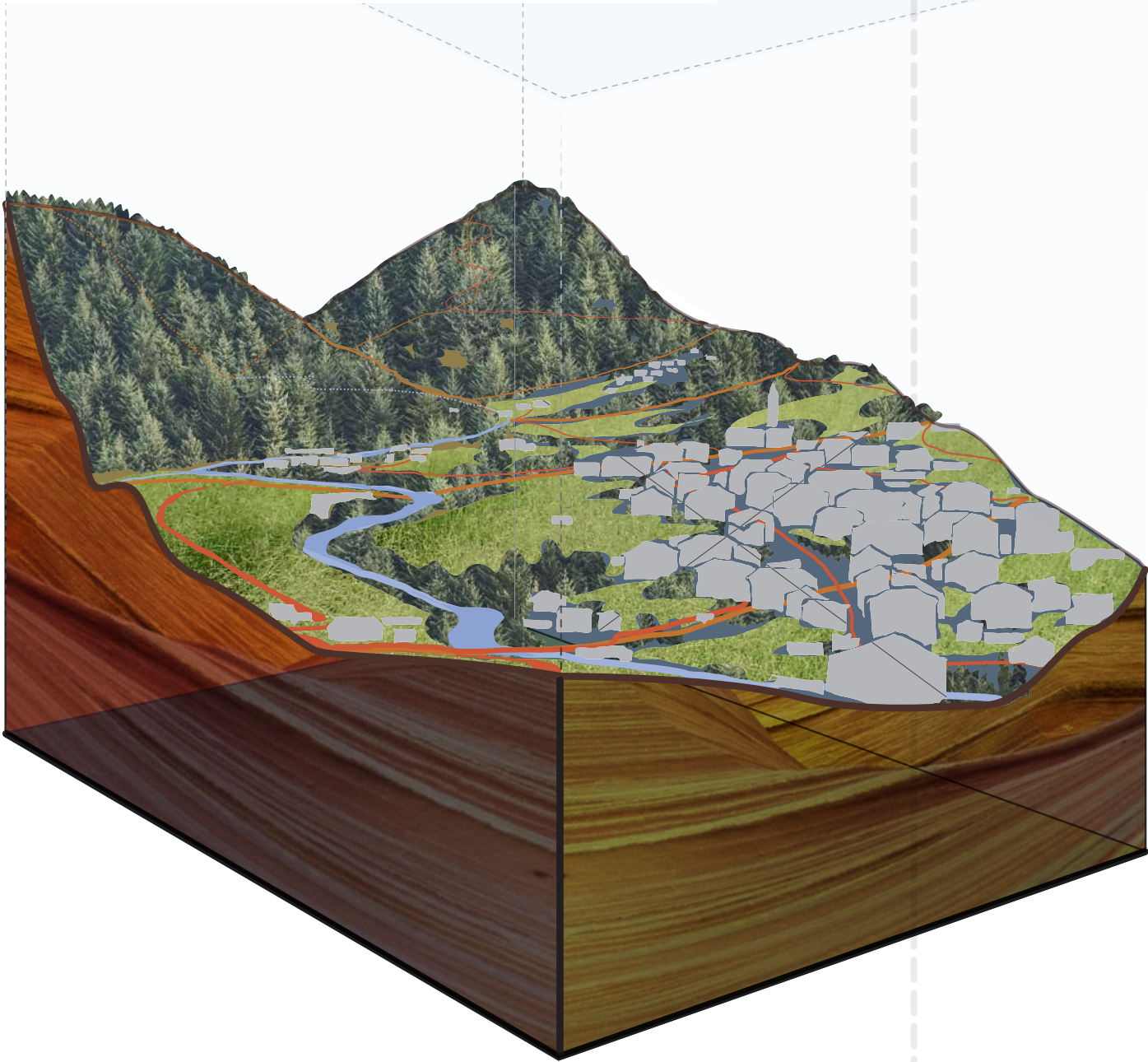
Date:

March 2020



**Methodology:**

The analysis starts with the macro context, exploring the significance of the site within the city context, and then narrows into the local and site context. The environmental, physical and historical context is evaluated at these different scales. Capturing of cultural landscape elements runs parallel to this exercise, as the environment in which the site is located is rich in cultural heritage and scenic significance.



- DEVELOPMENT
- HYDROLOGY
- LAND USE
- VEGETATION
- GEOLOGY
- SITE EXTENT



## INITIAL EMOTIVE RESPONSE

- Isolated, of its own and not part of the formal landscape or other built environment
- Towering imposing landscape
- Lack of shelter
- Disconnection and connection - Duality

- Human and empathy of spaces - Relate-able scale
- A Sense of what was and what is
- A feeling of intruding

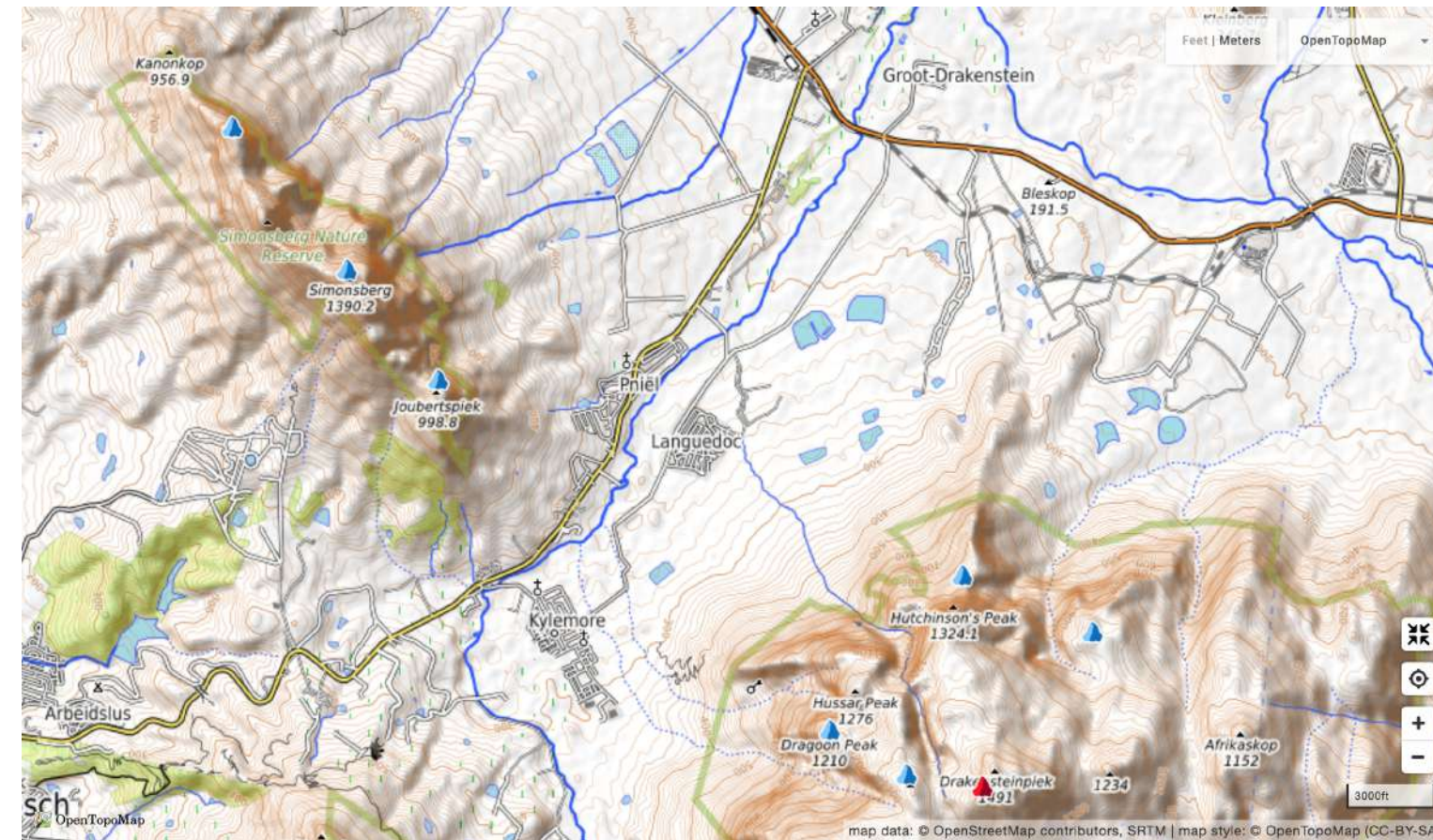
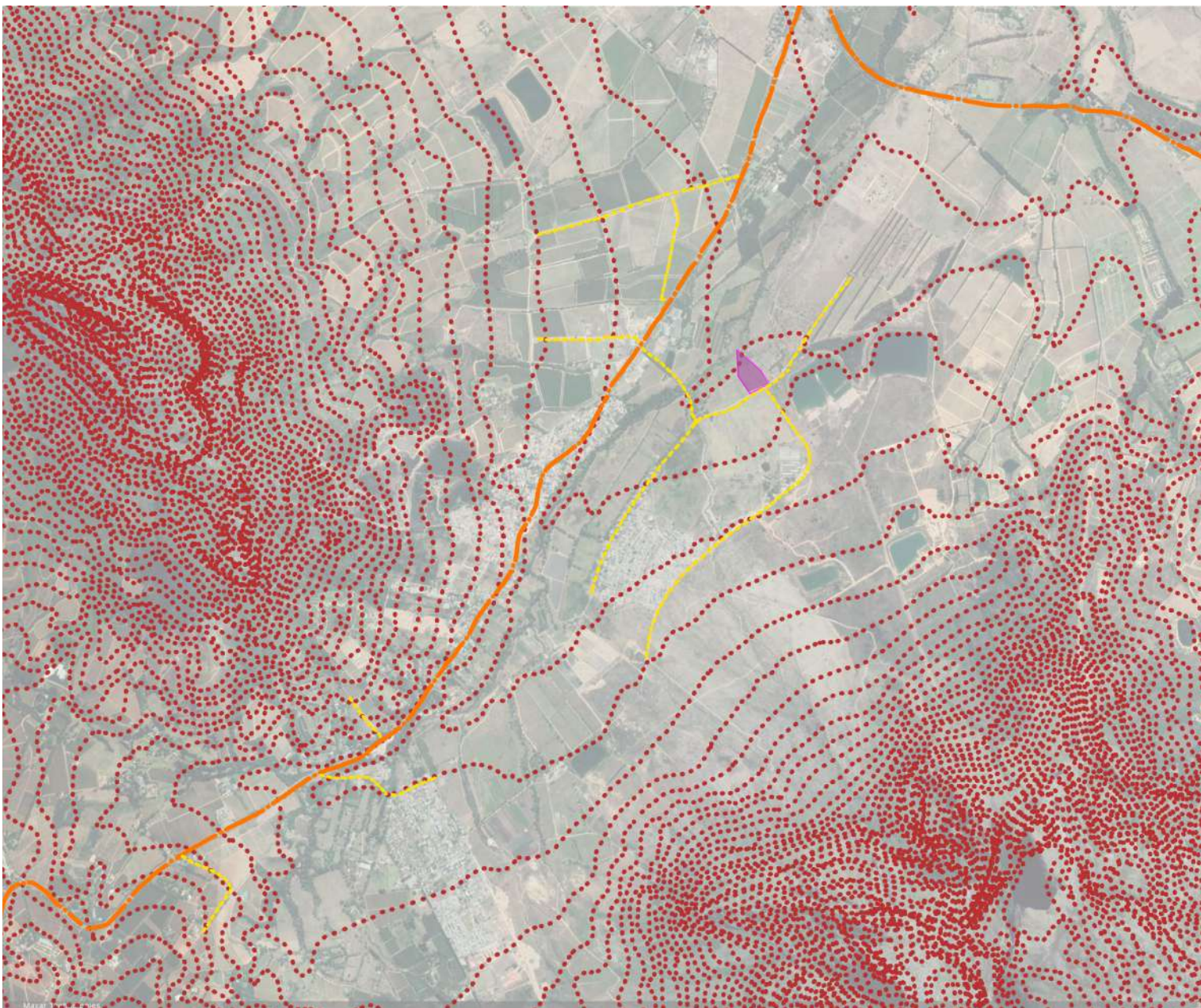


*Cultural Landscapes provide a sense of place and identity; map human relationships with land over time. They are sites associated with significant events, activities, persons or groups of people; they range in size from extensive tracts of rural land to historic homesteads and individual settlements. They can be grand estates, botanical gardens, parks, university campuses, cemeteries, industrial sites, or scenic drives; they are works of art, narratives of cultures, and expressions of regional identity, constituting visual amenity heritage resources.*



# LANDFORM

- Understand the relationship of the site to the broader landscape.
- Site is in the valley flat terrain. Views towards the slopes
- Tucked away - not visible from major routes
- Site not on prominent slopes
- Landscape is dominated by the mountain peaks - Dramatic, romantic and visceral







landscape domain typology



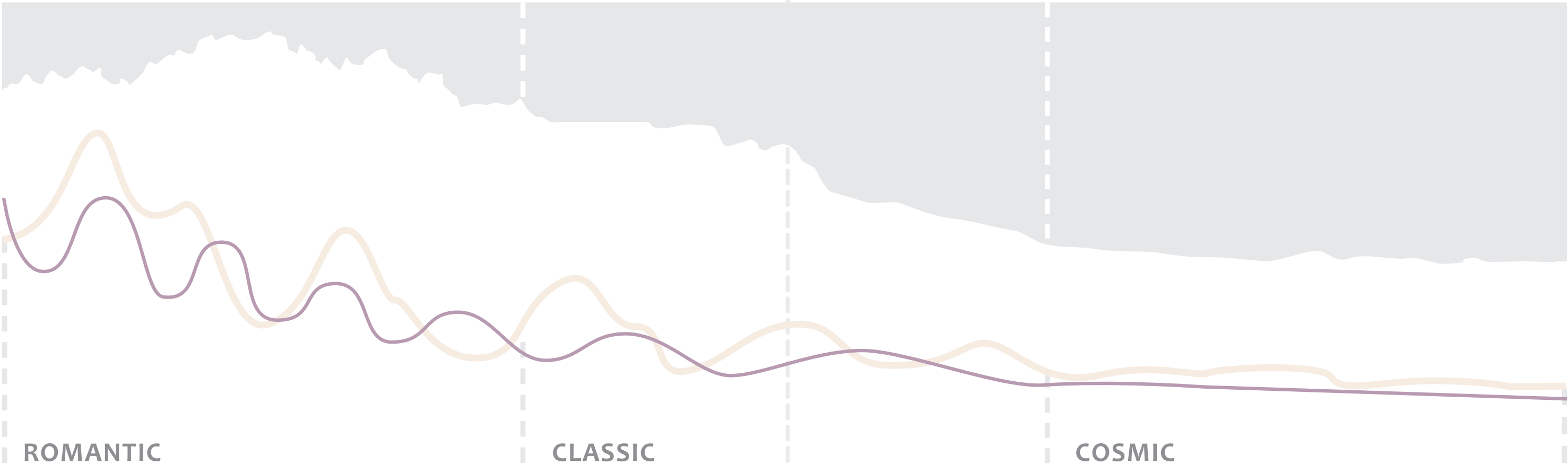
**ROMANTIC**  
Earth-dominated landscape

**CLASSIC**  
Earth-sky balanced landscape

**COSMIC**  
Sky-dominated landscape

landscape domain continuum

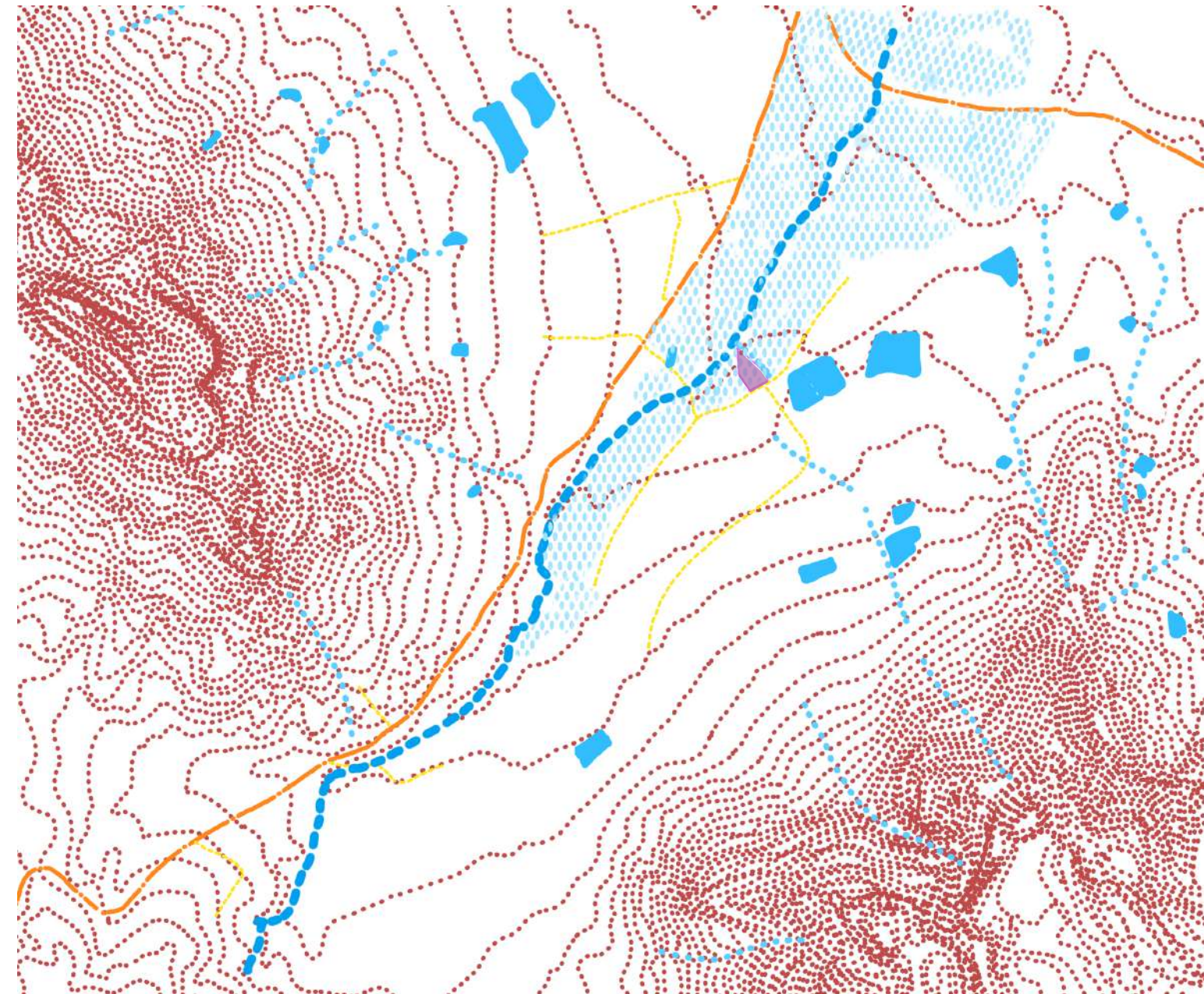
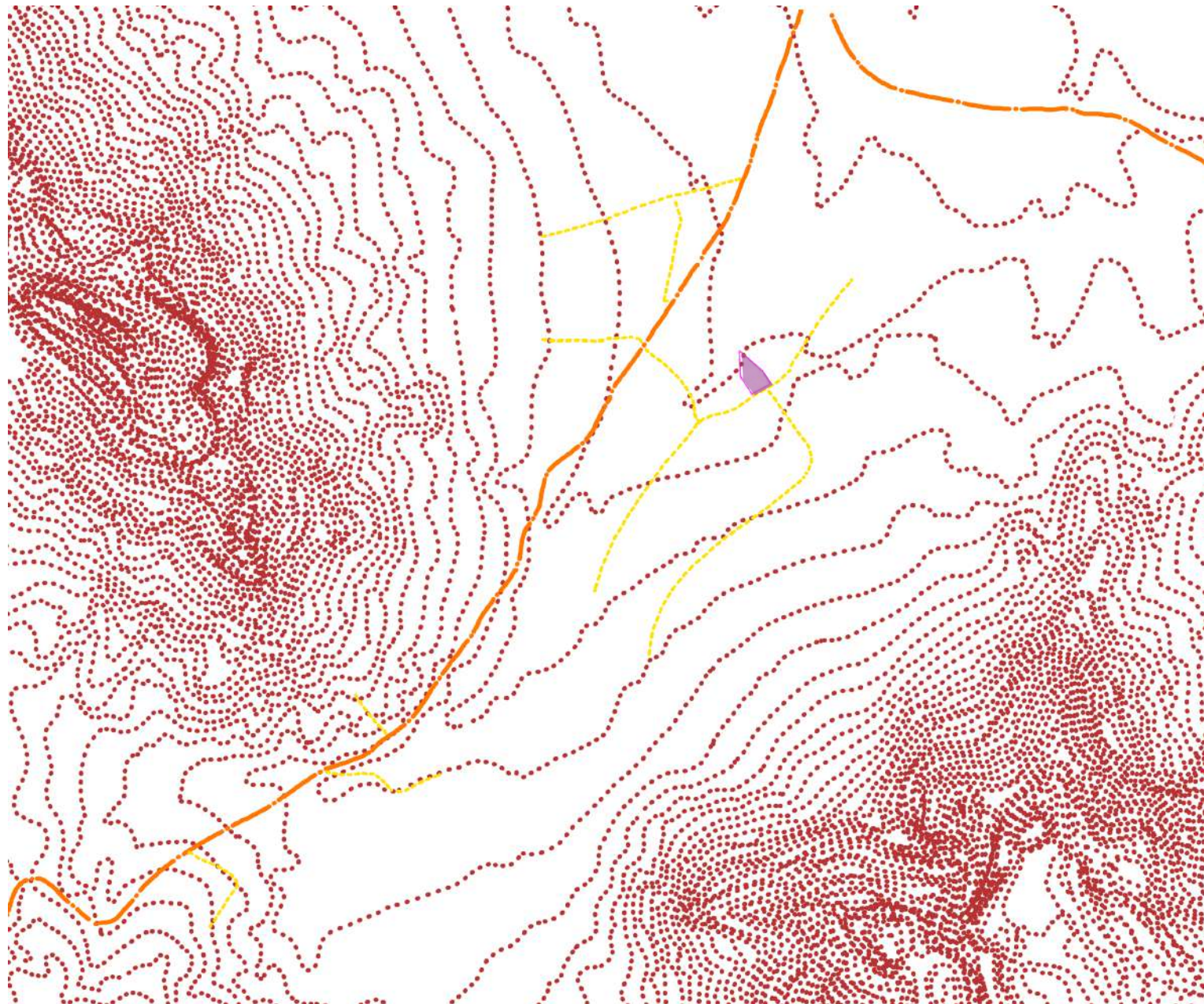
‘Complex’ landscapes contain various combinations of the Cosmic, Classic and Romantic types.





# LANDFORM AND HYDROLOGY

- Valley created by the Dwarsrivier
- Various farm dams dotting the slopes and valley.
- Flood plain - between the main access route and historic Wa-pad
- Drainage lines, farm dams and river courses shape the landscape and attribute to the rural quality of the receiving landscape of the site

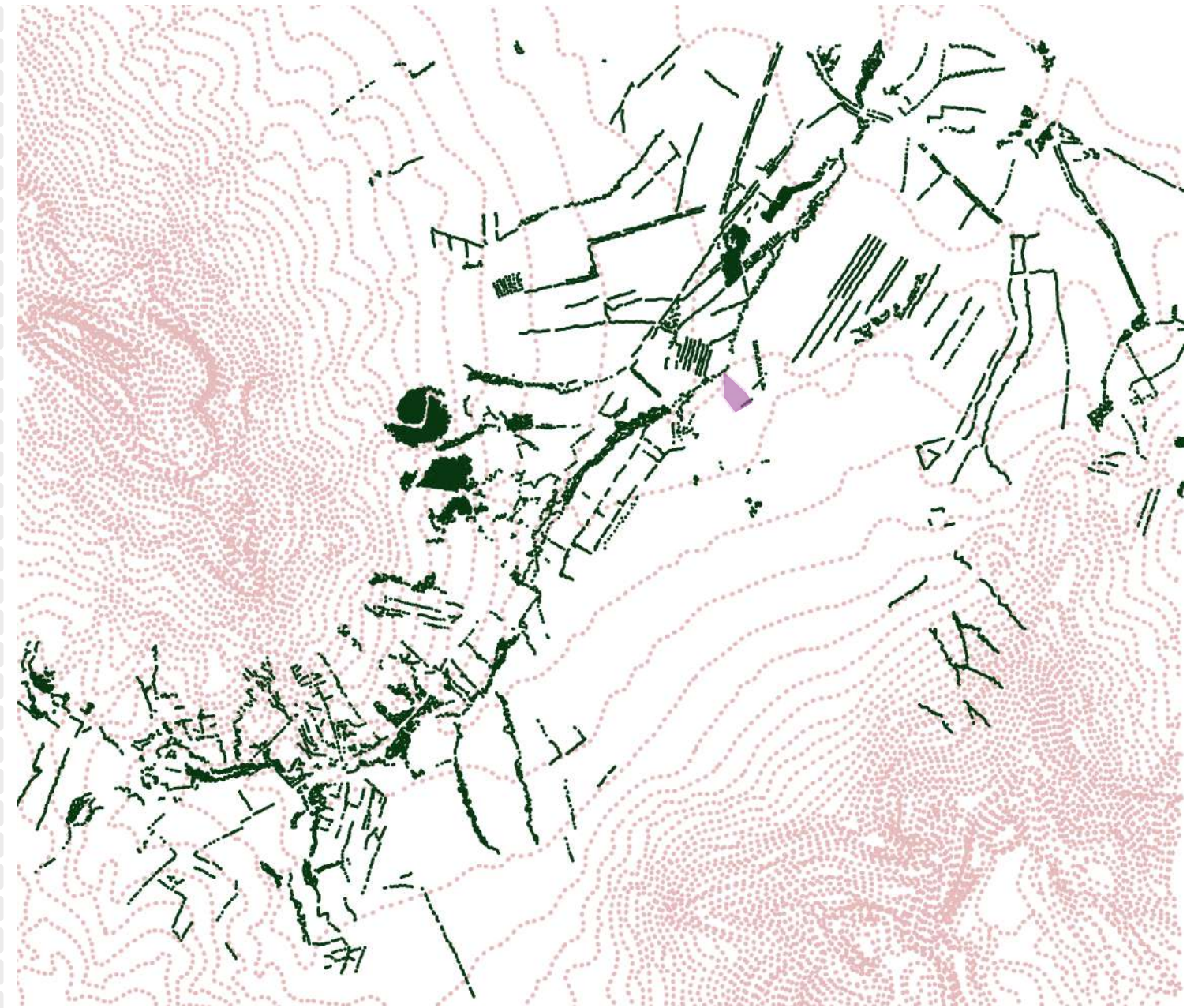




# LANDSCAPE PATTERNS AND TREE-LINES

- Clear distinction between patterns along floodplain and foothills of Simonsberg
- Dominant tree lines as wind-breaks and delineation in the landscape
- Riverine vegetation and tree planting a dominant feature
- Landscape patterns informed by the topography and hydrology

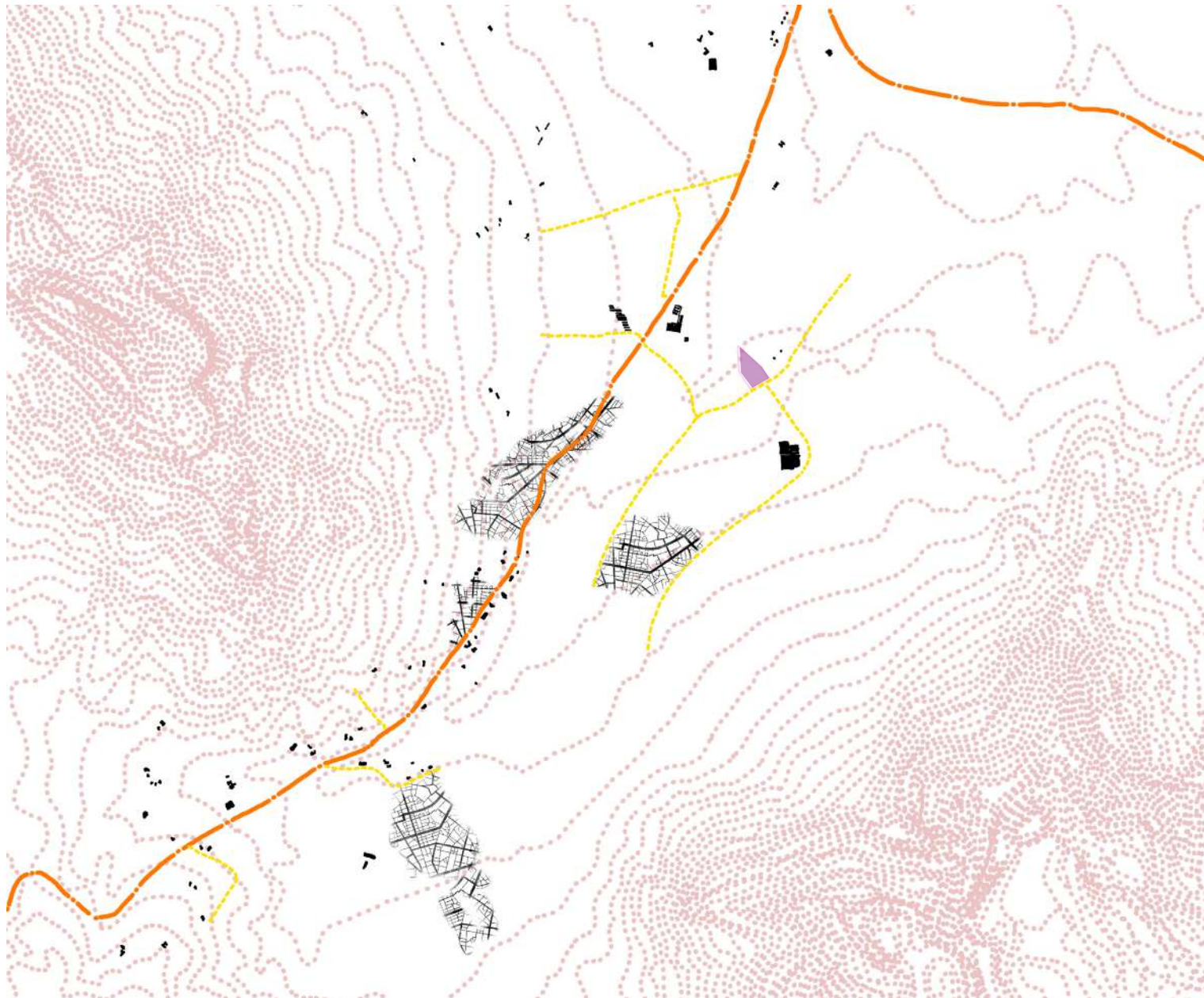
- Direct surrounding landscape of the site is NOT structure but informal rural pasture land
- The informal and rural quality is significant in the character and identity of the site.





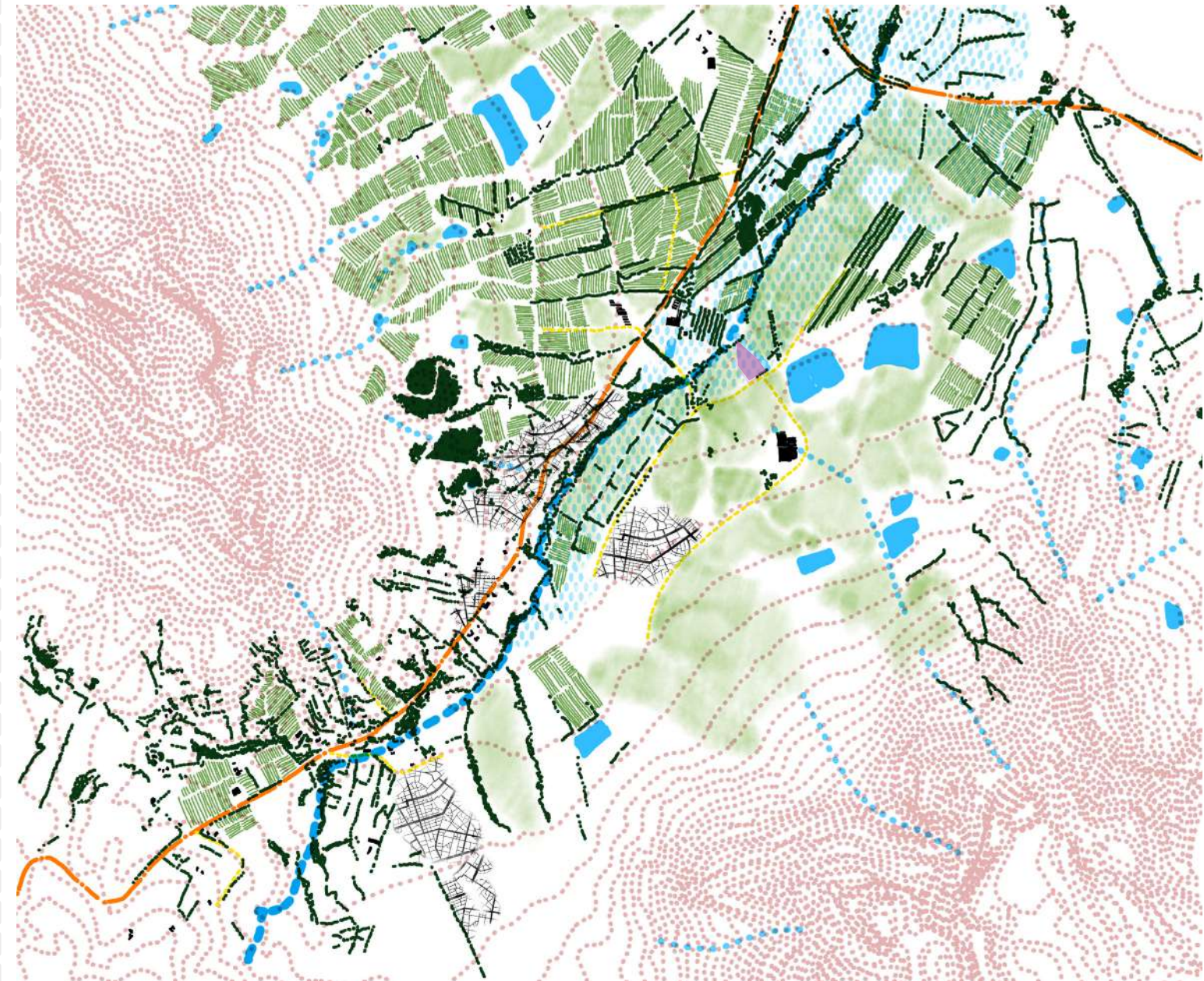
## SETTLEMENT PATTERNS

- Clusters of low density urban development
- Liner development along access route
- Farmsteads dotted and within the landscape
- Most roads and secondary access routes (particularly to the site) are gravel further underpinning the rural character

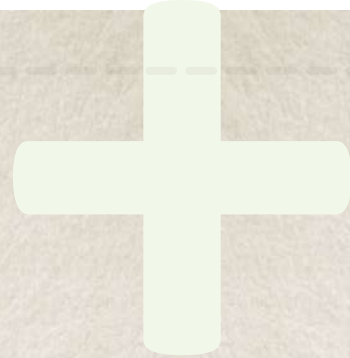


## CULTURAL LANDSCAPE

- All layers are dependant and informed by each other
- The overall landscape character is defined by a combination of these layers
- **Crucial layer is missing** - Social interaction with the landscape. This is a function of the ever changing nature of the "softer" layers of the landscape







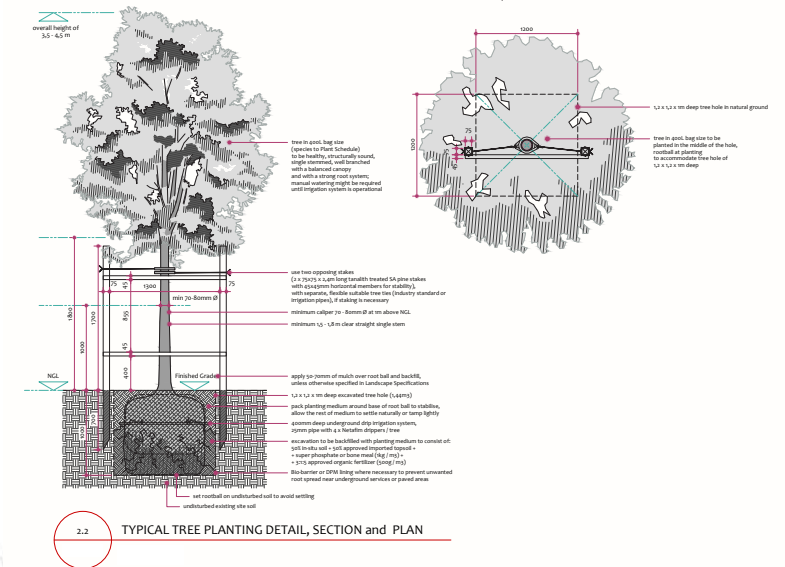
## BERTHA RETREAT

### Landscape Plan and Precedent Study



Aug 2020





Proposed Plant List

TREES (min 200L)  
Evergreen Trees:

- Cunonia capensis
- Olea europaea subsp. africana
- Podocarpus falcatus
- Syzgium guineense

Deciduous Trees:

- Erythrina caffra
- Quercus nigra
- Quercus palustris

Fruit Trees:

- Citrus species
- Olive species
- Pomegranate
- Nut species

Plants (7/sqm)  
Small Shrubs:

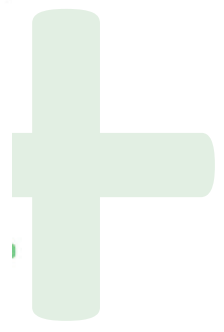
- Aloe perfoliata
- Agathosma ciliaris
- Agathosma imbricata
- Agathosma ovata
- Agathosma serpyllacea
- Erica spp.
- Leonotis leonorus
- Leucadendron salignum
- Otholobium obliquum
- Pelargonium spp.
- Pelargonium tubulare
- Phyllia thunbergiana
- Salvia africana-lutea
- Salvia lanceolata
- Stoebe plumose
- Groundcovers:
- Arctotis spp.
- Aristea capitata
- Bulbine frutescens
- Bulbine natalensis
- Cineraria saxifrage
- Delospermum cooperii
- Delospermum
- \*peach Delospermum
- \*Yellow Dymondia margaretae
- Felicia ammeloides
- Felicia echinata
- Gazania ciliaris
- Gazania rigens
- Gazania uniflora
- Helichrysium crispum
- Helichrysium petiolare 'Petite'
- Helichrysium teretifolium
- Osteospermum spp.
- Tulbachia violaceae

Bulbs:

- Kniphofia praecox
- Lachenalia aloides
- Wachendorfia paniculata
- Wachendorfia thyrsiflora
- Watsonia barbonica
- Zantedeschia aethiopica

Marginal and Wetland  
Plants:

- Chasmanthe spp.
- Cliffortia ferruginea
- Cotula vulgaris
- Cyperus textilis
- Eragrostis curvula
- Eleocharis limosa
- Ficinia nigrescens
- Ficinia nudensis
- Kniphofia spp.
- Lobelia anceps
- Monopsis lutea
- Plecostachys serpyllifolia
- Prionium serratum
- Senecio halimifolius





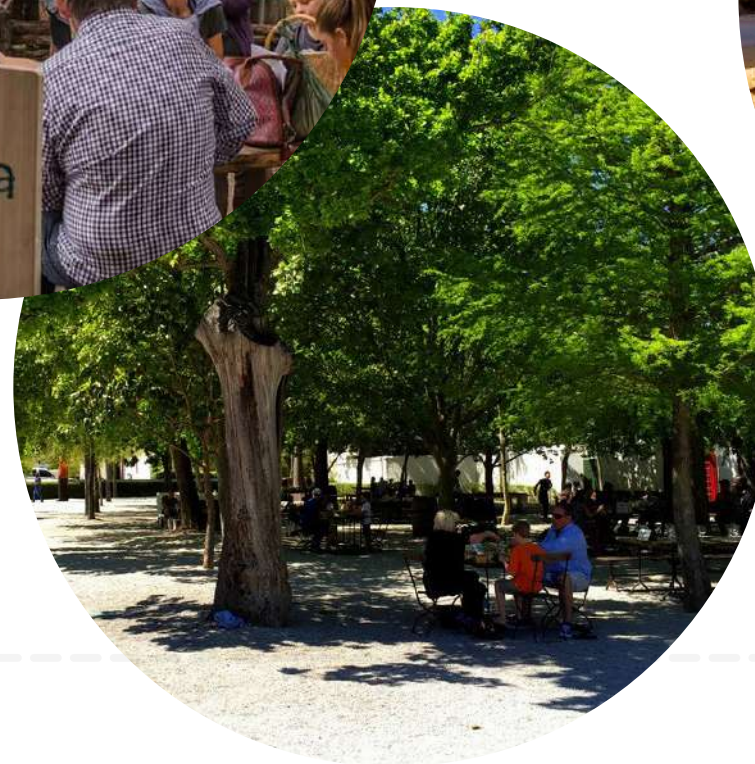
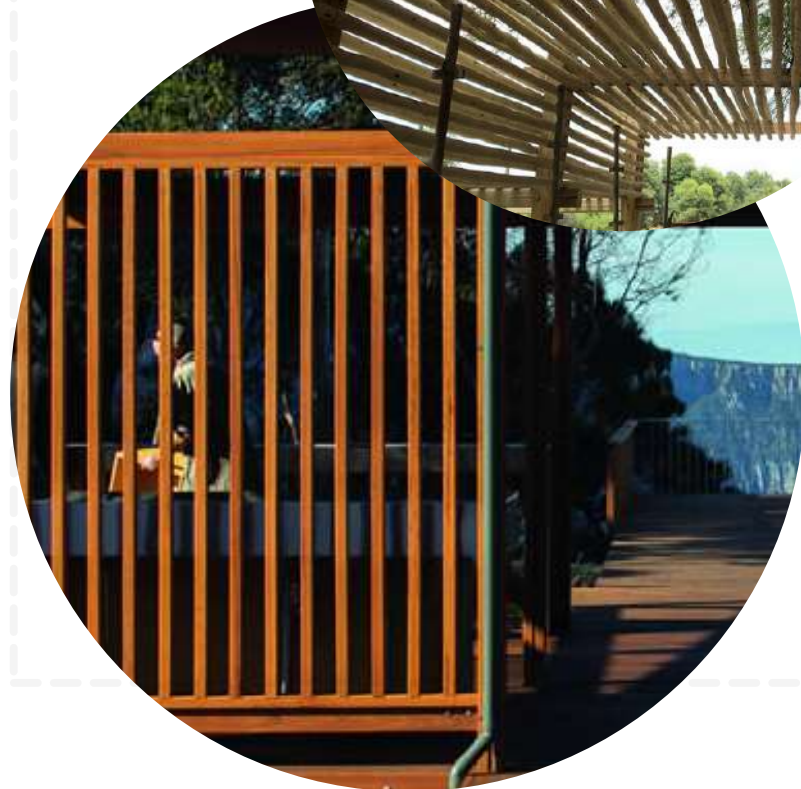
Lalela, pergolas  
and quiet  
spaces



Multi-purpose  
parking and  
market space



Internal  
gathering  
space



Precedent Study

TERRA+



Fynbos edge  
Ecological  
connection



Pathways



Productive  
landscape  
Kitchen garden



Precedent Study

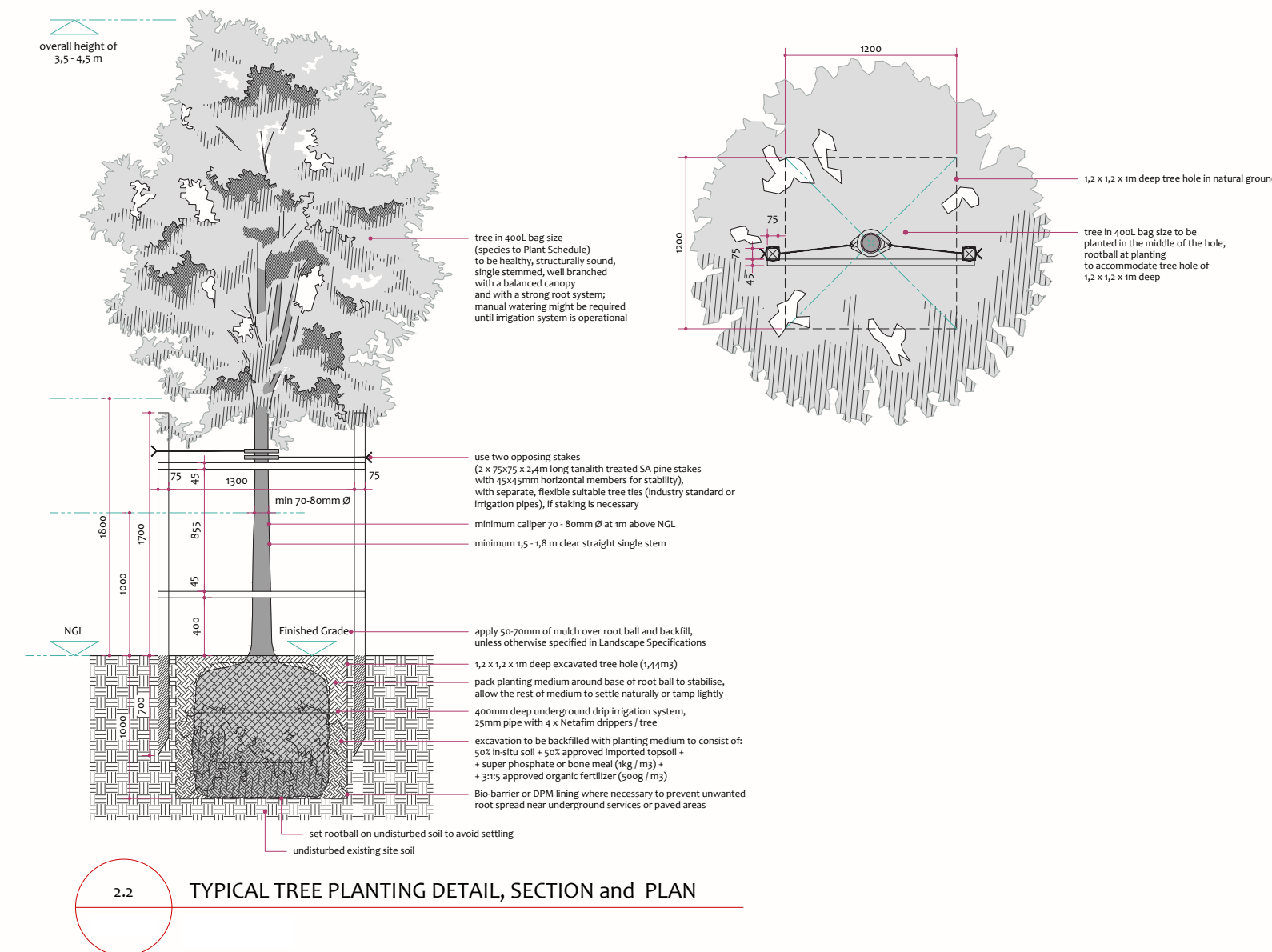












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- Gazania uniflora
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- Helichrysum petiolare 'Petite'
- Helichrysum teretifolium
- Osteospermum spp.
- Tulbachia violaceae

Bulbs:

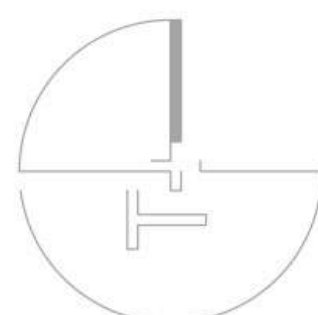
- Kniphofia praecox
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- Ficinia nudensis
- Kniphofia spp.
- Lobelia anceps
- Monopsis lutea
- Plecotachys serpyllifolia
- Prionium serratum
- Senecio halimifolius

KEY:

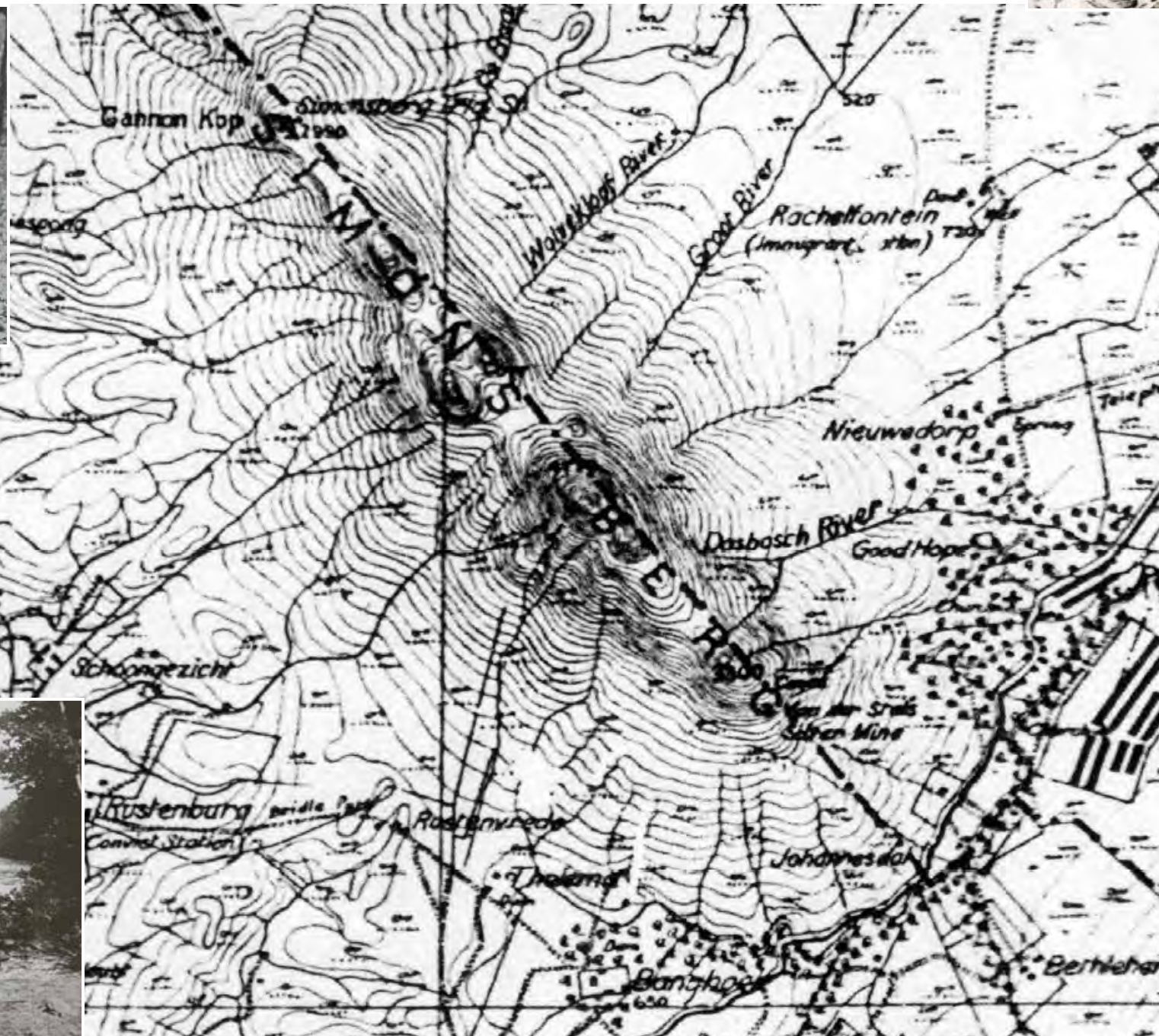
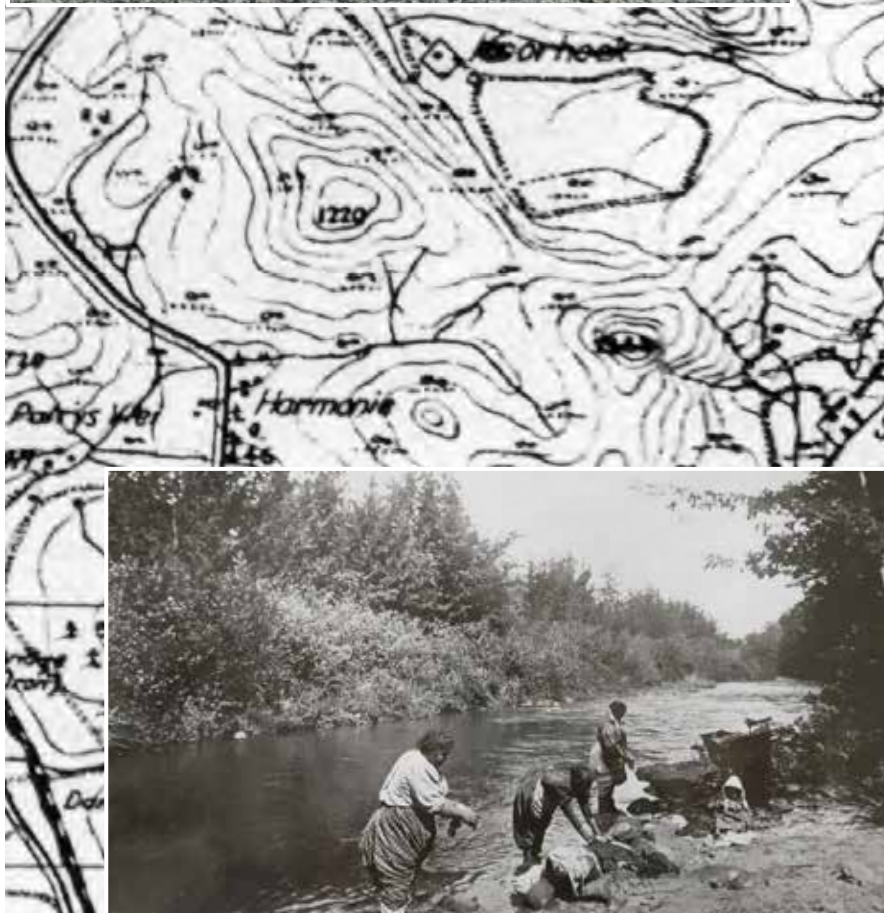
- Hard Landscaping - Parking and other areas to be paved with permeable paving options, gravel/flex with peach pip, gravel or similar materials, pathways in compacted earth with suitable materials
- Hard Landscaping - Landscape elements, low seating walls and screening walls. Rammed earth or alternative building methods
- Hard Landscaping - Shade structures, natural materials construction, woven latter or similar locally sourced materials
- Soft Landscaping - Edible landscaping, permaculture gardens with accessible harvestable planting, including fruit and nut trees
- Soft Landscaping - Fynbos planting with local endemic planting





# Baseline Study: Heritage Inputs into Boschendal Farm Conceptual Framework

BOSCHENDAL FARM, R310 DWARS RIVER VALLEY, STELLENBOSCH



22 November 2019

Prepared by Rennie Scurr Adendorff Architects on behalf of Boschendal Proprietary Ltd



RENNIE|SCURR|ADENDORFF  
HERITAGE







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## PART A: STATUS QUO REPORT

### 1.0 INTRODUCTION

#### 1.1 Purpose of Report

Rennie Scurr Adendorff have been appointed by Boschendal Proprietary (Pty) Ltd to provide baseline heritage input towards the Conceptual Framework that is to be compiled for Boschendal Farm. This Conceptual Framework will form the high-level structure within which future developments at Boschendal will be considered, evaluated and undertaken. The Conceptual Framework, in this instance, is based on the principles of Restorative Redevelopment, as described in Section 5, which informs the proposed and projected interventions on the farm.

#### 1.2 Project Team

The Rennie Scurr Adendorff team has compiled this report with input from various team members.

Mike Scurr - Heritage Consultant and Architect  
Katie Smuts - Heritage Consultant and Archaeologist  
Laura Milandri - Heritage Consultant and Architect  
Wendy Wilson - Heritage Consultant and Architect

Wolff Architects provided social and landscape material for inclusion in the report. Wolff Architects were principle authors of Sections 5 and 6 of the report.

#### 1.3 Limitations

An extensive body of heritage research, analysis and sensitivity mapping already exists pertaining to Boschendal specifically and the Dwars River Valley more generally. As such, this work is not intended to be understood in isolation, nor does it replace the preceding work. It is, rather, intended to build on and draw from the existing body of work, and re-frame and interrogate it in terms of the principles of Restorative Redevelopment. Further to this, for the purposes of the Conceptual Framework, this work is, necessarily, very high-level and does not address site specific or development specific issues.

#### 1.4 Statement of Independence

Neither Rennie Scurr Adendorff Architects as the heritage consultant, nor Wolff Architects has any legal or personal ties to Boschendal or other professionals involved in this proposal, nor to any companies that may be involved in the process that is to follow. There is no financial gain tied to any positive outcome. Professional fees for the compilation of this document will be paid by Boschendal but are not linked to any desired outcome.

#### 1.5 Methodology

This report is the result of an interdisciplinary, collaborative effort. Extensive consultation has taken place with researchers previously engaged at Boschendal in order to establish and confirm the status quo, while iterative consultation with Wolff Architects, NM and Associates, Chand Environmental and others has ensured the approach has remained within the parameters of Restorative Redevelopment. Previous maps arising from prior heritage analysis of the farm have formed the basis for remapping in light of the notions and principles of Restorative Redevelopment, and these maps have been used to frame a revised approach to developing heritage guidelines and indicator for the farm.

#### 1.6 Key Conservation Principles

The key principles can be summarised as follows:

- The principles embedded in the BURRA Charter should guide all interventions on Boschendal, given the high significance of the farm across a range of scales
- All decisions are to take heritage significance into account as a primary informer.
- The component structures, features and sites have varying degrees of significance and therefore actions should be tied appropriately to these gradings as well as to overall landscape gradings and sensitivities.
- The historic, rural, agricultural character of the site should remain intact and not be overridden by intensive development or 'suburbanisation'.
- Any new developments should respect the historic formation processes that have created the cultural landscape as it currently exists.
- Best practice methods, as identified inter alia in the BURRA Charter and by Historic England, are to be applied to historic and significant structures, features and sites.



## 2.0 SITE AND CONTEXT

### 2.1 Site Description

Boschendal Farm is an historic wine and fruit farm that lies south of the R45 at the intersection of that road and the R310. The current farm comprises portions of other historic farms and incorporates the Grade I National Heritage Site of the Founders Estate, which itself comprises several portions.

The farm includes several historic farm werfs, including those of Boschendal itself, Rhone, Goede Hoop, Champagne and Excelsior, as well as historic Rhodes Cottage. In addition to these historic, graded buildings, there are isolated and clustered structures across the property, including farm workers' accommodation, farm managers' houses and farm buildings.

The landscape is a juxtaposition of natural, wilderness elements, extensive farmlands of vines and orchards, scattered historic and recent structures and groups of structures, and the villages of Pniel, Lanquodoc and Kylemore.

The farm falls predominantly within the Stellenbosch Municipality, although the northwestern portion of it falls within the Drakenstein Municipality.

### 2.2 Site Context

The farm lies at the foot of the Simonsberg and Drakenstien Mountains, straddling the Dwars River. The landscape is characterised by steep upper slopes of the mountains which give way to fertile mid-slopes that have been farmed for centuries; settlements occur on the lower slopes, with river floodplains in the valleys.

The wider area has been graded by SAHRA as a Grade I cultural landscape, the Cape Winelands Cultural Landscape, in recognition of the exceptional scenic beauty and very high cultural, social history and heritage significance of the region.



Figure 1. Boschendal Farm (RSA, 2019).



Figure 2. Boschendal Farm (RSA, 2019).



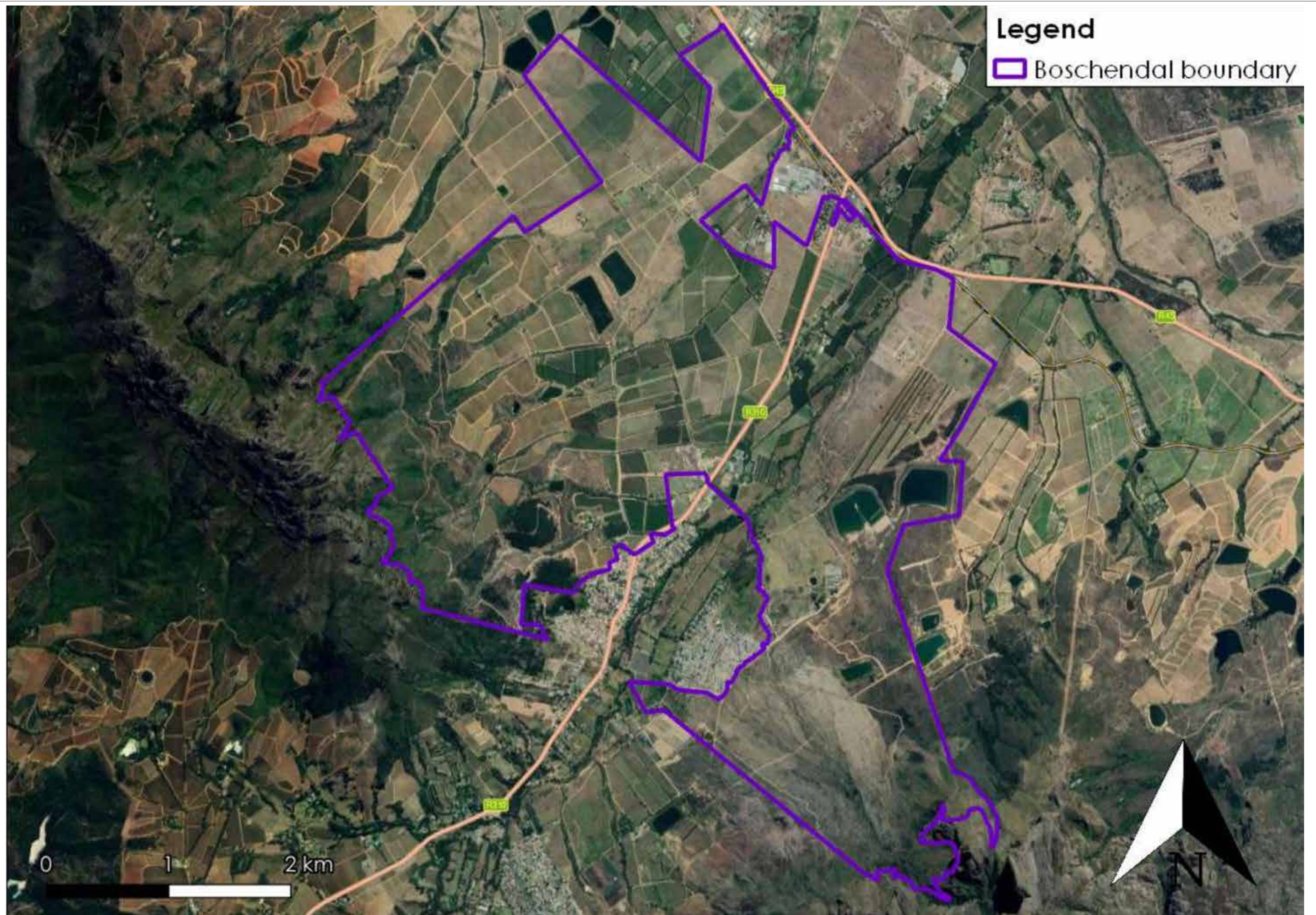


Figure 3. Boschendal Site Map (RSA, 2019).



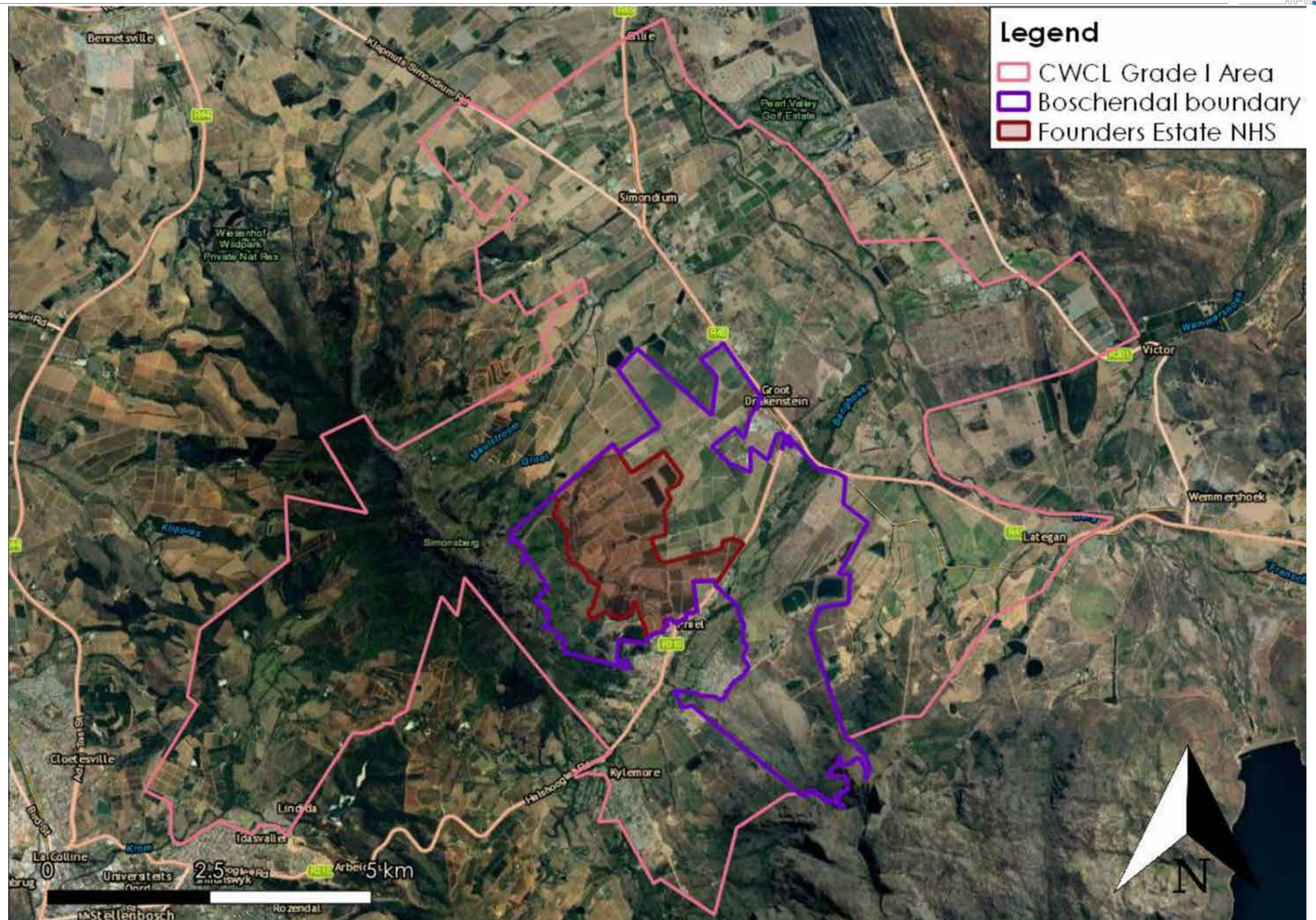


Figure 4. Location of Boschendal Farm within the Grade I Cape Winelands Cultural Landscape , and with the location of the Founders Estate National Heritage Site indicate (RSA, 2019).



## 2.3 The Historic Core

The significance of the Dwars River Valley has, previously, been closely aligned to the prominent, historic Cape Dutch farmsteads and their formal werfs, of which Boschendal and Rhone are the primary examples. together with Old Bethlehem which no longer forms part of Boschendal Estate. In addition to these two farmsteads, several other buildings have been identified as intrinsic elements of the Dwars River cultural landscape, and these further structures include the farmsteads of Goede Hoop, Nieuwedorp and Excelsior as well as Rhodes Cottage.

Given the heritage significance of these structures, most heritage processes pertaining to Boschendal Farm have assessed proposed developments and changes in light of their possible impacts to these handful of sites, with further investigation of possible negative impacts to the cultural landscape and views of and from these sites.

It is important to note that this study does not seek to undermine the accepted heritage significance of these sites, nor to propose new or different ways of managing development or alterations within or adjacent to these cores.

The proactive management of these core sites could be considered to lag behind expectations, given their widely acknowledged and appreciated significance. To date, the wider farm lacks a Conservation Management Plan. The Founders' Estate Conservation Management Plan and Archaeological / Historical Residues Management Plan that were to have been compiled prior to the commencement of any physical interventions or vegetation clearing connected to development on that site are similarly outstanding. Despite these glaring gaps in the rigorous implementation of heritage best practice on Boschendal, there remains, nonetheless, a general appreciation of and adherence to heritage management principles as pertains to the historic cores and their associated structures.

Despite these obvious and concerning oversights, this study starts from the understanding that, broadly speaking, the history, materiality and heritage significance of the core sites has been explored and addressed, such that the heritage management at these sites is adequately implemented. Where developments, alterations and additions to these core sites are assessed, these are routinely undertaken in terms of the appropriate legislation.

This report, rather, concerns itself with the heritage resources on the farm that do not garner the same degree of attention, study or appreciation, as the core sites. The report explores their significance in terms of the principles of Restorative Redevelopment and thereby acknowledges the multiple histories present on a farm of the size, age and importance of Boschendal. The intention, it thereby follows, is not to ringfence the historic werfs as extraordinary elements of the farm, but rather to elevate the status of the "ordinary" such that the whole knits together to provide a more holistic appreciation for the history of the farm.



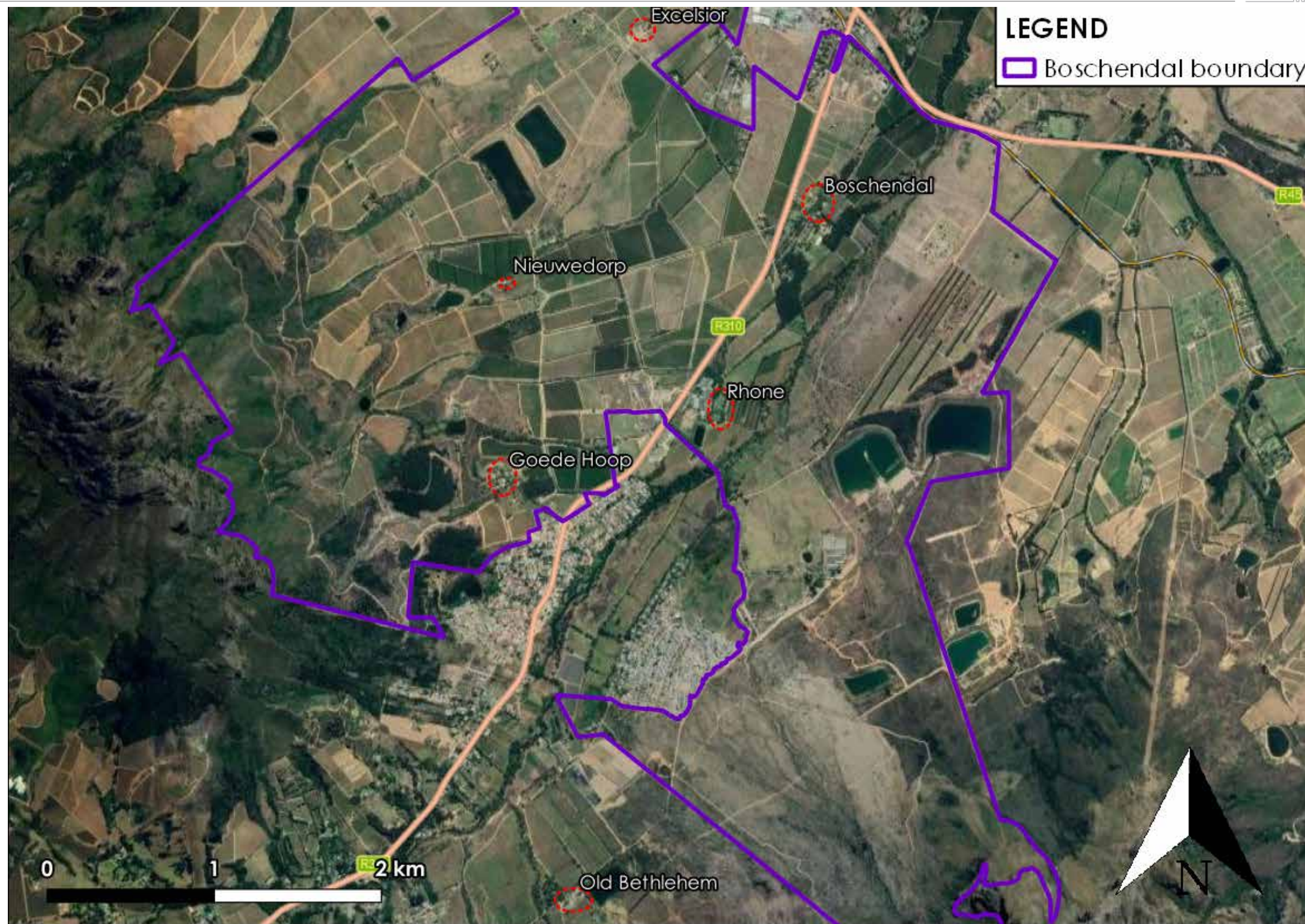


Figure 5. Location of core historic farm werfs (RSA, 2019).



3.0 LITERATURE REVIEW

3.1 Heritage Assessments and Reports - Baumann, Winter and Others

Much of the previous work has focused on the traditionally perceived heritage resources of Boschendal Farm and the wider farmlands. These “traditional” features include the historic farm houses and associated outbuildings and walls that constitute the Cape Dutch werfs, as well as the agricultural cultural landscape and wilderness landscape that comprise the farm's landscape setting. These features, broadly, form part of the “Colonial Landscape”.

This precedent reflects, in part, prevailing sentiments regarding the value of different aspects of the Boschendal landscape, and much of the focus was driven by specific development proposals and agendas that tended to focus on either the historic homesteads or possible impacts to them.

The existing body of work covers the farm at various levels of study, from farm-wide, high-level assessments (Baumann et al., 2012a and 2012b; Dewar and Louw, 2007a and 2007b) to individual development applications (Winter and Baumann, 2013; Winter and Jacobs, 2014). Individual development applications themselves range in scope from broad-scale, such as the Boschendal Village development (Baumann et al., 2017), to small-scale, such as the Orchards Cottages development (Winter, 2014). The smaller scale applications are typically considered and explored at the site level, more or less independent of the wider picture.

3.2 Assessing the Implications of the Stellenbosch Heritage Survey

The Stellenbosch Heritage Survey is a useful but necessarily high level review of heritage resources across the entire Stellenbosch municipal area. Given its scope, it functions best at the landscape level, where well defined, landscape units are comprehensively described and graded (Figure 6).

The survey is possibly less successful at the site level. Here traditionally recognised resources - Boschendal, Rhone, Rhodes Cottage - are accurately mapped, described and graded, but many known sites are not captured, and many conservation worthy structures and features are not recorded at all. Further to this, some incorrect mapping, for instance the erroneous inclusion of the Agterdam Cottages within the Grade I Founders Estate NHS, can pose problems for users of the maps.

Table 1. Stellenbosch Survey sites within or near Boschendal (Todeschini et al, 2017).

Grading	Site Name	NHS	PHS	Not Declared
Grade I	Founders Estate	X		
	Cape Winelands Cultural Landscape			X
Grade II	Boschendal Werf		X	
	Rhone Werf		X	
Grade IIIA	Rhodes Cottage			X
	Groot Drakenstein Railway Cottage			X
	Goede Hoop Werf			X
Grade IIIB	Cork Oak Grove, Rhone			X
	Oak Avenue R310 to Lanquedoc			X
Grade IIIC	Rhodes Food Group Precinct			X
	Avenue to Rhodes Cottage			X
	Champagne Farmhouse			X
	Oak Avenue, Lanquedoc to Delta			X
	Silvermyn Mine and Mineworks			X

Table 2. Stellenbosch Survey Landscape Areas and features (Todeschini et al, 2017).

Grading	Site Name	Site Type
Grade I	Founders Estate	Declared NHS
	Cape Winelands Cultural Landscape	Grade I Landscape
Grade II	Boschendal	Landscape Area
	Rhone	Landscape Area
	R310	Scenic Route
Grade IIIA	West of R310, north and south of Founders Estate	Landscape Area
	East of R310, west of Lanquedoc	Landscape Area
Grade IIIB	East of R310	Landscape Area



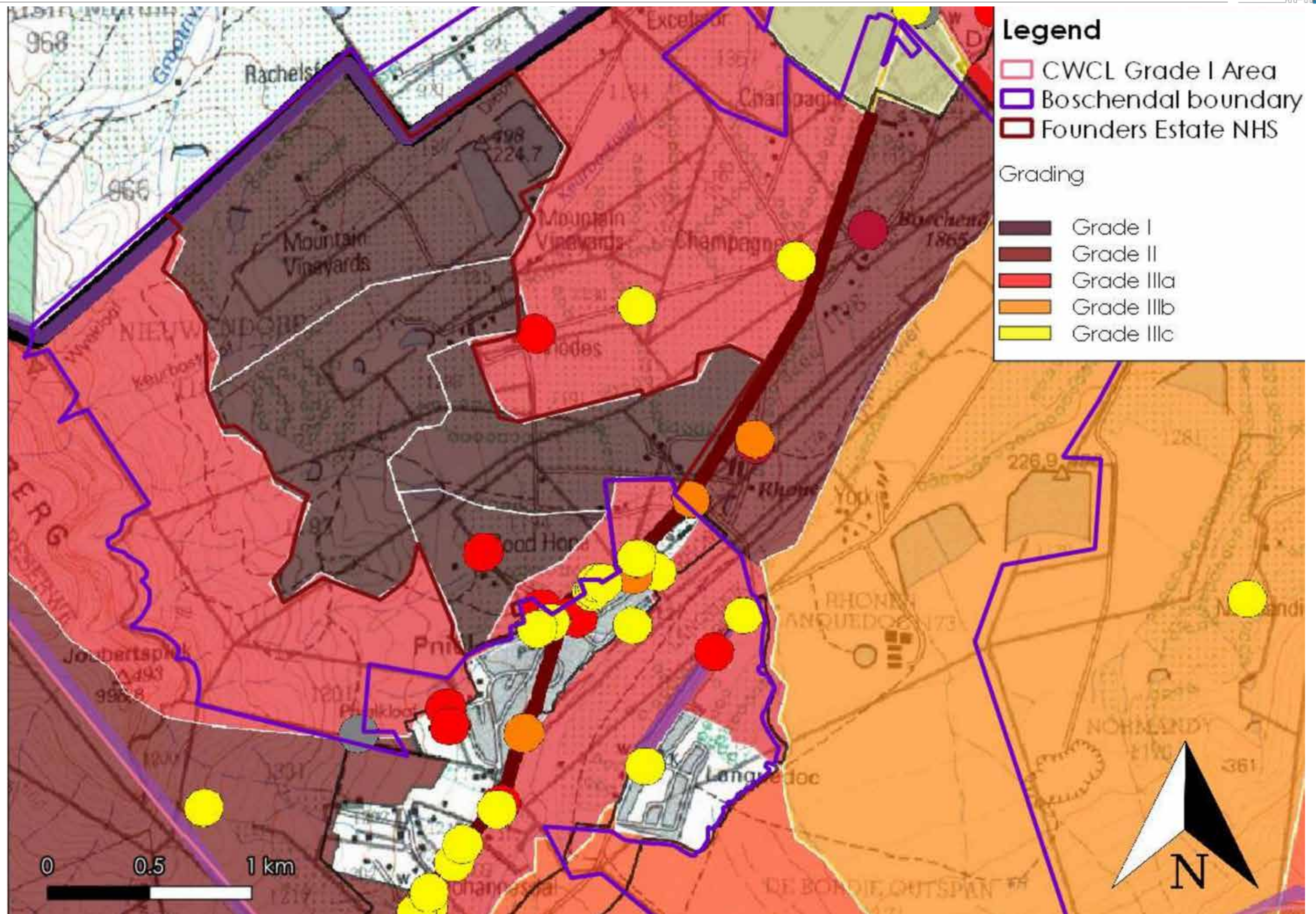


Figure 6. Stellenbosch Municipal Heritage Inventory Grading Map for Boschendal after Todeschini et al., 2017 (RSA, 2019).



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### 3.3 SAHRIS

SAHRIS is the digital repository of known heritage sites in South Africa, maintained by the South African Heritage Resources Agency (SAHRA). The system is populated from gazetted, declared sites, research and museum records and through ongoing surveys and inventories compiled both for development-led investigations, and through municipal inventorying for planning purposes. The system provides mapping and grading information pertaining to known sites, but, as it is user populated, contains inaccuracies and gaps in its information. SAHRIS remains a useful tool, particularly for high-level, scoping analyses such as this Conceptual Framework.

The mapped sites recorded on SAHRIS (Figure 7; Annexure A) align well with the mapped resources recorded in the Stellenbosch Municipal Survey (Figure 6), but also reveal known archaeological sites in the immediate vicinity of Boschendal Farm.

All gradings recorded as part of this exercise and other, site specific assessments that might follow, will be fed through to Stellenbosch and Drakenstein Municipalities, for inclusion on their Heritage Registers. This data will also be provided to SAHRA for inclusion on SAHRIS.



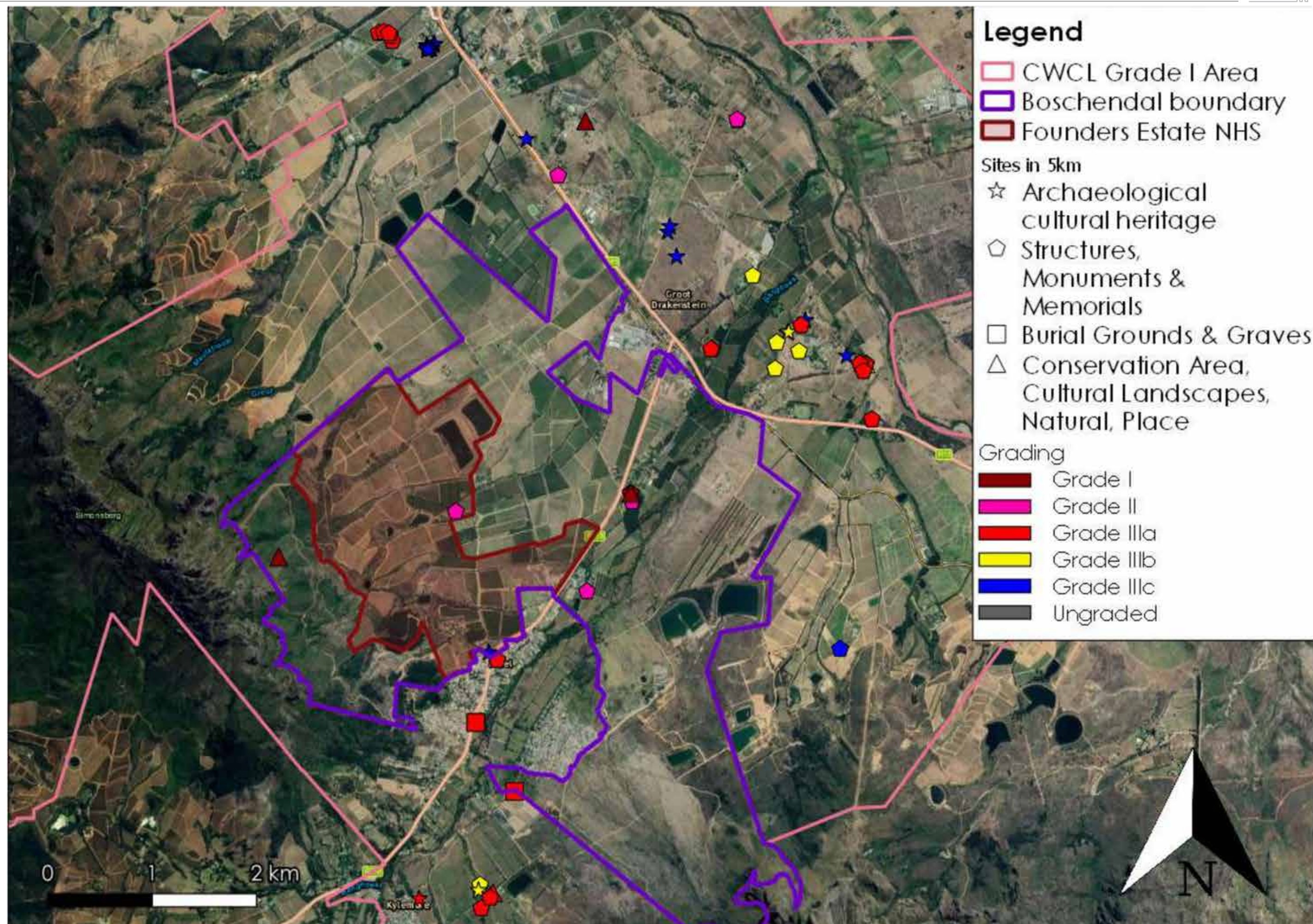


Figure 7. Sites within 5km of Boschendal recognised in National Inventory and reflected on the South African Heritage Resources Information System (RSA, 2019).



### 3.4 Review of Archaeological investigations of Boschendal

The Dwars River gravels are recognised as a potentially rich source of Early Stone Age archaeological material (Malan, 2017), and numerous ESA artefacts have been identified on Boschendal (Kaplan, 2005). ESA tools are characterised by core based tools, and include large cleavers, choppers, cores, flakes and cobbles with occasional handaxes (Malan, 2017). These artefacts, however, predominantly occur in highly disturbed contexts, churned by the river, or turned up in ploughed fields, with some finds identified on the higher slopes of the Simonsberg Mountains (Kaplan, 2005). Middle Stone Age material, characterised by flake based tools, is similarly found in disturbed, surface occurrences across the area. A highly significant Later Stone Age hunter-gatherer settlement has been identified on Solms Delta Farm (Orton et al., 2005), providing a very rare insight into open air LSA sites in this region. Hunter-gatherer groups in the Western Cape were assimilated and/or displaced by nomadic herders after 2 000 years ago, and the arrival of this subsistence strategy is heralded by the appearance of domesticated bones and pottery in the archaeological record (Malan, 2017). Rock art is known from sites near Wemmershoek Dam, but is otherwise unknown from this region (Manhire and Yates, 1994).

The first Europeans arrived in this region in the mid to late C17th, with early sorties to barter cattle soon deteriorating to skirmishes over grazing (Malan, 2017). With the allocation of the first land to farmers in Stellenbosch in 1679, and Paarl, Simondium and Dwars River shortly thereafter, all pretence at alliance with Khoekhoen was abandoned, however. By 1688, these early farmers were joined by the Huguenot refugees, fleeing religious persecution in Europe, and the early grain and fruit farms of the region were increasingly turned into highly successful wine farms (Smuts, 2012). While the original farm buildings on these earliest farms would have been pioneer structures and, subsequently, cannot be readily identified, it is apparent that subsequent structures were often built on the foundations, or in the location of earlier structures. As such, while the pre-Colonial archaeological signature tends to concentrate around water courses and landscape features, the historic archaeological signature is more spatially limited in its extent.

As farms established themselves, the collection of buildings comprising the farm werf became increasingly formalised, with the emergence and evolution through time of the Cape Dutch farmstead with its traditional white farm walls, gabled buildings and regular werf layouts.

An exceptional feature in the Boschendal landscape is the Silvermine complex on the slopes of the Simonsberg Mountain above Goede Hoop. This site is possibly the earliest European industrial archaeological site in South Africa (Malan, 2017). The site represents the remnants of a VOC silver mine dating to around 1748, with its origins possibly as early as the 1680s (Clift, 2011). The complex comprises several mine shafts, ruined structures including a smithy, ore wash house, store rooms and dwellings, as well as roads, and a large mill building that is likely linked to this operation (Vos, 2004; Clift, 2011). The concentration of infrastructure belies the well established fact that the mine operation was a hoax and that no silver was ever excavated, with the mine operator rather salting the mine with melted silver coins (Lucas, 2004). The site and its various components is well known to the Pniel community, and it is visited regularly, with the shafts filled with layers of old and recent graffiti attesting to its long visitation (Vos, 2004).

More recent industrial archaeological remains are represented by the structures related to early mechanised, corporatized fruit farming on Boschendal dating to the early C20th under Rhodes Fruit Farm. These structures include the RFF General Store, Offices and Cannery, as well as various packhouses, warehouses and similar structures across the farm (Hart and Webley, 2009b). The Sawmill structures are also of industrial archaeological interest (Baumann et al., 2017).

A final, important archaeological feature in the landscape is the various graves and graveyards. While pre-Colonial burials might be located on the farm, none of these has, as yet, been identified. A relatively small number of graveyards have been identified, and these are predominantly associated with nearby historic werfs, such as at Rachelsfontein and Goede Hoop, while a graveyard is also associated with Lanquedoc (Aikmann, 2005). Isolated, as yet unidentified graves from the historic period might occur, but are unlikely.

Fairly extensive archaeological investigation has been undertaken within Boschendal Farm, but this work has largely been site specific and in response to specific development proposals. Founders Estate has generated a large quantity of this information, including high-level assessments of likely impacts of the development of Founders Estate to pre-Colonial (Kaplan, 2005) and historical (Hart, 2005) archaeological resources. This work was expanded and refined with site specific surveys of each of the 19 proposed 800m<sup>2</sup> development footprints (Hart and Webley, 2009a). The Boschendal Village proposal has further contributed to our understanding of the archaeological signature of Boschendal at the site specific level (Kendrick and Hart, 2015).



This work, however, should be seen within the context of wider analyses of the farm (Hart and Webley, 2009b), analysis at the Dwars River Valley scale (Lucas, 2004) and the municipal scale (Malan, 2017). Other forms of archaeological investigation comprise research of individual farms that fall, or have previously fallen, within the Boschendal boundaries (Vos, 2004, 2009, 2011; Clift, 2011).

This body of work, while not exhaustive, does allow us to establish an archaeological signature for the farm. As shown by Kaplan(2005), the ESA and MSA is represented on Boschendal, albeit in disturbed contexts. LSA material might be anticipated, and could well occur in undisturbed, open sites (Orton et al., 2005). Archaeological survey of the site proposed for the Boschendal Village Node found the area significantly disturbed, and no archaeological sites, features or material were identified (Kendrick and Hart, 2015).

The site specific investigation of the Founders Estate properties identified several archaeological features and sites within the development area (Hart and Webley, 2009a).

- Historic farmsteads: two farmsteads are present within Founders Estate, Nieuwedorp and Goede Hoop, which both date to the late C17th.
- Industrial Archaeology: the report notes the proximity of the development to the industrial landscape of the old silver mine, with the ruins of the old mill on the lower slopes of Estate 15.
- Farming infrastructure: various elements of agricultural infrastructure were identified, including road systems, dams, orchards, vineyards and fields, tree avenues and windbreaks and irrigation furrows.
- Groupings of old oaks: the presence of stands of mature oaks are understood to indicate remnant elements of earlier settlement.

Further extensive investigation of Boschendal Farm was undertaken across seven development nodes identified in the Western Precinct on Excelsior, a Central Precinct at the intersection of the R45 and R310, two nodes in the Eastern Precinct, east of the Dwars River, and four nodes in the Southern Precinct around Bethlehem (Hart and Webley, 2009b). This survey identified no pre-Colonial archaeological remains, and the only historic farmstead recorded was Old Bethlehem. Farm and industrial infrastructure included the Cannery and various other farm buildings, as well as the hostel at Thembaletu, as well as landscape elements such as orchards, roads, dams, avenues of trees, footpaths, bridges and irrigation systems.

The wapad is identified in the Eastern Precinct, but not mapped; it is noted that development in the Southern and Eastern Precincts will cross 'historical pedestrian linkages', which means access will be restricted and the traditional footpaths which cross the properties will disappear" (Hart and Webley, 2009b: 11).



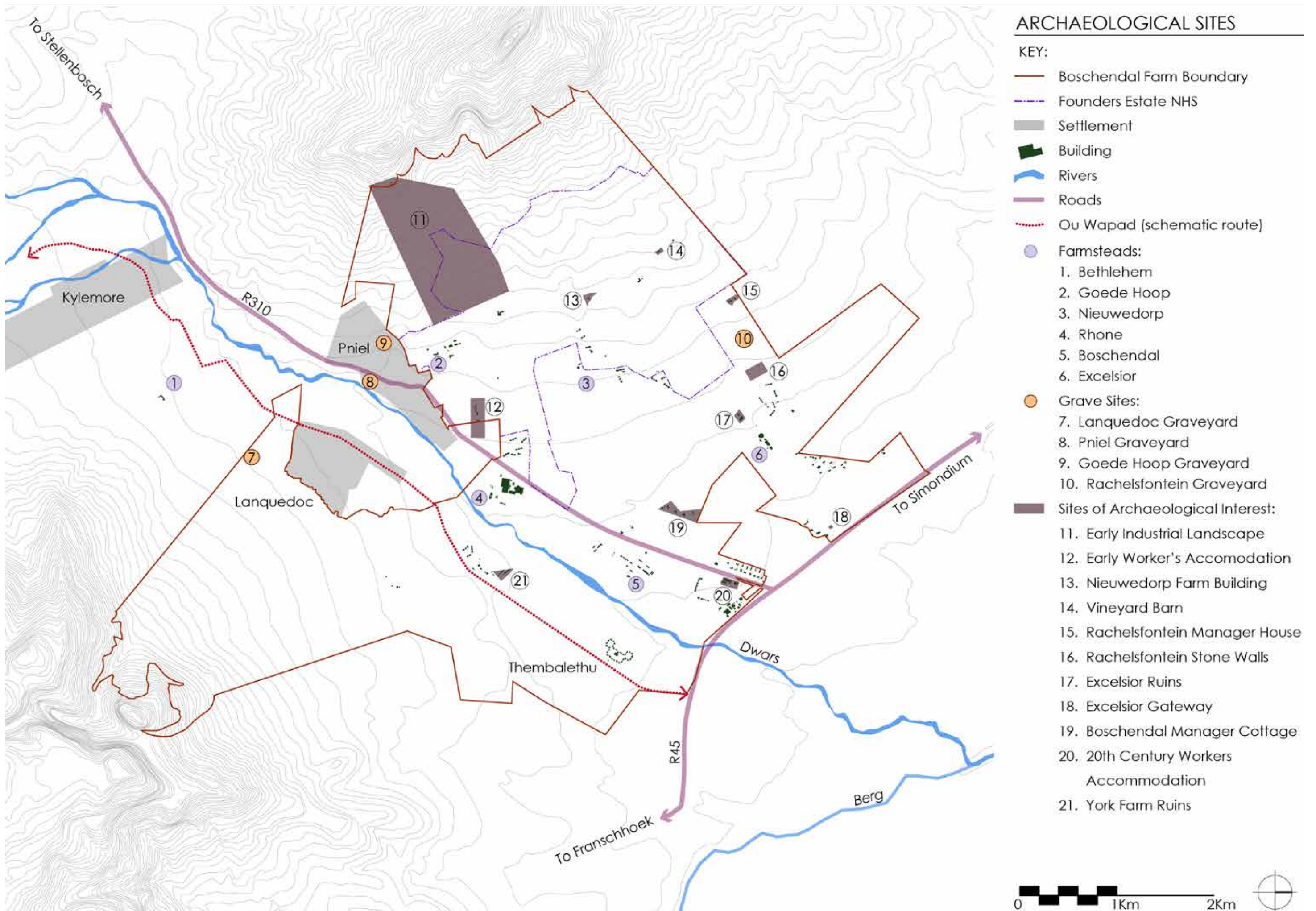


Figure 8. Location and Distribution of Archaeologically Sensitive Areas (RSA, 2019).



## 4.0 STATUTORY CONTEXT

### 4.1 Current Statutory Implications in Terms of Heritage

The regulations pertaining to the Grade I Cultural Landscape apply to the whole area and mean that all applications also have to go to SAHRA for comment, although not decisions. Where Grade II resources are affected (Rhone and Boschendal, R310) NHRA Section 27 applies, and rigorous heritage processes are in effect. All other areas are subject either to Section 34 where interventions do not trigger NEMA, but do affect historic fabric, or Section 38 when NEMA is triggered.

The entire farm also falls within the Stellenbosch municipal Heritage Overlay Zone, which requires compliance with municipal regulations pertaining to that zoning scheme. Further to this, as the R310 is a recognised Scenic Route, the Stellenbosch Municipality requires any development within 200m of the road to be submitted for assessment of potential impacts. Much of the restrictions pertaining to the Scenic Route are, however, subsumed under those pertaining to the HPOZ.

In terms of the developments recently completed – Orchards Cottages and Boschendal Retreat – and currently underway – Agterdam Cottages – the following processes are being followed:

1. Agterdam: A Notification of Intent to Develop was submitted to Heritage Western Cape on 3 May 2019. This NID recommended a high level HIA to determine the possible impacts, if any, to the social and landscape significance of the Agterdam Cottages. The HWC Response to the NID was received on 29 May 2019 and stated that no further action was required.
2. Boschendal Retreat: This development was concluded without the submission of any notification to Heritage Western Cape. A NID was subsequently submitted in relation to this development. The NID recommended that no HIA be conducted as the development had already been completed and an HIA would yield little further information of value. The RNID for this submission has been issued and, in line with the response pertaining to Agterdam, concluded that no further action was necessary.

3. Orchards Cottages: This development was similarly concluded without the submission of any notification to Heritage Western Cape. A subsequent Section 24G Rectification process was implemented, which resulted in the compilation of a heritage statement by the heritage practitioner. This statement concluded that the development had not triggered Section 38(1) of the National Heritage Resources Act (No. 25 of 1999) as:

- The character of the grouping remains unaltered in terms of its built form and landscape setting.
- The modest scale of the buildings, their discrete location and treed setting visually screens the site from views from the surrounding landscape.
- The area affected by the development is contained within an existing settlement footprint which is less than 5000 m2 in extent.
- Furthermore it was argued:
- There will be no negative visual impacts on the surrounding Grade I Cape Winelands Cultural
- Landscape and Founders Estates NHS.
- There will be no negative visual impacts on the adjacent historical homesteads (Rhodes Cottage and Nieuwendorp homestead) and scenic route network (R45 and R310).
- The cottages are not considered conservation-worthy in their own right.

This submission was made to HWC in terms of Section 38(1) of the NHRA (No. 25 of 1999). HWC reviewed the matter and, responded on 4 February 2015 indicating that, as Section 38 was not triggered, no HIA was required.



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#### 4.2 Current Grading

The gradings assigned by the Stellenbosch Municipal Heritage Inventory (Todeschini et al, 2017), have been ratified by HWC, and as such constitute officially adopted gradings. However, these are neither comprehensive at the site level, nor are they inclusive.

It should be noted, however, that in a farm-scale review (Winter 2013) of an earlier survey of the Boschendal built environment (Aikman, 2005), recognition was made of the heritage value of workers' accommodation as a feature in the landscape and of the disruption of cultural landscape formation processes by the removal of people from the farm.

Clearly then, a review of previously overlooked sites, structures and features is necessary. Other historic elements in the landscape, including farmworkers' cottage clusters/groupings, historic routes etc, should be graded and mapped to represent the past of slaves, labourers and workers more visibly on the farm and add to the layering and texture of the historic landscape. For these structures and features, the Boschendal Heritage Assessment: built environment survey and evaluation (Aikman, 2005) and its review (Winter, 2013) serve as useful baseline studies to be re-evaluated in terms of the vision of Restorative Redevelopment.

Where such sites have previously been recognised as holding heritage significance, such as Thembaletu which has been proposed for Grade IIIA grading (Winter 2013), research and analysis is sorely lacking to contextualise and frame this grading. For those sites that have not been recognised as carrying any heritage significance, extensive social research is necessary to determine what social, associational and symbolic value, if any these groups of cottages across the landscape do hold. In addition to the dwellings, as recognised by Wolff Architects, places of work, either formal or informal, can also be imbued with meaning, particularly where the continuity of association between people and the land is as longstanding as at Boschendal. This work would serve to highlight some of the less obviously significant sites and counter the dominant narrative of Cape Dutch werfs and European history.

#### 4.3 Proposed Statutory Process in terms of Heritage

Given the significance of the farm as a whole, and the focus of the owners and Wolff Architects on holistic approaches to facilitate Restorative Redevelopment at the farm-wide scale, individual development applications should be avoided until the Conceptual Framework is in place. This will ensure that all future developments can be understood in the wider context.



## PART B: SIGNIFICANCE, GRADING AND INDICATORS

### 5.0 SIGNIFICANCE: INCORPORATION OF SOCIAL AND ORAL HISTORY

#### 5.1 Introduction

Traditional assessments of farms in the Cape Winelands, including those informing development proposals, have focused on the history and heritage of the farm owners, the Cape Dutch buildings and the managers' cottages. Similarly at Boschendal, emphasis has previously been placed on the enhancement and restoration of the Boschendal werf, Rhone and the Rhodes Cottage. In so doing, a practice valuing architectural material culture developed, which omitted the intangible heritage resources. This has established a building restoration language that informed the recently redeveloped former workers' residences, Orchards Cottages. These former living quarters now emulate the Cape Dutch farmstead buildings, with their original modernist appearance mostly erased.

While some consideration has been given, over the past 20 or so years, to the presence of enslaved people and their related lifeways on these farms, the identification of the worker is a co-habitant of these landscapes, has largely been omitted or not fully elaborated on in heritage assessments. The consequence of this selective recording—the history of the powerful—is that the spatial practices and heritage of the co-habitants of the valley remains disavowed.

This report explores Boschendal's spatial history with these considerations in mind and proposes a conceptual framework called **Restorative Redevelopment**. The vision for the farm involves a reinterpretation of the landscape, allowing a more comprehensive, inclusive and nuanced reading of Boschendal's past, including its landscapes and structures. This approach is applicable more broadly, to the Dwars River Valley and the Cape Winelands Cultural Landscape.

Restorative Redevelopment is, in essence, an attitude that informs a set of guiding principles that acknowledge and honour the various roles played by labourers in defining the regional landscape, as co-residents of the valley. This approach is considered to be more inclusive than other attempts at recognizing the complex and interrelated histories of the farm and the people who have lived on and around it. The framework establishes a new, and particular way, to read the archive and landscape, and inform ongoing study. It is an attitude towards future design and planning for Boschendal

and consists of several guiding notions. These exist to open conversation about the farm's past while remaining aware of the contemporary pressures of continued social exclusions and limited social cohesion. They aim fill the gaps and amend oversights that have characterised previous developments on the farm that have failed to meaningfully serve the valley.

#### 5.2 Notions guiding Restorative Redevelopment

Wolff Architects has developed a set of notions that draws from various sources including key texts and interviews, historic maps and architectural drawings, and the interpretation of historic visual imagery and photographs. The objective in developing these notions is to promote social justice through thoughtful, sensitive and effective interventions for all Boschendal's future developments. Some of the methods are educational, some commemorative, but most affect spatial planning, such as the improvement of access and mobility in the valley for those most affected by spatial injustice.

Juanita Pastor-Makhurane's 2005 "Analysis of the Social Value of Heritage Resources in the Dwars River Valley" is a foundational study. Wolff Architects considers it to be the most comprehensive study of the social and spatial relationships of the valley from multiple perspectives of that time and this work continues the trajectory set out by Pastor-Makhurane.



Figure 9. Orchards Cottages (Boschendal, 2019)



### 5.3 Notions of Home, Landscape and Servitude

Boschendal workers often dwelt permanently or temporarily in the space in which they worked. This was a convenience to farmers who could have a workforce in close proximity to places of labour and servitude. This spatial practice blurred the line between home and work and often defined the type of livelihood and lifestyle farmworkers could have. Early instances of this practice are evident in the design of the werfs (Figure 12) with a division between main house and slave accommodation. Subsequent worker housing typologies and developments were ordered according to the separatist spatial laws and operational needs of the farm at the time.

The notion of *aspects of home, the lived landscape and servitude* recognises this, and acknowledges the spatial legacy of the valley.

These notions of home, landscape and servitude were defined and inscribed for workers in the following ways, which are examined to understand what it means spatially; what are latent effects.

There is a pre-colonial layer to the spatial design that recognises the presence of the land's earliest occupants: hunter-gatherers and seasonal pastoralists who moved through this landscape, having free access to its food resources, fresh water and livestock pasturage (Figure 11). These indigenous peoples are recorded as having been present in the Drakenstein when Europeans first arrived. While centuries of extensive farm activity leaves little archaeological trace of their presence, their traditional practices have been passed down through the generations (Malan, 2017).

Laws enforcing land dispossession from indigenous people during the 1800s permitted the privatisation of land, making common grazing lands obsolete. Indigenous pastoralists relied on commonages to maintain financial independence. Losing access left some groups no alternative other than assimilation into the rural labour force (Malan, 2018). The displacement of the indigenous people from the Dwars River Valley area immediately initiated the imposition of spatial distinctions between master and slave, servant, or labourer. Slaves brought onto newly granted farms in the 17<sup>th</sup> century were not provided with their own accommodation, living instead in kitchens, lofts and other utilitarian spaces in the homestead (Winter, 2014).



Figure 10. Farm belonging to Jacobus van As, son of Angela van Bengale



Figure 11. Kolbe map of Drakenstein (1727) showing Khoen encampments; location of Boschendal indicate - note position west of road (Glatigny et al., 2008: 314)

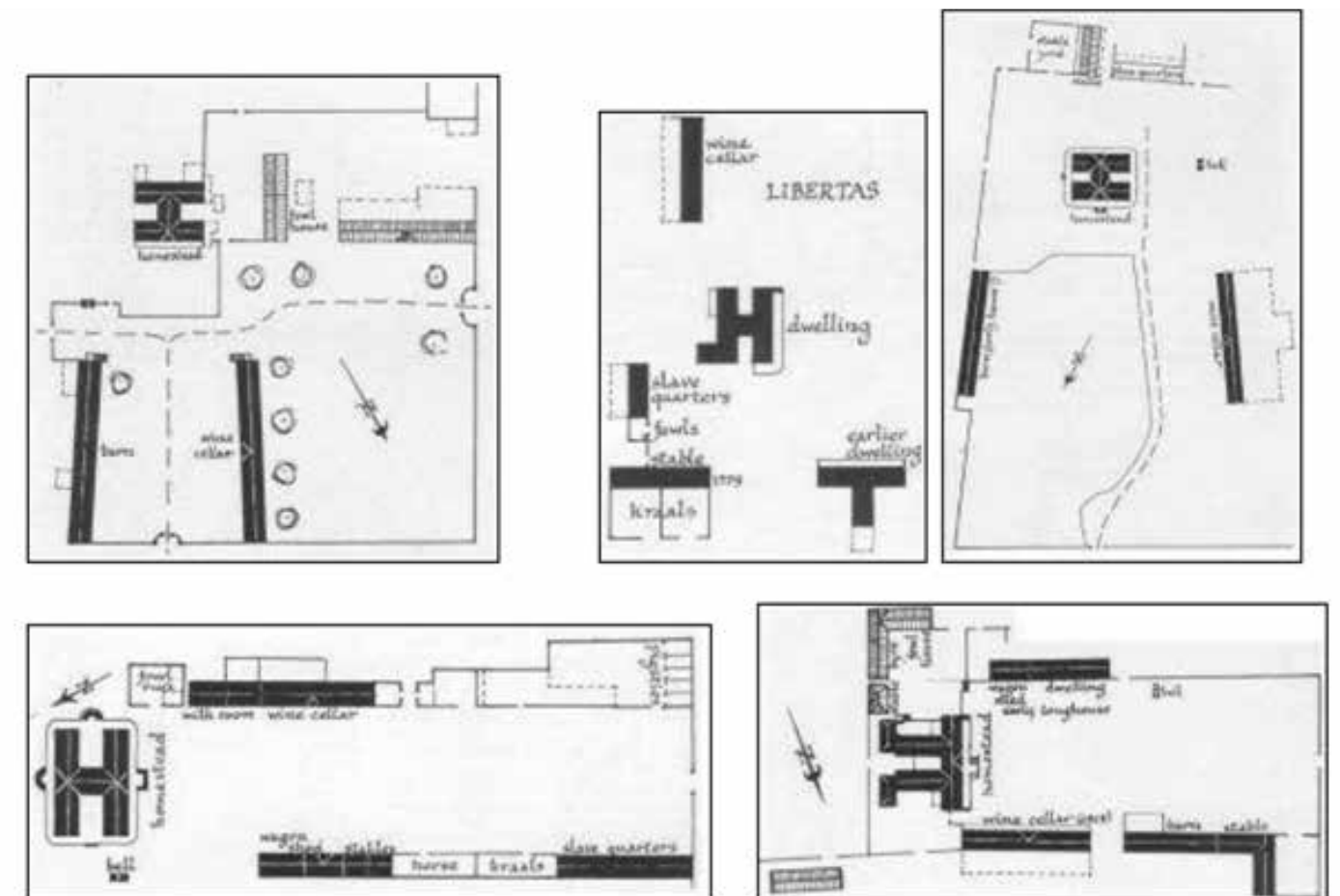


Figure 12. Slave accommodation in formal werf layouts (Walton, 1989)



While early agriculture in the area was largely mixed, throughout the 18<sup>th</sup> and 19<sup>th</sup> centuries the rural economy in this area became increasingly tied to wine farming, with the de Villiers family, owners of Boschendal, one of the more prominent landowners of the Drakenstein area (van Zyl, 1975). An equally wealthy landowner in the area during the 18<sup>th</sup> century was Jacobus van As, The son of former slave, Angela van Bengale (Figure 10). His consolidated farms, sold to the de Villiers family after his death, formed part of Boschendal farm (Titlestad, 2008).

The de Villiers' wealth increased and with it, the desire to express that wealth through improvements to their holdings, with the construction of purpose-built slave accommodation. Enslaved people were moved out of farmhouses into structures that formed a component of the formal, ordered Cape Dutch farm werf. This spatial arrangement speaks equally of wealth and status as it does about the business of farming (Brink, 2008; Smuts, 2012) (Figure 12).

Following the emancipation of slaves in 1834/1838, former slaves from Boschendal settled at the mission station, Pniël, from 1843. This offered an opportunity to live away from the farms. However, economic opportunities were limited, and the system of apprenticeship and indentured labour remained firmly entrenched. Many freed slaves remained bound to the farms

and farmers who had previously owned them.

The landscape underwent its next great change at the end of the 19<sup>th</sup> century following the outbreak of *phylloxera*, which disrupted traditional farming practices in the Franschhoek region. With the wine economy in trouble and the value of the farms reduced, a gap developed in the market. Cecil John Rhodes, an entrepreneur in search of an opportunity to "stimulate the fresh fruit industry" (Aucamp, 1992), bought 20 afflicted farms for commercialisation. His company, Rhodes Fruit Farms (RFF), was established shortly after.

RFF moved workers off the land to a purpose-built workers' village near the farm, Lanquedoc. Its design was influenced by the British "garden village" model, shaped by the Arts and Crafts Movement (Todeschini et al., 2018).

At the beginning of the 20<sup>th</sup> century, existing racialised spatial practices were increasingly entrenched, and ultimately legislated under apartheid law. The provision of accommodation was achieved along racialised lines: separate villages were created to house workers of different racial "categories" as determined by the farm-owner or made familiar in society of the time.

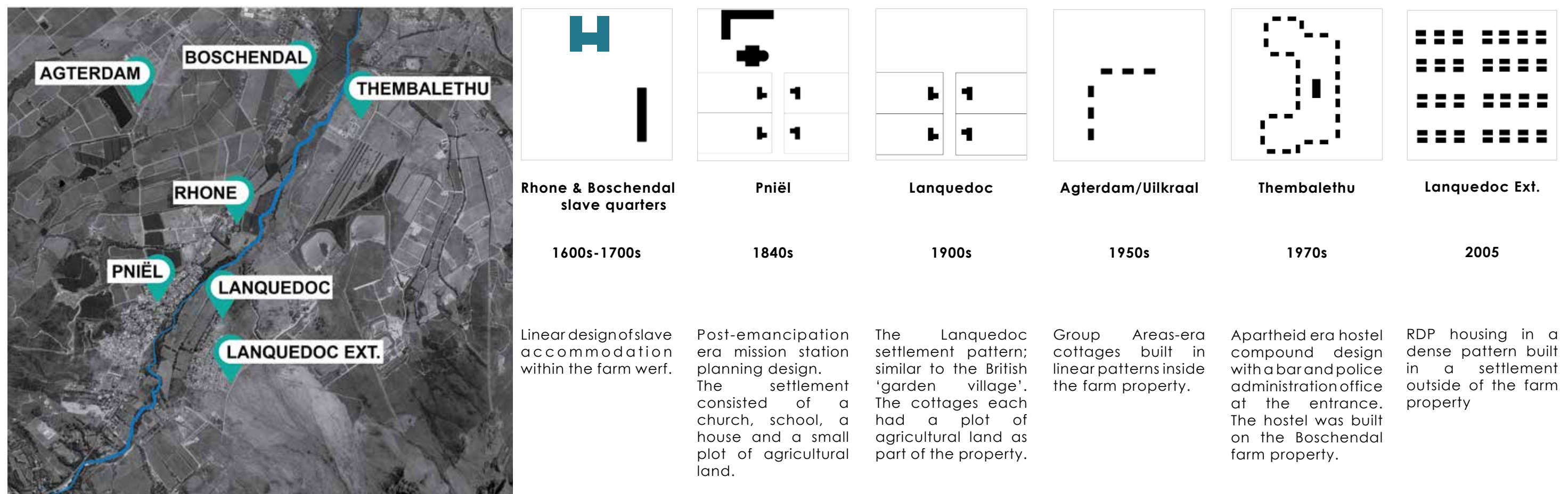


Figure 13. Settlement patterns, Restorative Redevelopment (Wolff Architects, 2018)



Early photographs of the RFF factory (Figure 15) show two separate enclaves of labour accommodation, each separate not only from the factory, but also from each other. Figure 15 shows the small Xhosa settlement arranged in a traditional layout within the industrialised, working landscape. It was during this period, the height of Group Areas planning, that the Uilkraal cottages and a school for black labourers and their children were built on the east of the R301. The settlement was constructed concurrently with, but across the road from, Cannery Row, a community for white employees.

A distinct example of the separate, racialised development in Boschendal farm is the single-male dormitory compound, Thembaletu. The Thembaletu Hostel or group farm worker residence, is significant as a building typology in its location. Procured in 1974 by the property owners, Anglo American, this building may appear to be a standard worker hostel. Hostels are a South African labourer housing typology characterised by the routinised surveillance of its (usually) black inhabitants. But within Boschendal, the 300 year old wine farm where Thembaletu is built, it embodies the parable of coloniality and the “construction” of a particular citizen.

Nationally, all hostels were designed to exist within a planned urban layout designed to isolate its residents from the society around them. Planning requirements by the Bantu Affairs Office even stipulated the exact distance a hostel should be from public and private roads and residences (RFF, 1974). An informal 19<sup>th</sup> century wagon dirt road alongside Thembaletu—not qualifying as public infrastructure—became a means for the farm worker community to connect with others and with the natural environment near the farm. There are undoubtedly many memories and worker histories connected to these sites, and to activities such as the weekly soccer matches played between workers from Uilkraal and Thembaletu.

In 2004, under new ownership, all farm residents were evicted and resettled into a township outside the farm property. Evictees, including the hundreds of Thembaletu workers that remained in the valley, were moved into RDP houses in Lanquedoc Extension, a newly-made settlement adjacent to the historic Baker-designed village. The move was contested by many former residents (Land Claims Court, 2006). It was the first mass resettlement in the valley in the period post-1994 democratic elections.

Thembaletu hostel is currently unoccupied and is occasionally leased out as a film set. The former worker cottages have been earmarked for or already adapted for use for corporate hospitality.



Figure 14. Cottages at Lanquedoc Village (Boschendal Archive)

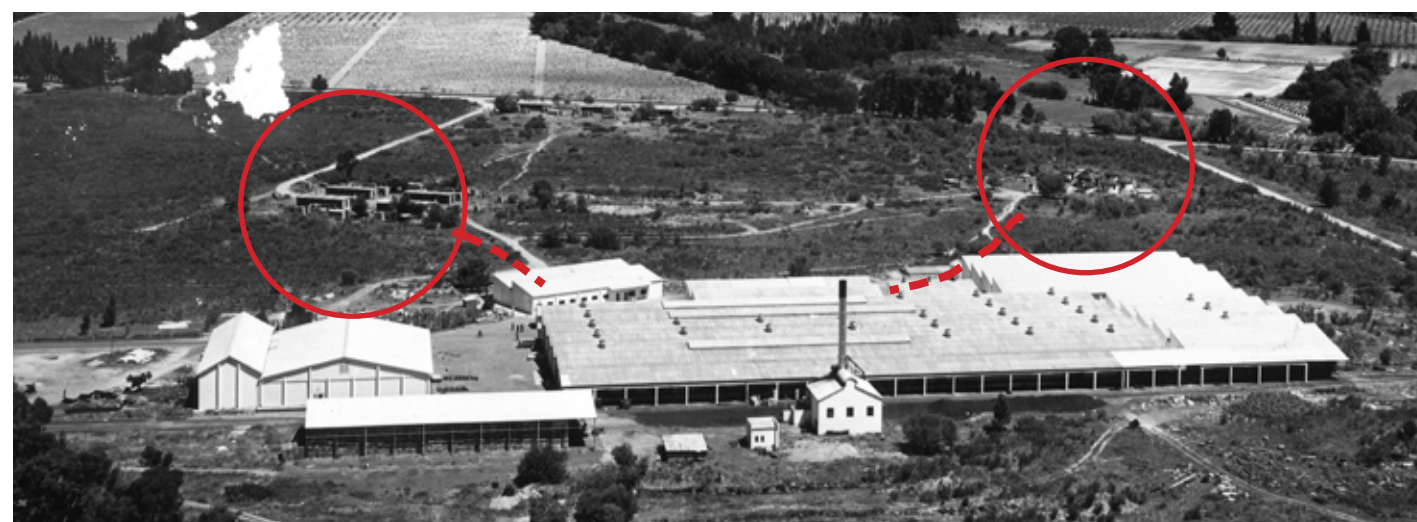


Figure 15. Aerial of extended RFF cannery, 1960s; insets show the coloured (l) and black (r) settlements (Manning Catalogue, RFF).





Figure 16. 2005 Uilkraal (right) across the road from Cannery Row (left) (Google Earth, 2018)



Figure 18. Boschendal's mid-century modernist worker cottage typology (Wolff Architects, 2018)



Figure 17. Unoccupied Thembaletu dormitory units (Wolff Architects, 2018)



Figure 19. Lanquedoc Extension resettlement (Wolff Architects, 2018).



#### 5.4 Black Leisure Landscapes

Prior to the legislative racialisation of space in the second half of the 20<sup>th</sup> century, the workers of Boschendal and the surrounding areas had relatively free access to the natural features of the Dwars River Valley. The recreational use of the valley, whether for relaxation, ritual or foraging, was a significant aspect of non-work life for the villagers in the valley.

The notion of black leisure spaces can often be reduced to only places of cultural practice and activities related to non-farm economic skills and work. However, while these are significant to the spatial history of Boschendal, there was a range of other leisure activities related to the landscape. Maps, photographs and oral narratives indicate that the historic recreational use of the land existed both in formalised and informal activities. This reading of the archive allows us to re-imagine the landscape as a more egalitarian space—accessible to all and enjoyed by all.

The image below shows a row of farm workers in sports uniform, standing behind a rugby ball, with “1930” written on it. Behind, is a clearing lined with trees, a house, and in the distance, the mountain range outlined. This image speaks of the formal organization of team sport and structure within the Boschendal farm. The repeated activities: practice, matches and interaction with other similar clubs in the area, speaks of social networks and commonalities.



Figure 20. Rhodes Fruit Farm Rugby Team, 1930 (University of Cape Town Archives, 2019).

It is symbolic of the farm labourers' free movement and occupation (or even perhaps the temporary possession) of a space that was otherwise labour landscape.

The 1967 issue of the publication, *Alpha*, shows a cosmopolitan couple, described as “city dwellers” visiting Pniël’s riverside to picnic. The space was not only a place of leisure for the residents of Pniël but a source of income for the village. An entry fee was charged to visitors, who, in peak season amounted to 300 people, (Steyn, 1967) enjoying the natural beauty on the banks of the Dwars River. The river was also, historically, used for refrigeration and fishing and remains in the collective memories of the people in the valley, holding significant emotional and cultural relevance. The book, *Pniël en sy Mense*, is an intimate account of the history of Pniël by members of its society. It has stories and photographs of the relationship its people had with the river: children swimming in the river, in pools built each year in the same spot to dam the water; women gathering to wash clothes along its banks.

The mountains were also sites of leisure. Their natural beauty and spatial distinction from the integrated work/home landscape established the mountain areas as places of rest. Both the waterfall and Silvermines at the Drakenstein and Simonsberg mountain ranges (respectively) were, according to residents, weekend destinations (Pastor-Makhurane, 2005).



The mountains were also a popular destination for holiday-makers, who have been photographed camping there. Some of the informal routes and footpaths leading to these public areas were considered to be social connectors to other villages, in addition to being recreational destinations.

Vast parts of the landscape have since been privatised, restricting access to historic routes and activities.

### 5.5 Notions of Labour as Living

Although often policed, places of work offered some opportunity for socialisation, where labourers sharing time, space and duties allowed for friendships, networks and relationships to develop. The capacity for people to forge bonds with their fellow workers is an enduring aspect of human social interaction that transcends the nature of the tasks at hand. We see this in the images of women doing laundry in the Dwars River; although it is an act of labour, there is a perceived sense of a community. Viewing labour through this lens lends workers agency, individuality and independent humanity by recognising those essential human traits common across social divides.

Agency is further evident in the extensive records of inhabitants of Pniël working for non-farm wages for their own ends. Pniël residents were able to establish social networks and senses of personhood that are plural and diverse because it was not solely tied to them being labourers at Boschendal. In addition, the small plots assigned to each property when the mission was established were tended by residents of Pniël, allowing them to grow their own produce, and even sell it in times of surplus (Cyster, et al., 2008). Indeed, many inhabitants of the village were not permanently employed by the farm, but worked there seasonally to supplement the living they could eke from their own allotments (Scully, 1986: 13).

Further to this, the social cohesion fostered through life in Pniël as opposed to on a farm, allowed for the establishment of generational practices such as the gathering of local natural resources, ranging from firewood to foraging for indigenous, edible plants, veldkos, flowers and medicinal plants. These are resources considered to be crucial to their heritage and health, by the labourer community in the Valley (Pastor-Makhurane, 2005).



Figure 21. Historic image of the picnickers on the banks of the Dwars River (Alpha Magazine, August 1967, Boschendal Archive).



Figure 22. Historic image of child swimming at Faniedam in the Dwars River (Cyster et 2008).



## 5.6 Notions of labour as servitude

The fourth notion that requires consideration is the notion of labour as servitude, which is perhaps the conceptualisation of workers in and on the land, an image that comes most readily to mind when imagining labourer histories of Boschendal. This notion denotes the physical hardship of labour, the repetitiveness of policed menial tasks associated with factory work and the authoritarian structures in place.

While these conditions certainly do not warrant celebrating, they were, from the earliest days of the 20<sup>th</sup> century, the lived experience of the majority of workers in the Dwars River Valley. The rapid expansion of Rhodes Fruit Farm introduced more mechanised methods of production. Corporate farming was instituted and with it a change in land use and farming practices. Systems of labour thereafter comprised of re-assigning roles and working relationships.

Hierarchies remained racialised, and labourers were assigned repetitive tasks that were generally performed indefinitely, whether full-time or seasonally, in some instances over several generations (ref Pniël). This type of labour is associated with the absence of opportunities for betterment and other factors common to manual labour and menial tasks of corporate production.

The outcomes of these changes are recorded in numerous images from the time that depict series of rows of people and machines, often under the watchful eye of white overseers, with the tasks of an entire day reduced to a tiny, restricted component task of a production line.

## 5.7 Mining Practice within the Winelands

Boschendal farm has a legacy of being operated by individuals and businesses related to the mining industry. The origins of the trend can be traced back to Cecil John Rhodes, a mining entrepreneur who purchased Boschendal and 19 other farms in Drakenstein (Aucamp, 1992) to form most of what is now known as the farm estate. Consolidating smaller mining claims in Kimberly into larger conglomerates was how Rhodes made his wealth in mining (Rotberg, 1988) and he applied this strategy when he established the farm.

Sir Abe Bailey, a Randlord who made his wealth in diamond mining, purchased the farm in 1937 from De Beers, the mining corporation that had run Boschendal farm from 1925. From 1940 to 1968, the farm was run by various businesses before it was purchased by Anglo American and De Beers to form Amfarms in 1969 (Winter & Baumann, 2013). In 2010, a mining conglomerate, JCI Holdings,



Figure 23. Women performing labour as a communal activity (Gribble, General: Boschendal Archive)



Figure 24. Women performing labour as a communal activity (Gribble, General: Boschendal Archive)



founded by Barney Barnato (yet another mining mogul) in 1889, acquired the controlling 62% share of the farm (JCI, 2010).

The significance of this observation lies in the effect of the transference of mining spatial practices onto Boschendal farm's landscape and the Valley. Both the mining and agricultural industries require ownership of large tracts of land. With it, owners have the ability to define the sub-cultural identity of the large groups of the labourers they employ. These “communities” in which labourers were organised, were spaces produced with powerful constraints to social mobility. Further, the mining hostel, an “enduring feature of the South African urban-industrial landscape”, (Crush, 1992) was introduced to the rural agrarian context of Boschendal. Hostels were mediums of industrial discipline and surveillance, and a highly developed spatial practice that compounded existing paternalistic practices. Boschendal's Thembaletu Hostel was procured by Amfarms to accommodate black, single-sex migrant labourers. Introducing housing for hundreds of new male residents in the farm, could have, we assume, caused a societal shift to an existing community of family units.

The hostel construction came on the heels of major infrastructural and physical changes to the natural landscape. Modifications and developments included man-made dams, increasingly productive landscapes, mechanised transport and labour cottages amongst others. Thembaletu, the dense 5500m<sup>2</sup> housing development was an additional alteration to land use.

This notion of corporate, regimented organisation of space is something to be explored further.



Figure 25. Food Industries of SA, April 1949, (Boschendal Archive)



Figure 26. Historic images of mechanised systems of labour depicting women sorting fruit and in the pack shed under supervision (RFF, Boschendal Archives).



Figure 27. Men quarrying stone (Gribble Collection)





Figure 28. RFF Factory (Boschendal Archive).



Figure 29. Anglo American Farming remaining sign (Wolff Architects, 2018).



## 6.0 MOVEMENT AND ACCESS

Critical to the principles of Restorative Redevelopment and the framework established by means of the notions described above, is access to and movement through the Dwars River Valley.

Boschendal can facilitate access to and through its boundaries, and public access can be reinstated. As a major land owner in the Dwars River Valley, a reinstating of access is a substantial gesture of restorative redevelopment.

There are primary routes of access and movement, features that have historically physically linked the settlements. One of them is the old Wapad. The potential exists for access to this pedestrian route to be reinstated and for it to act as focus of activities that serve to link the Valley co-inhabitants through sharing experiences and common spaces.

The “Ou Wapad” or old wagon road, is said to be a road historically linking the neighbourhoods of Banhoek, Kylemore, Johannesburg, Lanquedoc and Pniël, all the way up the road to Franschoek (Pastor-Makhurane, 2005). The path was a part of a network of roads that were links to places of leisure, ritual and the many landscape features of the valley. The Ou Wapad is located east of the Dwars River and joins the R45 and the R301 towards the north and beyond the southern parts of the farm. The path currently serves as a farm road and is used by tractors and leisure cyclists.

In order to trace the origins of the path, we reviewed maps of the greater Paarl and Stellenbosch areas from the 19<sup>th</sup> century. We identified a route that fits the description in a 1902 survey map (Casgrain, 1902). It can be traced along the Dwars River Valley farmworker villages; including through the then newly established Lanquedoc. Later in the 20<sup>th</sup> century, Thembaletu and the York Farm dormitories, (single-sex hostels), were built along the route and became part of the village network (See Annexure D). This is considered to be of significant social value because the various villages were mostly racially homogenous, enclaved communities. For this reason, it could be said that the route promoted social cohesion. The privatisation of the farm's landscape in recent years has restricted access to the route for its former users.

Wolff Architects' research outcomes suggest that access and movement both socially and spatially, were the most recurring impediments to the social mobility of those living in farmworkers' villages.

As part of any intervention, this route has the potential to be a medium for future development of the farm. An approach to development that follows the principles of Restorative Redevelopment would include thoughtful and effective interventions. There is an opportunity to reintegrate the route into a larger movement system that would support shared, multicultural interventions for the valley as a whole.

Any development could focus on a landscaping and collective heritage strategy to reinstate this historic road link to its former, wider use. Further social research should be undertaken.



Figure 30. Ou Wapad (Wolff Architects, 2018).



## 6.1 The History and Development of the Ou Wapad

Wolff Architects have identified the old footpath/wagon track through the eastern portion of Boschendal as an important landscape element that provides an opportunity to create meaningful linkages between settlements that share the Dwars River Valley.

The route, as it currently exists, is not a longstanding historical linkage, but rather appears to have arisen from a variety of routes that were established across the north eastern extent of Boschendal through time (Titlestad, 2011).

One of the earliest maps of the region (Figure 10) shows the road past Boschendal as passing to the east of the farmstead, on the western bank of the Dwars River. It must be assumed that this alignment is either inaccurate, or was superseded by a more distant alignment, possibly as traffic increased across the region. Other historical maps show that during the C18th, the main route through the valley was on the eastern side of the Dwars River, following the contour line around the lower slopes of Groot Drakenstein Mountain and passing both Normandy and L'Ormarins (Figure 32 to Figure 34). Through time, several paths and roads emerged that serviced foot and road travel between farms, worker enclaves and settlements, supplementing this main transport route

The main route along the contours traversed the area where Lanquedoc was to be located, and when that settlement was built at the turn of the C20th, the traditional route were disrupted, with new routes established to service the new settlement (Figure 35 and Figure 36).

The primary element of the new route to and through Lanquedoc comprised a track that had developed along the eastern bank of the Dwars River, leading from the Franschoek road (later the R45). This road serviced the northeastern portion of Boschendal and, until the establishment of Lanquedoc had not extended further south than the bridge across the Dwars River south of Rhone (Figure 35). This alignment still exists, and is the most formalised of the various tracks that comprise the "Ou Wapad". It traverses portions 1, 11 and 12 of 1674, Boschendal, passing Thembaletu and York Farm and providing access to the Piggery. The road is a wide dirt track in variable condition. It is used for agricultural vehicles and is fenced off at the north and south. Once Lanquedoc was established, the track was extended southwards to the new settlement where it became Hoofstraat.

A second route into Lanquedoc ran from the Rhone farmstead, crossing the Dwars River at the bridge south of Rhone. This route then merged with the formalised route into the settlement (Figure 36 to Figure 38).

At the time that this alignment is first depicted (1901), a further route appears on maps – a route along the river's eastern bank, branching off just beyond the bridge, and avoiding Lanquedoc. The route rejoins the older alignment beyond Lanquedoc, also providing access to Bethlehem and terminating in Kylemore. The reasons for this alternative alignment are unclear, but it possibly provided an alternative to a heavily used vehicular route for pedestrians headed beyond Lanquedoc.

Further transport routes were established on either side of the river during the C19th. The western alignment, which serviced the historical settlements of Rhone, Boschendal and Papiermolen (Pniel) became formalised as the R310 and various farm access roads in the C20th.

## 6.2 The Social Significance of the Ou Wapad

As can thus be seen, while the route has historic elements, and evolved from other historic routes and alignments, it cannot and should not be read as an historic feature, or a tangible resource. Its heritage significance, rather, is intangible and arises from its social and associational importance, and its physical presence in the landscape. The route served historically as a linkage between settlements and across landscapes. This link allowed for the creation and maintenance of social connections that were otherwise limited, facilitating a form of mobility amongst people whose lives were marked for their complete absence of social or economic mobility. As such, the route has high social, historical, symbolic and intangible significance that transcends its physical form.

This social significance is illustrated in the accounts of the road, its purpose and importance, as recorded in the Pastor-Makhurane's 2005 report: An Analysis of the Social Value of Heritage Resources in the Dwars River Valley. This report records the outcomes of surveys conducted with current and former residents of Pniel, Kylemore, Lanquedoc and Simondium, focusing on "community perceptions and perspectives of the cultural landscape in the valley in so far as they may have an impact on the cultural heritage resources in the area and the legal obligation for the protection of these non-renewable resources" (Pastor-Makhurane, 2005: 3).



Pastor-Makhurane describes the use of the footpath as a cultural practice that reflects the landscape as the labourers would have been familiar with it, and that this practice was a vital element contributing towards social cohesion linking the people across the Valley.

Access to routes such as this, served to maintain social connectedness, whether this access was explicitly permitted or not. Indeed, although this is not borne out in fact, community representatives believed there to be a servitude on the Ouwapad allowing access and passage along it between farms.

Where new developments have entailed the portioning off of land behind fences and gates, this access and passage has been denied, and this, in turn has terminated historic social and cultural practices and thereby undermined social cohesion.

Ideally, the route should be reinstated as a means of passage across and through the landscape, and as a tangible means of social redress.

### 6.3 Grading of the Wapad

In terms of grading the Wapad, the social and symbolic significance of the route holds far more weight than either its physical form or mapped alignment. Intangible significance, such as that held by the route cannot readily be mapped, and does not always require mapping. The two alignments are clearly visible in the landscape, and remain in use, although use of the northern section is limited to use by Boschendal for farming purposes.

We have mapped both the formalised road, originating at the R45 and becoming Lanquedoc Hoofstraat, and the footpath along the Dwars River, and accorded these alignments a Grade IIIa grading, in recognition of the very high social significance of the historic movement and access afforded through the landscape by these routes. As such, this grading is not, and does not need to be, associated specifically with any physical delineation, but is tied, rather to the notions of movement and access.



Figure 31. View north along wapad on 12/1674, Boschendal (RSA, 2019).



Figure 32. View of gated wapad towards Lanquedoc; view to south. Road at right of image leads to Rhone across Dwars River Bridge (RSA, 2019)



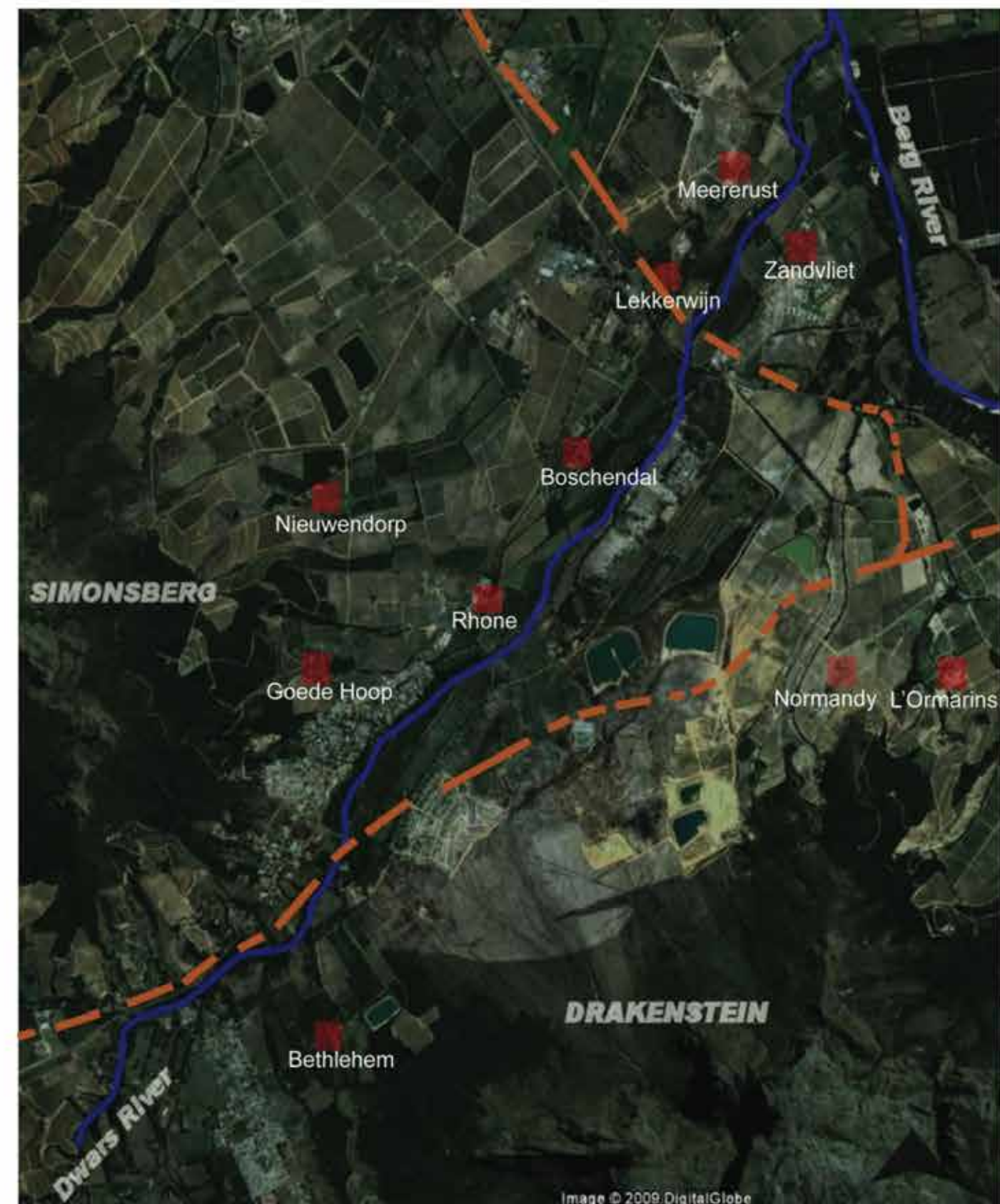
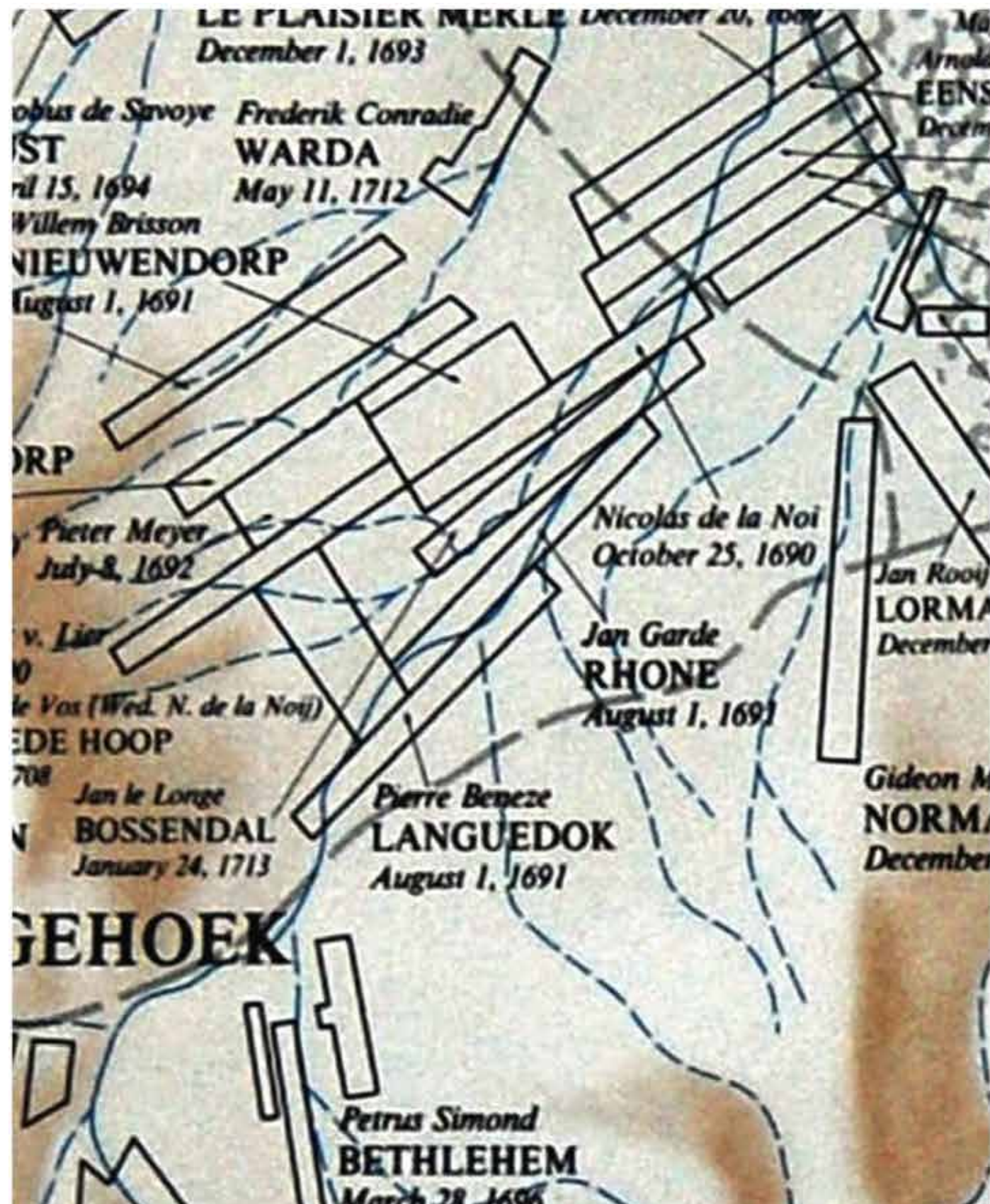


Figure 33. Freehold Land Grants of the South Western Cape Colony 1657-1750. Prepared by Leonard Guelke, Private Collection (Titlestad, 2005-2007).



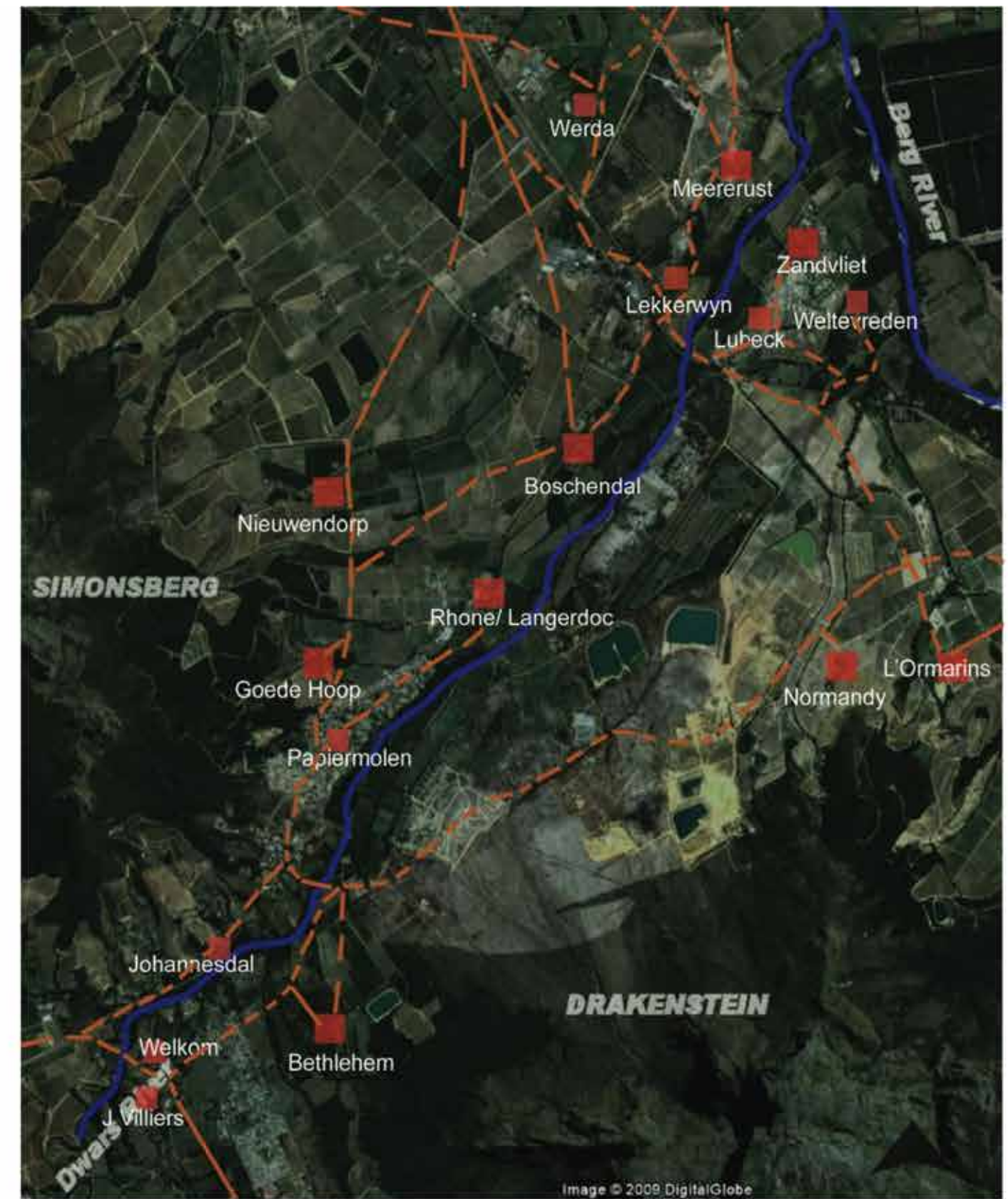
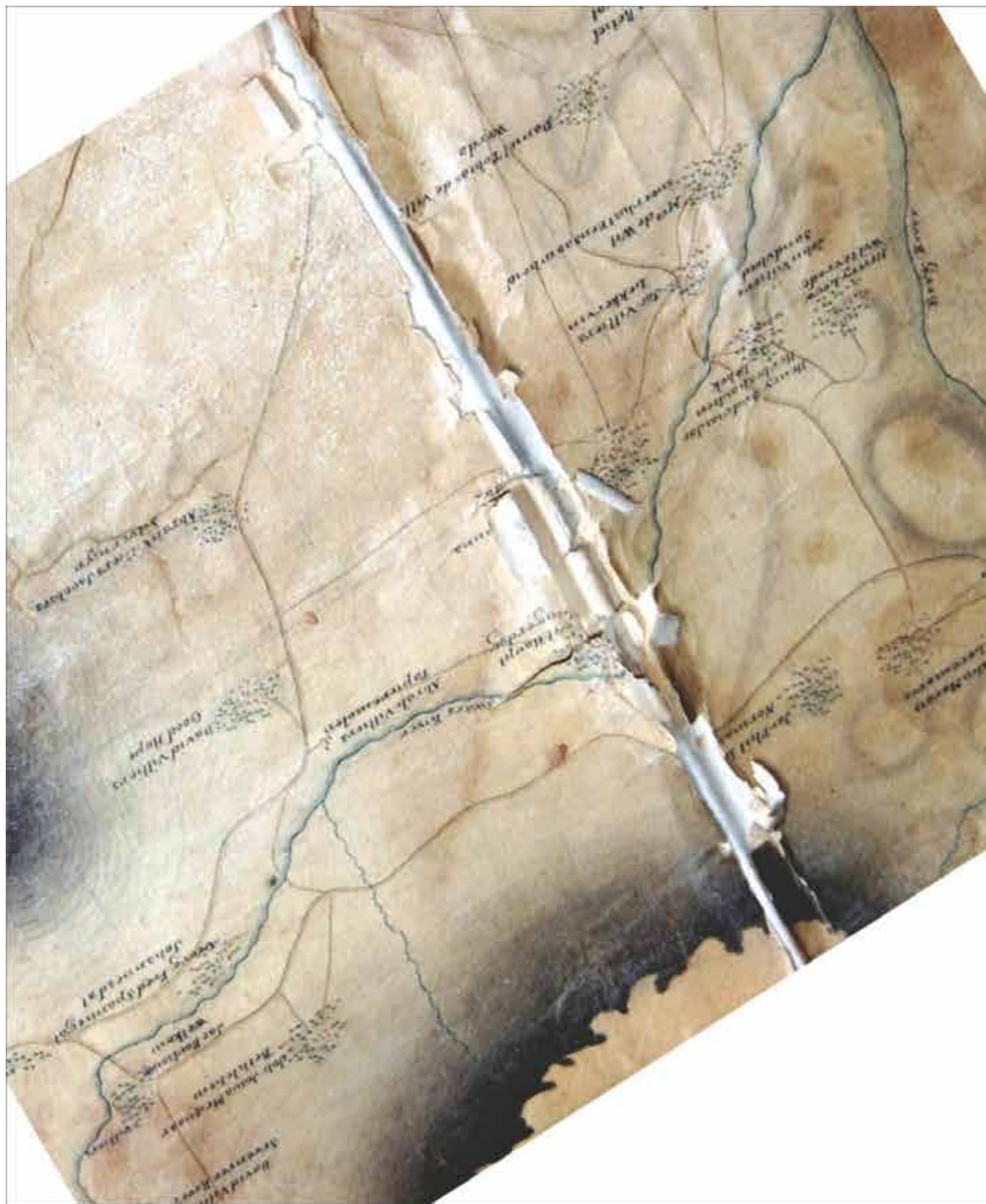


Figure 34. Military Survey of the Districts of Hottentots Holland, Stellenbosch and Franschhoek dated 1808. Prepared by Thibault (CA/M3/405) (Tittlestad, 2005-2007).



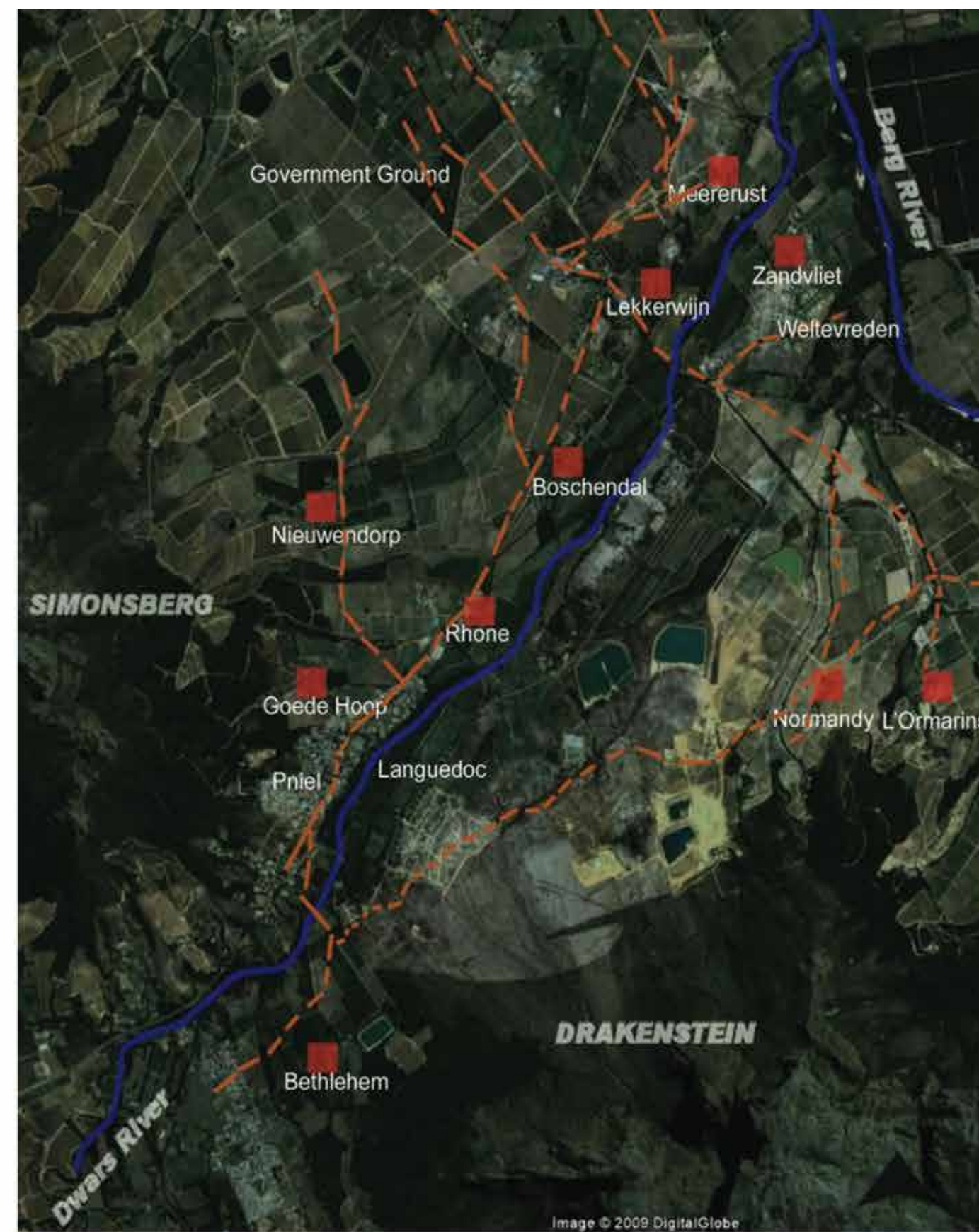
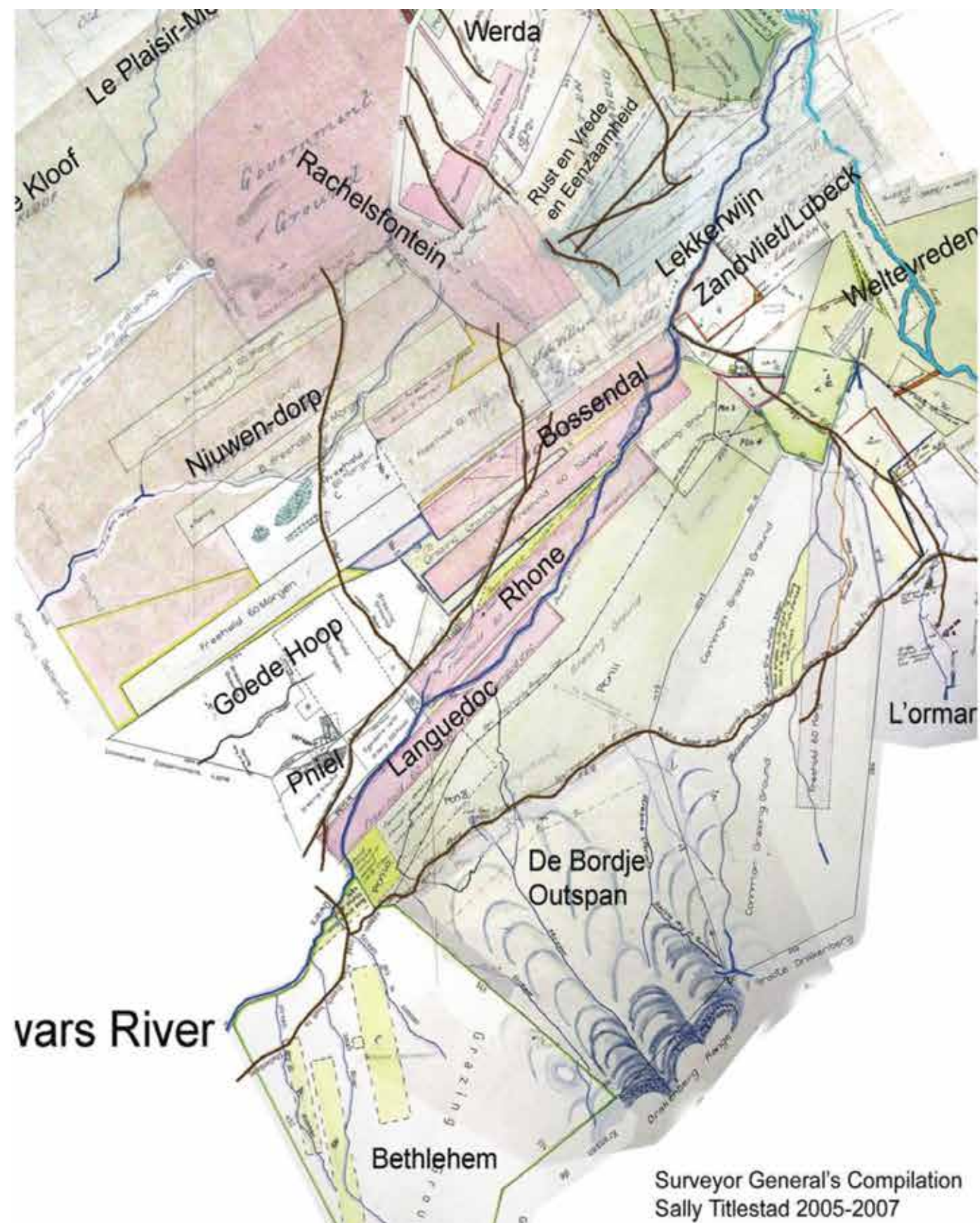


Figure 35. Surveyor General's Compilation of the Dwars River Valley 1820 to 1880 (Titlestad, 2005-2007).



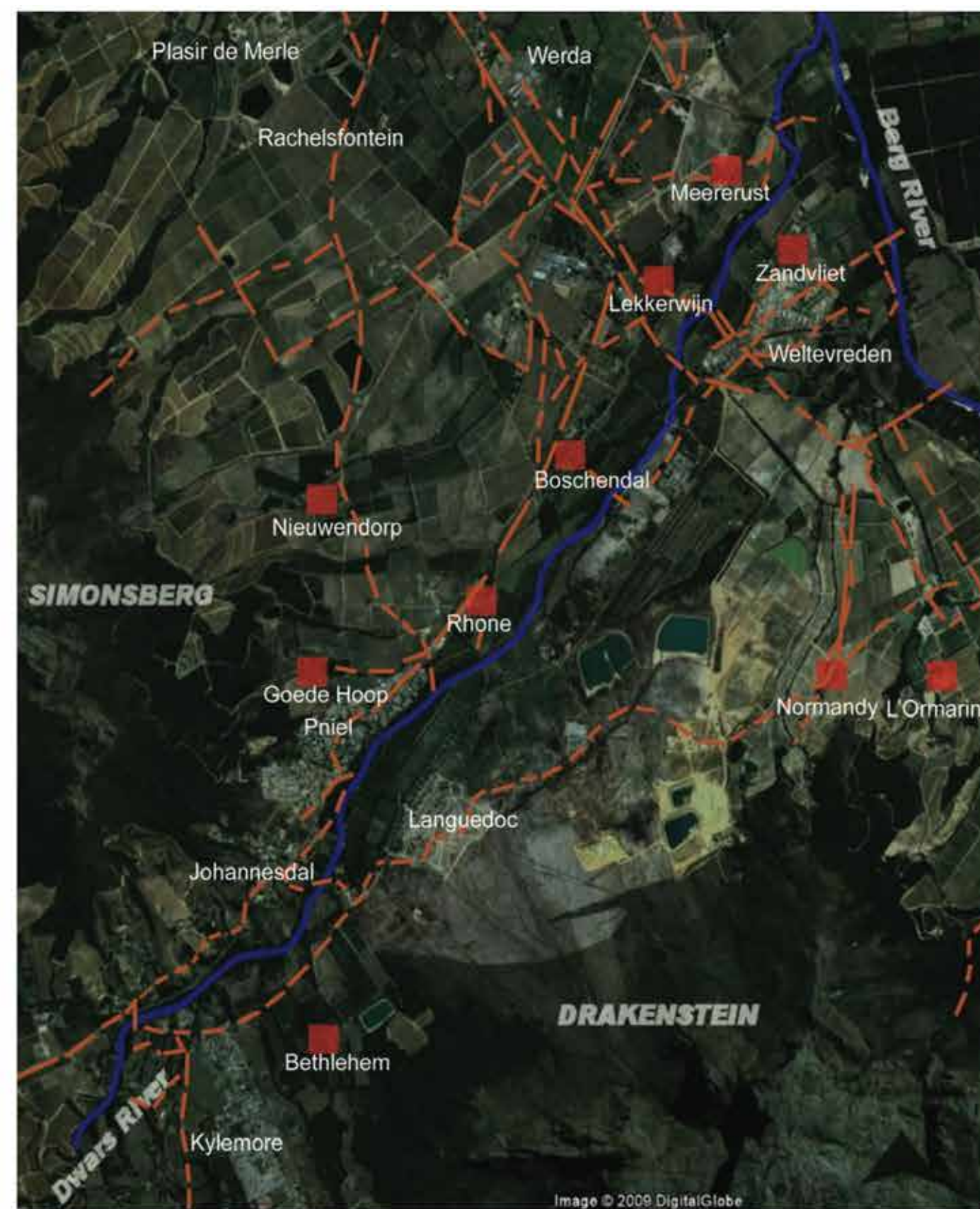
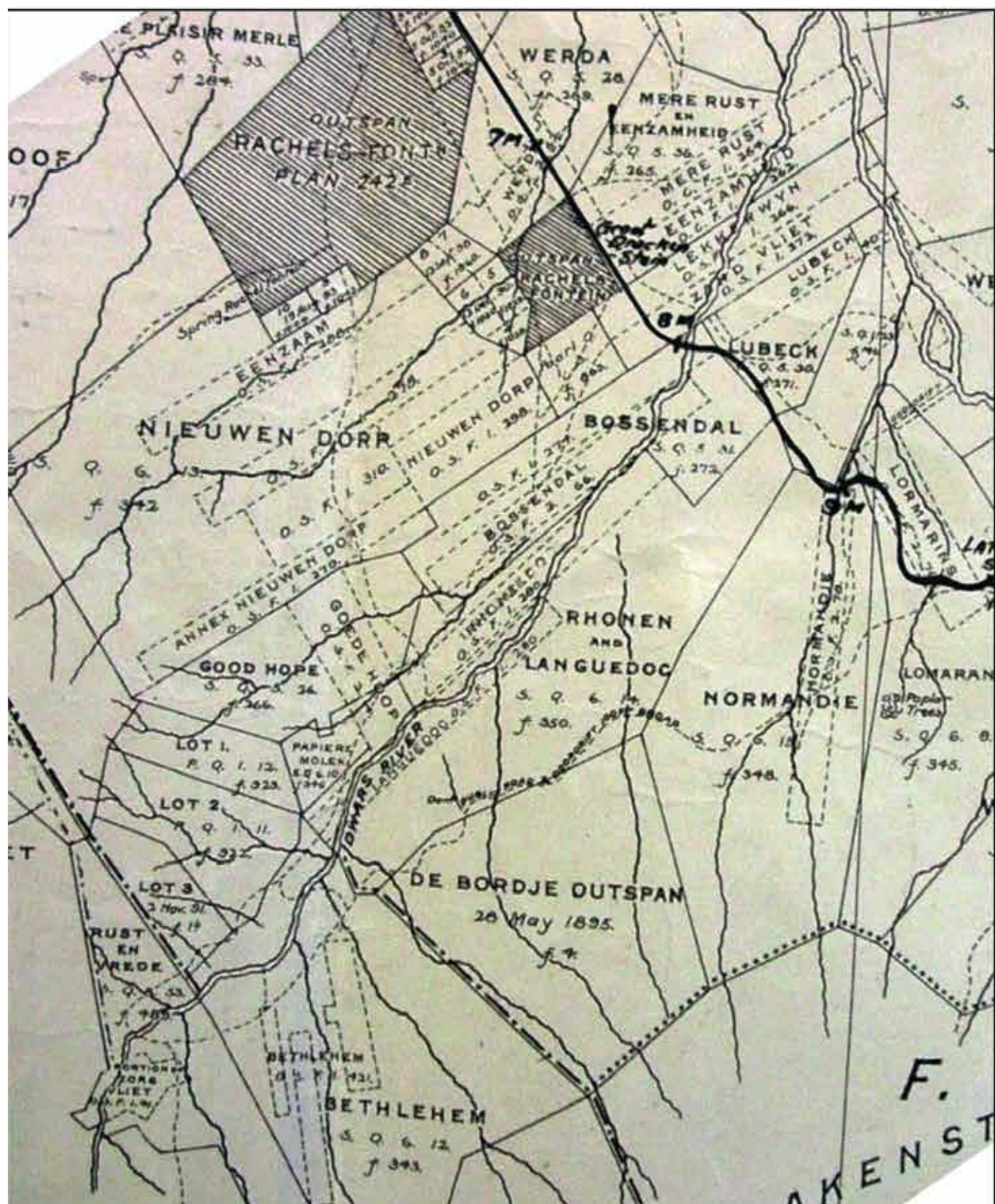


Figure 36. Divisional Map of Paarl dated 1900. Prepared by Surveyor General (CA M2/907) (Titlestad, 2005-2007).



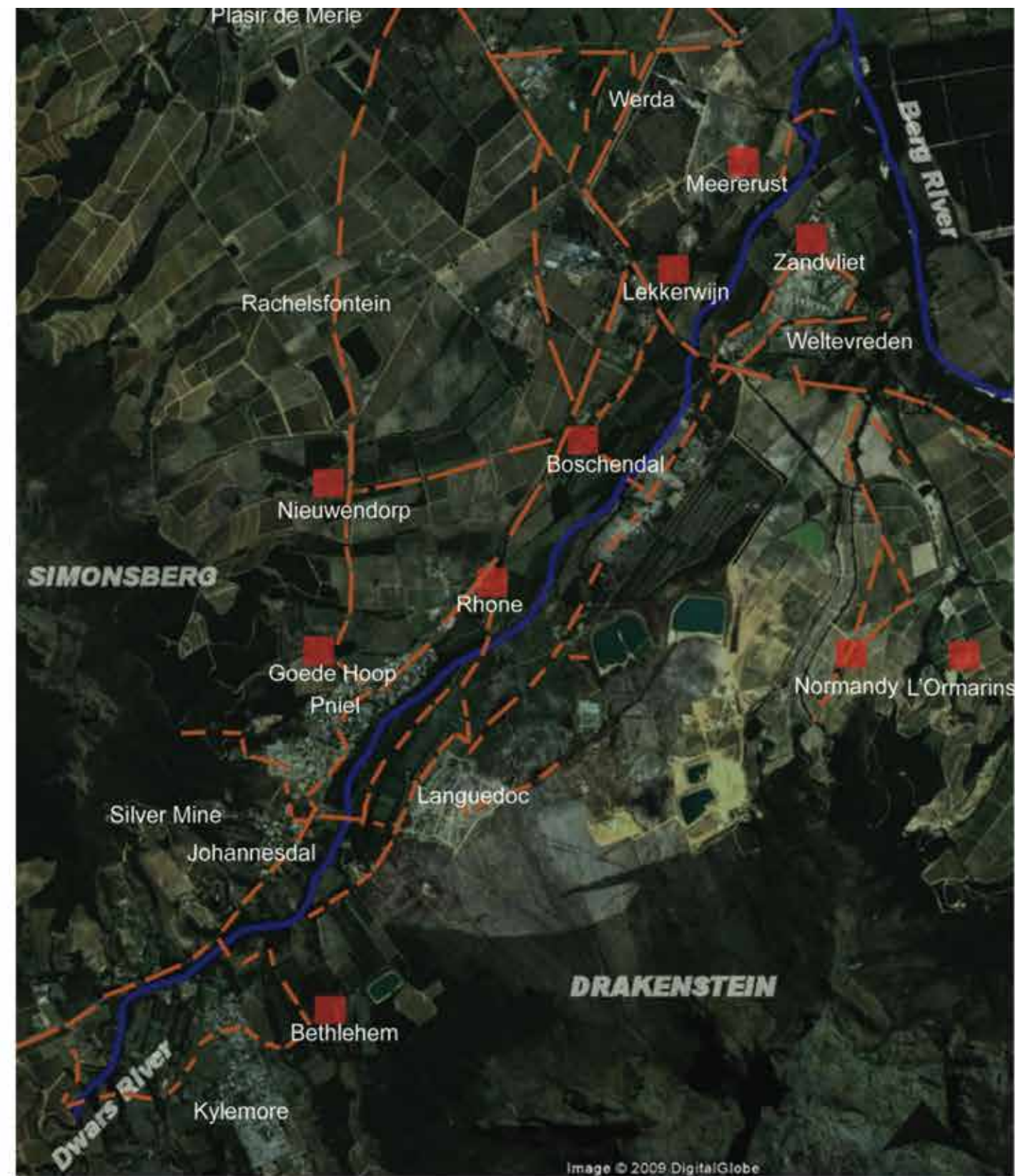
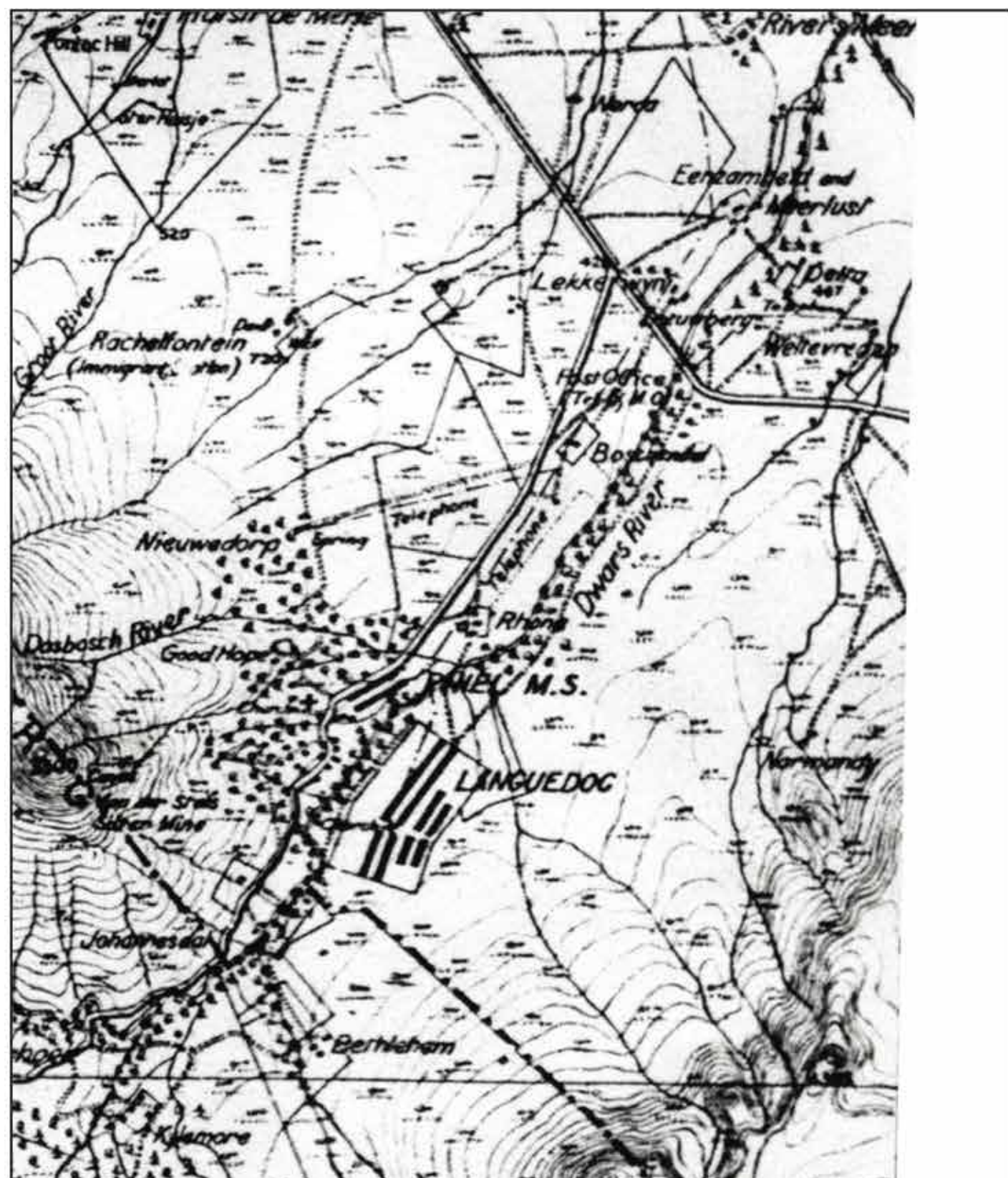


Figure 37. Inch Series of Cape Paarl and Stellenbosch Districts dated 1901. Unknown Mapping Section (KR CPA 1901) (Tillestad, 2005-2007).



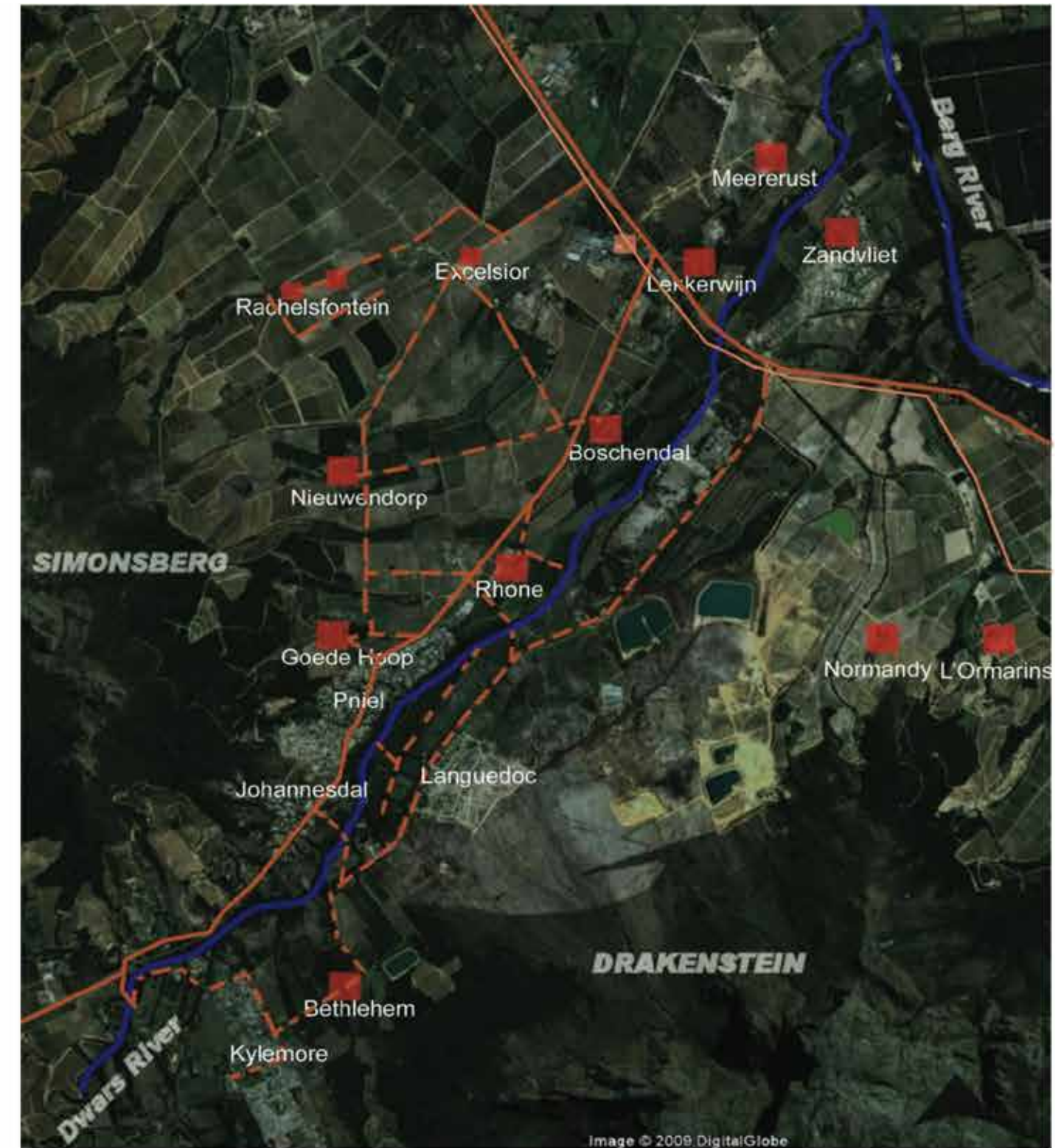
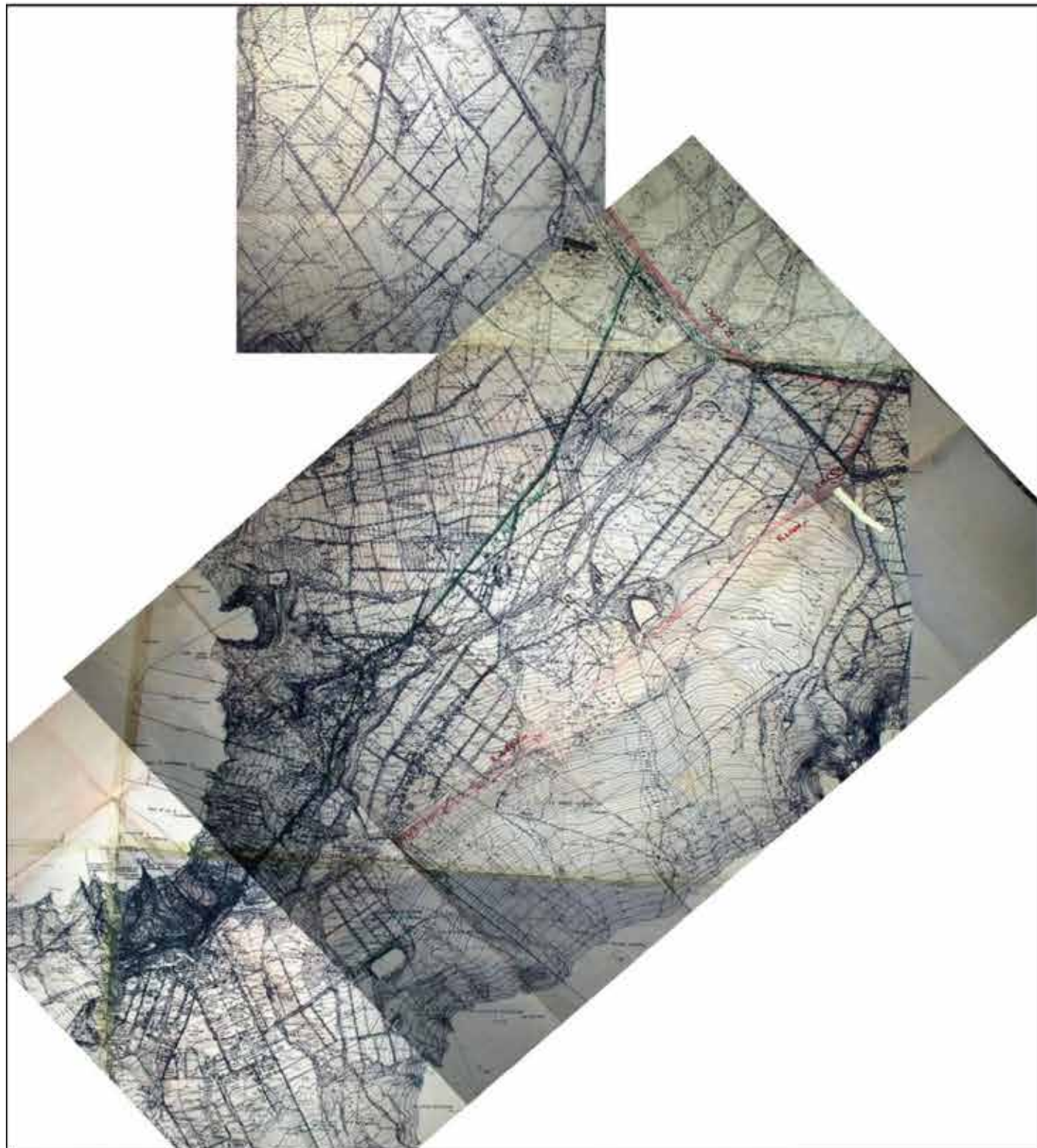


Figure 38. Topographical Survey, Berg River Project dated 1996. Prepared by the Department of Water Affairs (Boschendal Collection) (Tillestad, 2005-2007).



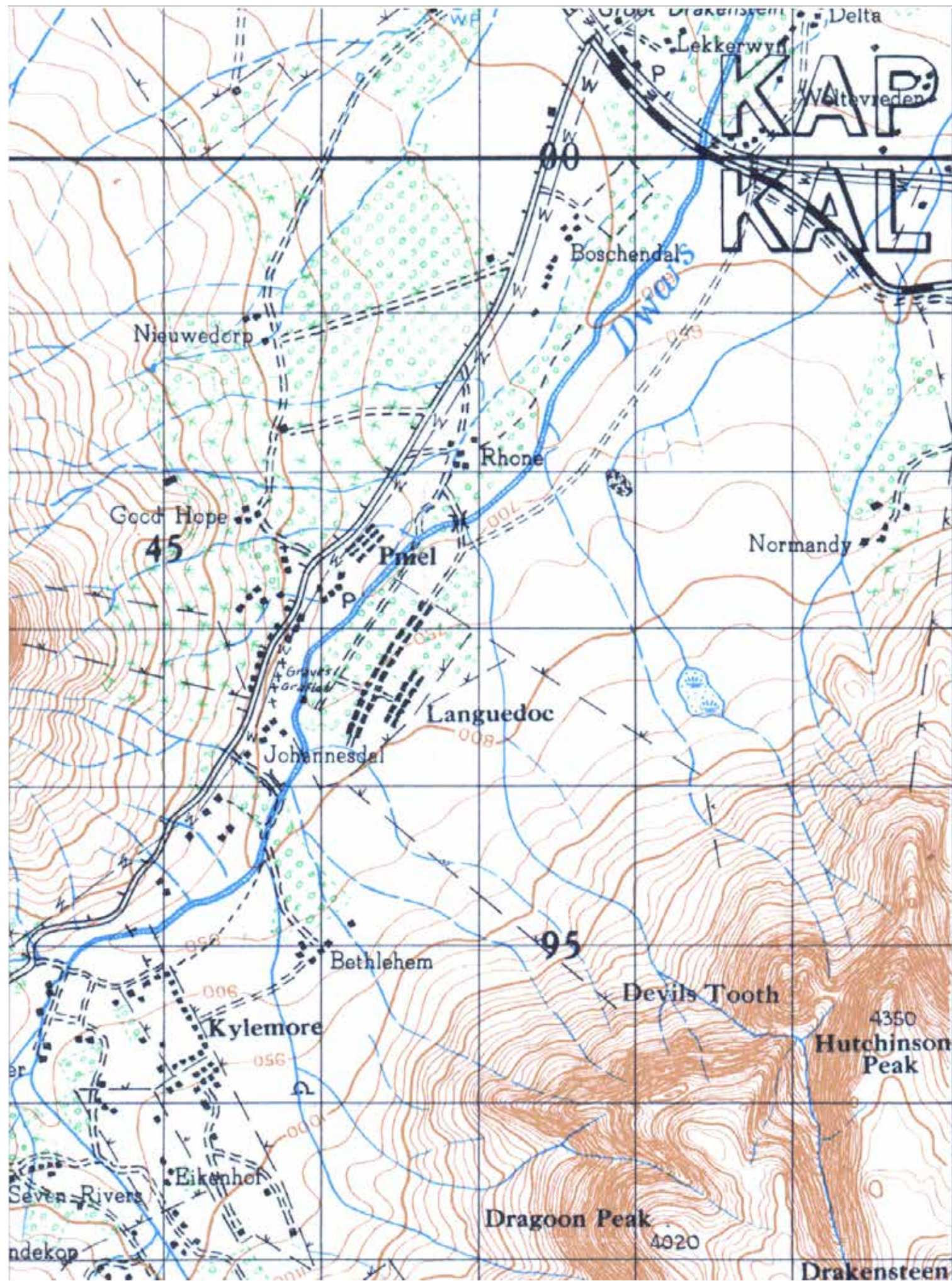


Figure 39. 1935 Topographical Map showing footpaths and routes across and along the Dwars River and through Languedoc (CSG, 2019).







## 7.0 PROPOSED GRADINGS

Current ratified gradings, as reflected on SAHRIS and the Stellenbosch Municipal Heritage Survey show a distinct bias towards white, settler, farm owner heritage. This is exacerbated, in the instance of the Stellenbosch Heritage Survey by the necessary high level at which the survey was undertaken.

The recognised sites illustrate the general absence of informed gradings pertaining to aspects of social history and practice, and 20th Century built form in previous studies. The principles of Restorative Redevelopment make the case for filling these gaps and revisiting the structures and features selected for grading and gradings where these do exist.

This does not mean that the heritage of the workers and local inhabitants of Boschendal has not been considered (Aikman, 2005; Winter, 2013). However, the gradings proposed for these less prominent forms of heritage have not, as yet been ratified. Part of this assessment has included a review of the gradings ascribed to workers' cottages and farm buildings across Boschendal Farm, and formal proposal of gradings for these. These grading reviews have been undertaken with specific reference to social history, twentieth century built form and social practice in the affected areas.

The graded sites are mapped below (Figure 39 to Figure 43). Resources have been mapped according to their site categories:

- Cottage Clusters - these are worker's cottages, either in groups or singly;
- Farm Buildings - these are utilitarian, functional structures located in the landscape, either free-standing or associated with farmsteads outside of formally recognised farm werfs;
- Manager's Houses - this category comprises houses purpose built for managers, rather than labourers or farm owners;
- Farmsteads - this category encompasses farm owner's houses: the Cape Dutch and later forms for which the Winelands are famous, as well as the other components, such as cellar buildings, slave lodges and similar, that make up the historic werf where this is a formal construct.

The first series of maps illustrates the distribution of different categories of sites across the landscape, mapped according to site type (Figure 39 to Figure 42). The farmsteads and some of the manager's cottages are the only sites formally graded, all others carry proposed gradings derived from this analysis and previous work (Aikman, 2005 and Winter, 2013). The maps clearly show the unequal distribution of sites in the landscape and the weighting of gradings in favour of settler heritage.

The final map provides an overview of all heritage resources identified and graded within Boschendal, as well as the historic core of Lanquedoc (Figure 43). This map depicts the formally recognised heritage resources (including sites not yet formally graded that fall within the same categories of site type) and those sites recognised to hold social, symbolic and historic significance within the framework of Restorative Redevelopment.

Detailed analysis of all these sites is provided by means of grading sheets included in the appendices. New grading sheets have been generated for sites not previously formally graded (Annexure B). Where sites have been formally recognised, their grading sheets have been extracted from the Stellenbosch Municipal Heritage Survey (Annexure C). Added to this list are those sites, predominantly from the site category Manager's Houses, that pertain to the type of settler heritage that has previously been generally recognised as holding heritage significance.



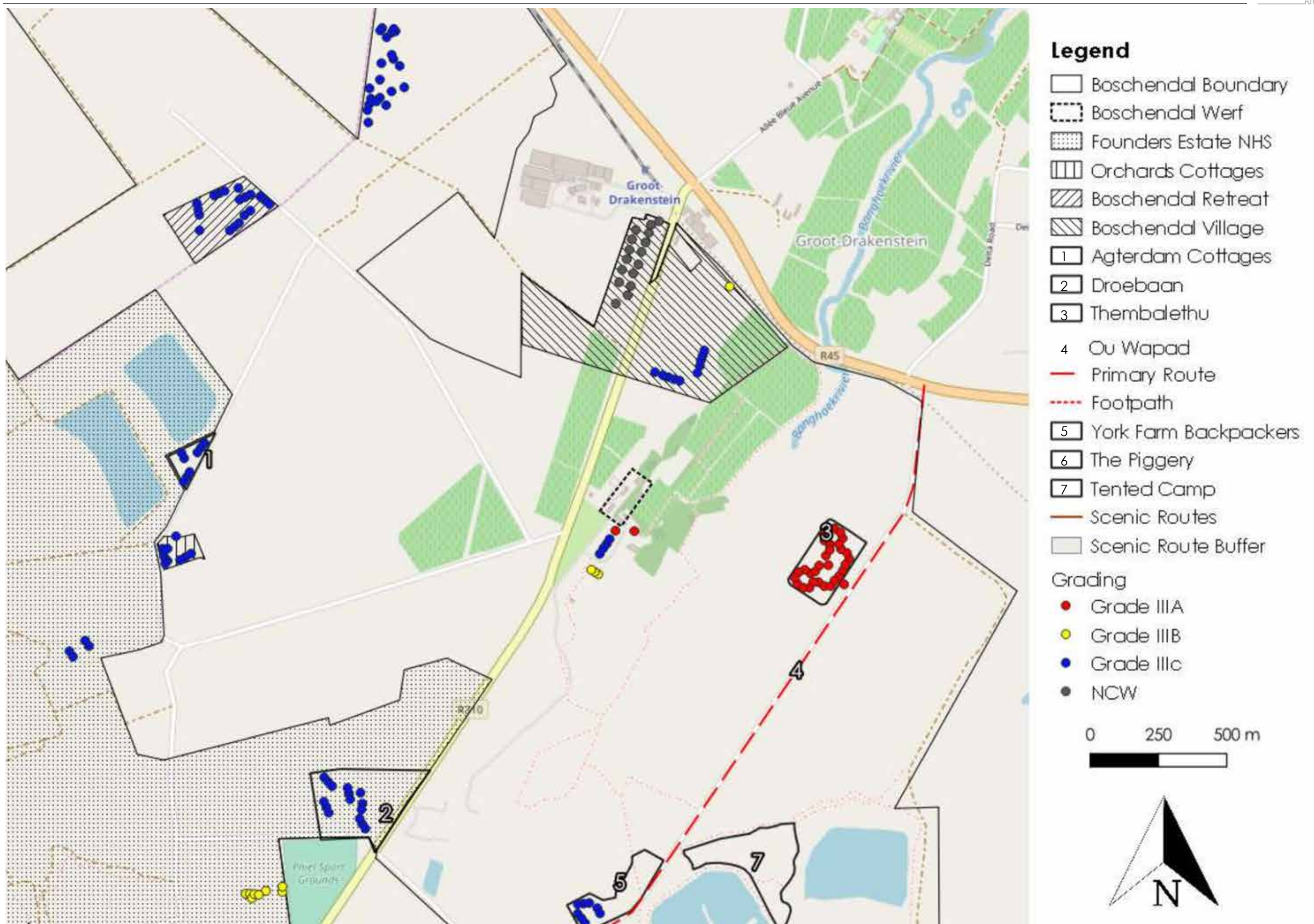


Figure 40. Distribution and grading of workers' cottages on Boschendal (RSA, 2019).



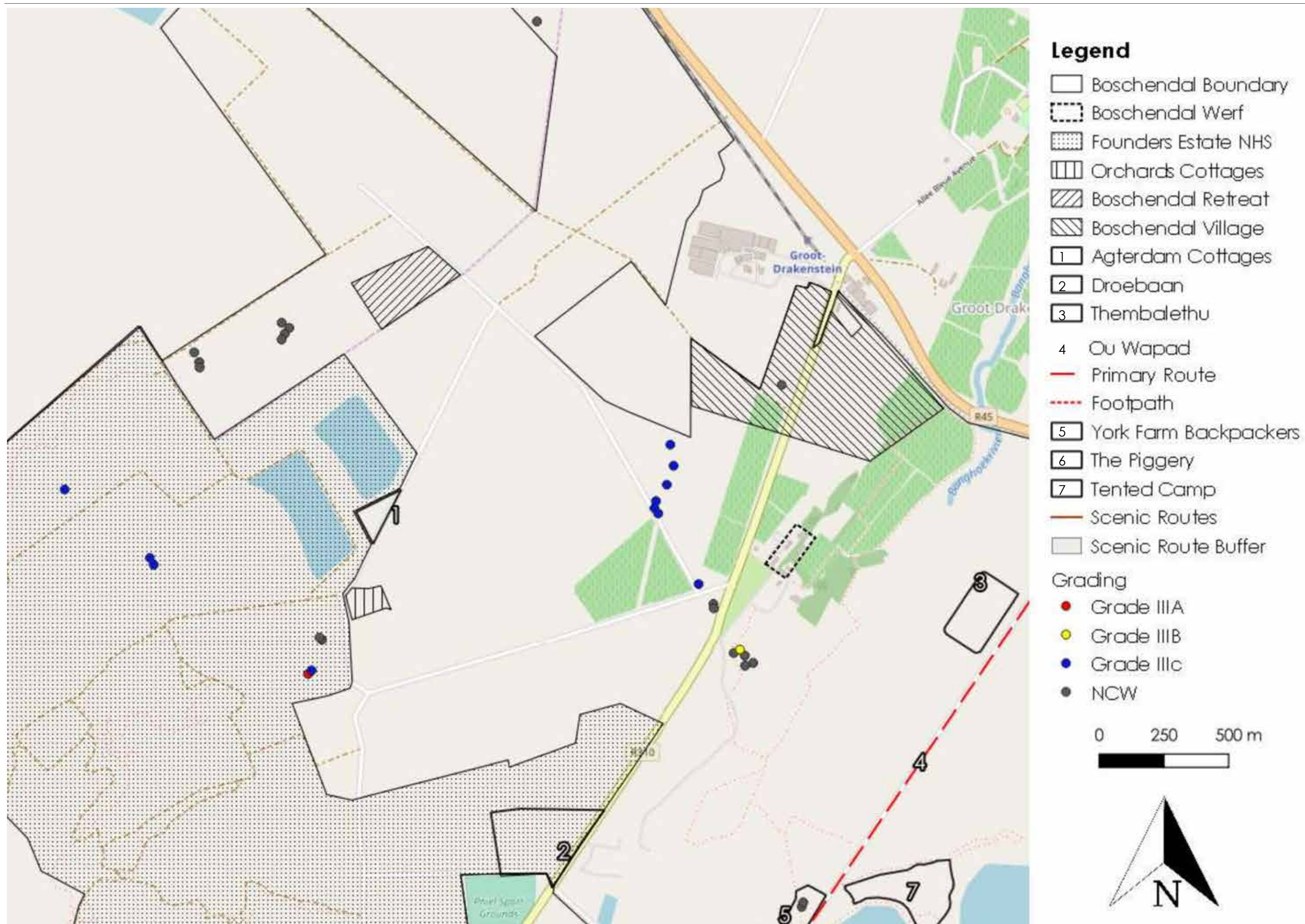


Figure 41. Distribution and grading of managers' houses on Boschendal (RSA, 2019).



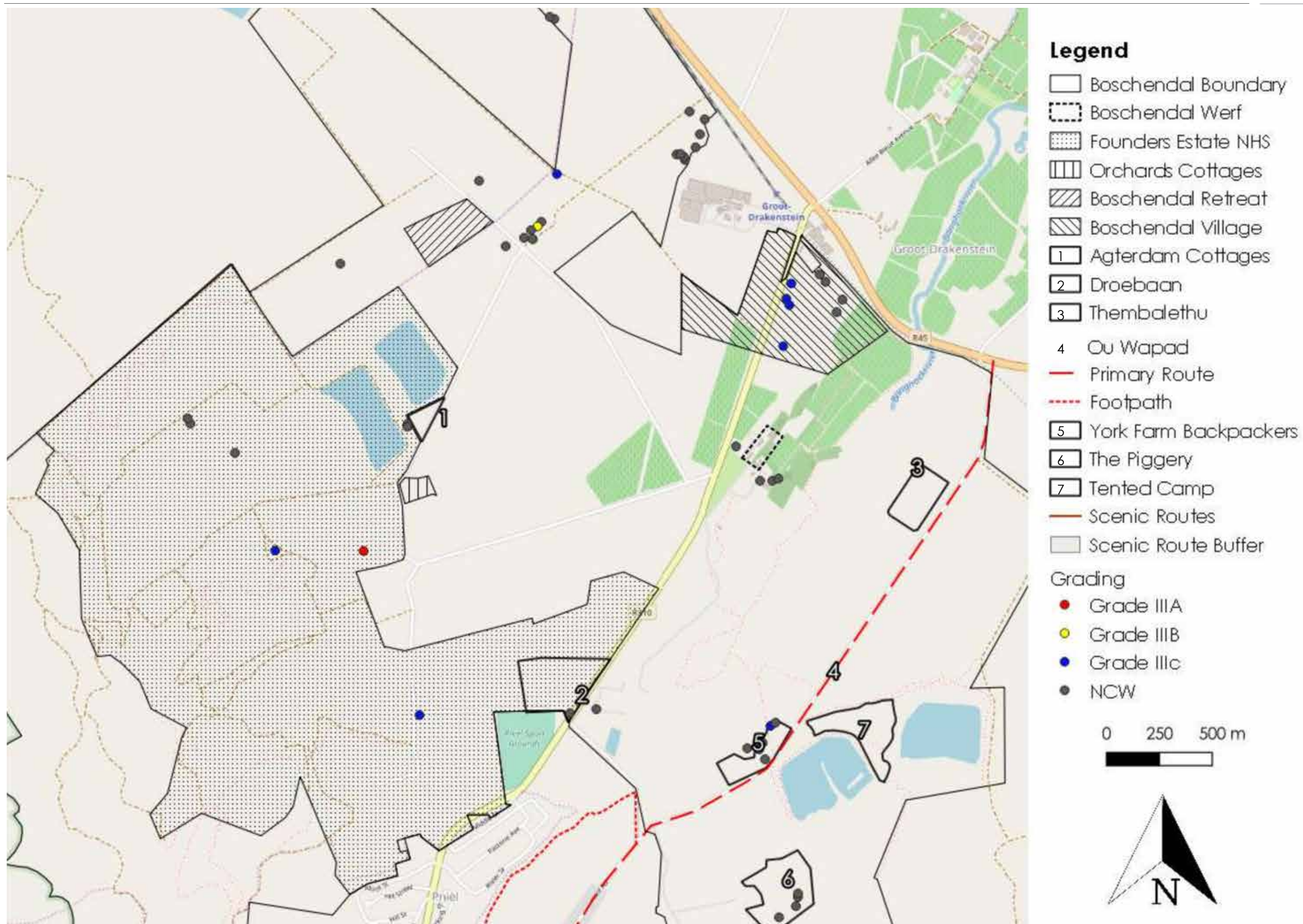


Figure 42. Distribution and grading of agricultural buildings on Boschendal (RSA, 2019).



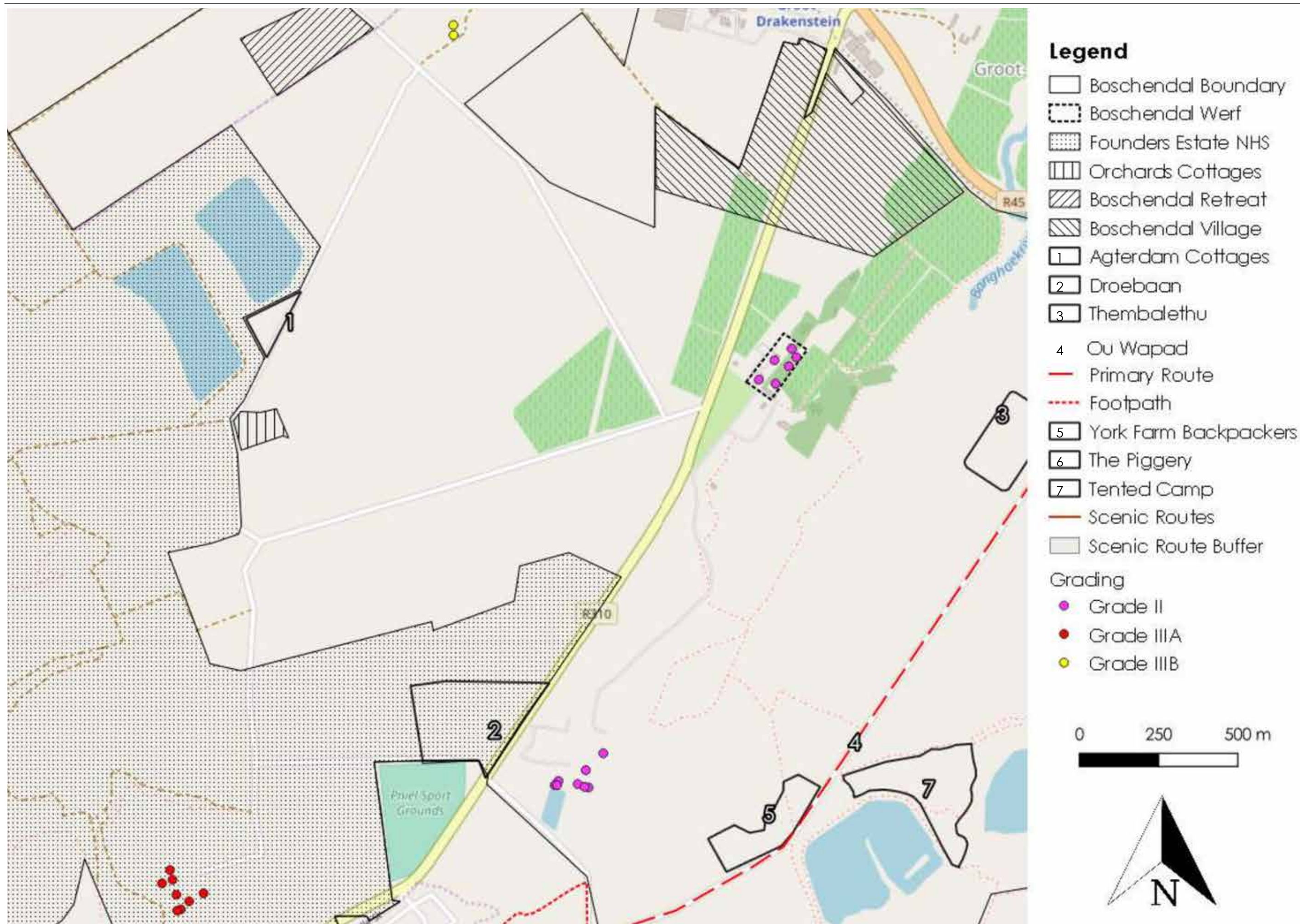


Figure 43. Distribution and grading of farmsteads on Boschendal (RSA, 2019).



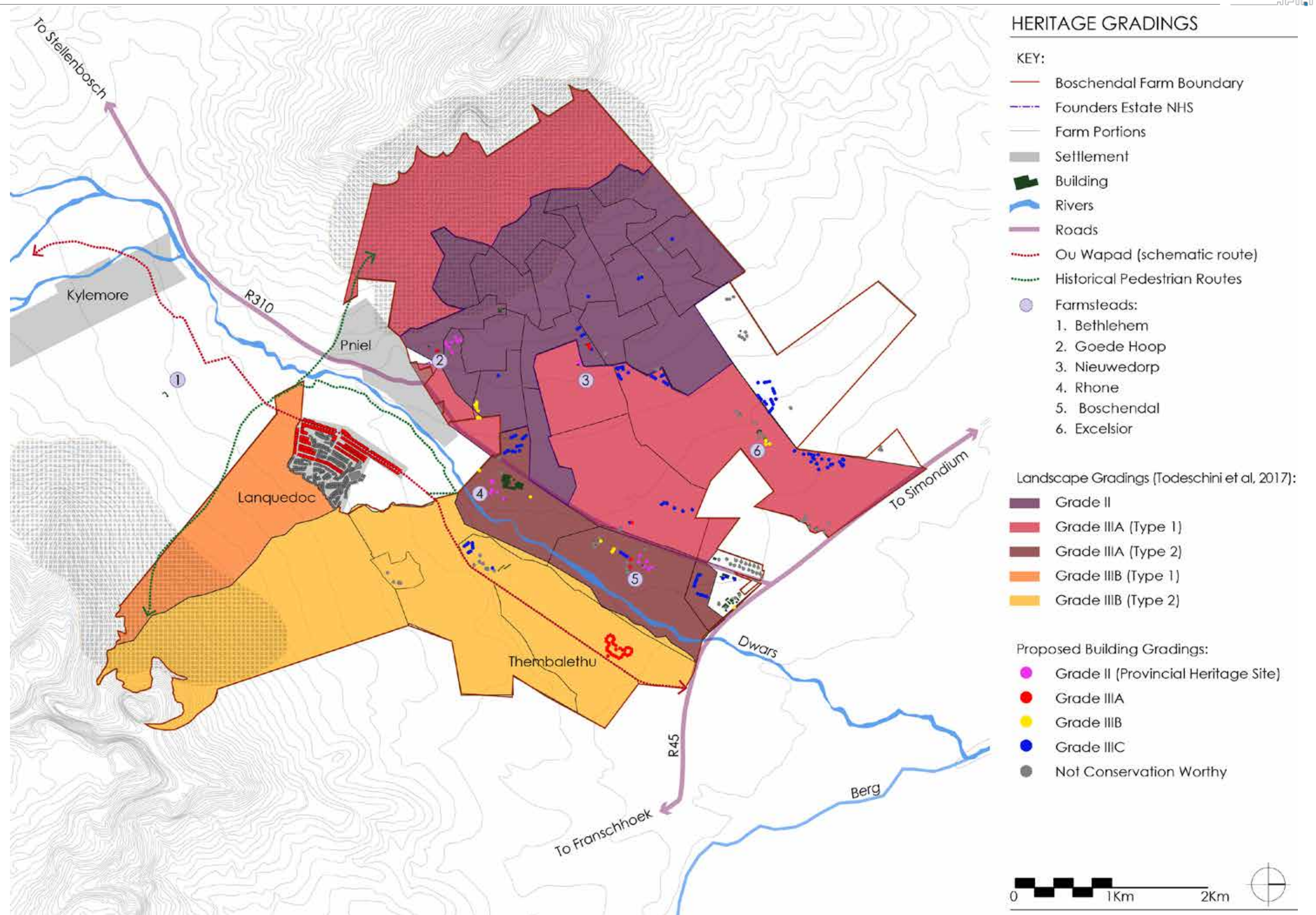


Figure 44. Composite Boschendal heritage resource grading map (RSA, 2019).



## 8.0 STATEMENT OF SIGNIFICANCE

The statement of significance for the wider Boschendal Farmscape is well determined at this point. It is an integral, contributing element of the Grade I Cape Winelands Cultural Landscape, within which it is located, and the Dwars River Valley within that landscape. The significance of the farm is encapsulated in Baumann et al., 2017: 28):

- It is highly representative of the Cape Winelands Cultural Landscape in terms of the visual dominance of a productive agricultural landscape, dramatic mountain-valley setting, its collection of historical farm werfs, cottages and villages, and pattern of historical tree alignments.
- It reflects a pattern of early colonial settlement and expansion during the late 17th and 18th centuries with an emphasis on agricultural production concentrated in the well watered fertile valleys.
- It has played a key role in the history of the fruit industry with the establishment of Rhodes Fruit Farms and its association with important figures in the development of the export fruit industry at the turn of the 20th century.
- It has the strong presence of a major corporate institution (Rhodes Fruit Farms-Amfarms) spanning more than a century and its associated impacts on the landscape in terms of farming methods, infrastructure, built form, patterns of labour and institutional memory.
- It has a concentration of highly important heritage places with Boschendal and Rhone and their landscape settings providing a pivotal set piece within the valley system. Its rich architectural and settlement history reflects the evolution of the Cape farm werf tradition from the 18th century, the influence of the Arts and Crafts Movement and the work of one of South Africa's foremost architects, Herbert Baker.
- It also reflects a range of built form and settlement typologies, e.g. farm werfs, managerial residences, farm cottages, planned labourer's villages (Lanquedoc and Thembaletu hostel) and mission settlement (Pniel).
- It has a distinctive and legible pattern of agricultural settlement which has evolved in response to fertile soils, water availability and movement routes, and has resulted in a pattern of farm werfs strung out along the Dwars and Berg Rivers. The riverine corridor contributes significantly to the setting and provides strong edge conditions to heritage places, e.g. Rhone and Boschendal.

- It has a strong relationship with a regional scenic route network, e.g. the R310, and variation of views ranging from dramatic distant views towards the mountains and focused views on landmark buildings, e.g. Boschendal.
- It reflects the history of farm labour, i.e. slavery, indentured labour, wage labour, migrant labour, and related shifts from a feudal to a corporate to a democratic order. Its community has worked and inhabited the landscape for generations resulting in strong linkages between place and social identity.

It is this last point that requires further unpacking, and which is the main driver of the principles of Restorative Redevelopment. There is considerable social, historic, symbolic and intangible significance lent the site by virtue of the presence - and noticeable absence - of the farm labourers who have worked and lived on the land for generations.

This group can be considered to occupy an uncomfortable conceptual space between the recognition of the hardship of slavery, slave labour and its conditions, and the celebration of liberation history. Their tangible heritage, represented by dwelling places, factories, worked landscapes, is protected only when it conforms to notions of aesthetic or architectural splendour. This negates the realities of life as a farm labourer through time. This heritage is encapsulated in the pedestrian and mundane minutiae of daily life on these historic farms. It also resides in the intangible Indigenous Knowledge Systems derived from generational use of and life in the natural and wilderness spaces and resources of the area.



## PART C: BASELINE HERITAGE INPUT INTO DRAFT CONCEPTUAL FRAMEWORK

### 9.0 MAPPING OF HERITAGE OPPORTUNITIES AND CONSTRAINTS

Updated mapping of heritage opportunities and constraints within the guiding framework of Restorative Redevelopment is based on the existing mapping of the area, predominantly utilising the Stellenbosch Heritage Inventory and the extensive work of Winter, Baumann, Dewar and Louw, as contained in the Bibliography (see page 67) at the end of this report.

With this body of work to build on, it was possible to begin the mapping exercise with a predetermined list of constraints and opportunities.

#### Preliminary Constraints:

- Existing public roads including the R310 which divides the farm and valley, and smaller roads traversing the area;
- Intersections of minor roads with the R310 and allowable distances between intersections;
- Existing avenues of mature trees along R310 and Dwars River;
- Existing water courses, wetlands and drainage channels;
- Site topography;
- Existing flood lines;
- Existing buildings which can be retained or repurposed;
- Surrounding land uses i.e. agricultural, industrial, office, police station, clinic and residential;
- Agricultural potential of land and land not currently used for agriculture/cultivation; and
- Infrastructure capacity.

#### Heritage, Planning and Urban Design Constraints and Opportunities:

- Dwars River Heritage Overlay Zone;
- Rural scenic route determination along R310 and R45 – consent required within 200m of scenic route (already within HOZ);
- Setback lines from R310 and R45 to retain certain rural quality views;
- Setback lines from recognized heritage resources (Rhone, Boschendal, Goede Hoop, Excelsior, Nieuwedorp, Champagne werfs, Rhodes Cottage and annex, Lanquedoc Village, Pniel Church werf, Silvermine industrial settlement);
- View cones from historical recognized heritage resources and scenic routes;
- Building lines as imposed by zoning scheme and legislation;
- Setback lines from existing wetlands; and
- Parking requirements.



## 10.0 HERITAGE INDICATORS AND GUIDELINES

### 10.1 Indicators adopted from the Boschendal Heritage Impact Scoping Report (Baumann et al., 2012)

The Boschendal Heritage Impact Scoping Report (Baumann et al., 2012) includes valuable mapping of “composite indicators” for the Groot Drakenstein-Simondium Valley. These maps were based on specialist studies, and developed through rigorous on-site analysis that has taken place over many years (Louw and Dewar, 2005; Pastor-Makhurane, 2005; Winter and Baumann, 2006; Dewar and Louw, 2007). They further served to inform the most recent heritage assessments of Boschendal (Baumann et al., 2017) and have been reviewed and supported by Heritage Western Cape in their assessment of the Boschendal Village application; as such they can be considered accepted base maps for further heritage analysis.

Two important issues underpin these indicators (Dewar and Louw, 2007). The first of these is the exceptionally high significance of the landscape which “demands that a conservative view must be taken to any development application, to ensure that the character and quality of the area as a totality is not compromised” (Dewar and Louw, 2007: 4). The second is the necessary recognition that “the natural landscape is an essential part of the heritage of the area; the cultural landscape is a central dimension of the environment” and that “[t]hey therefore cannot be approached as separate processes” (Dewar and Louw, 2007: 4).

Baumann et al. (2015: 4) note the following regarding their approach to regional settlement formation:

[It] was driven by a concern with authenticity...[and] to be authentic, settlement could not simply be scattered anywhere. Rather, each new development parcel should contribute to an emerging and strengthening system, where the different elements of the system lean synergistically on each other. The settlement system should relate to historical investments in infrastructure: the settlement zones should be concentrated within the zones of influence of two emerging, hierarchical, regional corridors effectively confining settlement to the periphery of the working farm.

In terms of settlement, four principles, in particular, were seen as being central to authenticity:

- maintaining the dominance of wilderness and the working agricultural landscape;
- maintaining and enhancing continuities (of green space and of movement);
- respecting the valley section – no development on ridge-lines, steep slopes or public view-cones; and building on the agricultural superblock.

The overall approach is one of consolidation and integration, not scatter.

This approach to understanding existing settlement strategies as a means to conceptualising future development possibilities remains fundamental in the approach adopted in terms of Restorative Redevelopment.

The indicators derived from this work were spatialised and mapped in three categories:

- Natural Systems,
- Heritage and Cultural Landscapes and
- Public Structures and Design Factors.

Although written for a different end-goal, these indicators remain significant and, for the most part, unchanging in the landscape. For this reason, these composite indicators are brought forward as key indicators for use in this scoping report with the acknowledgement that frame the approach of this scoping report.







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## 10.2 Indicator Mapping

### 10.2.1 Natural Environment: Geology, soils, topography, climate, hydrology, flora and fauna.

This map highlights valuable natural attributes in the valley that require protection and identifies various no-go and tread lightly areas.

Ridge-lines, land steeper than 9° and elevated slopes, i.e. above the 320m contour line are identified as no-go landforms, while no building is indicated for sites on good agricultural soils or embedded moderate soils.

Areas within the 100 year floodplain, wetlands, areas prone to flooding and riverine corridors are categorised as no-go areas, as are areas of high/moderate biodiversity value. Rare and endangered indigenous fauna/flora that mainly occurs on the upper slopes of Simonsberg mountain and around wetland areas of the Groot Drakenstein require protection and promotion, while migratory paths also require consideration.

The map further indicates areas that require clearing of alien vegetation to enhance the significance of the botanical and faunal ecology.

#### Relevance Going Forward

Natural features in this environment are static, such that the mapping of topography, slopes, geology, soils and, for the most part, water bodies and courses remain pertinent to the current study.

Natural systems, however, are more prone to change, including changes in climate, flora and fauna, and, as such, constraints derived from the mapping of these systems require constant revision and review.

As such, the limitations posed by static natural features on possible developments is carried forward in recognition of the sensitivities of these features in framing the wilderness and agricultural landscapes.

However, while this map provides a useful benchmark to test for change through time, historically derived floral and faunal information is less useful. Updated mapping is necessary for any proposed developments on a case by case basis, and natural systems are not carried forward from this map.



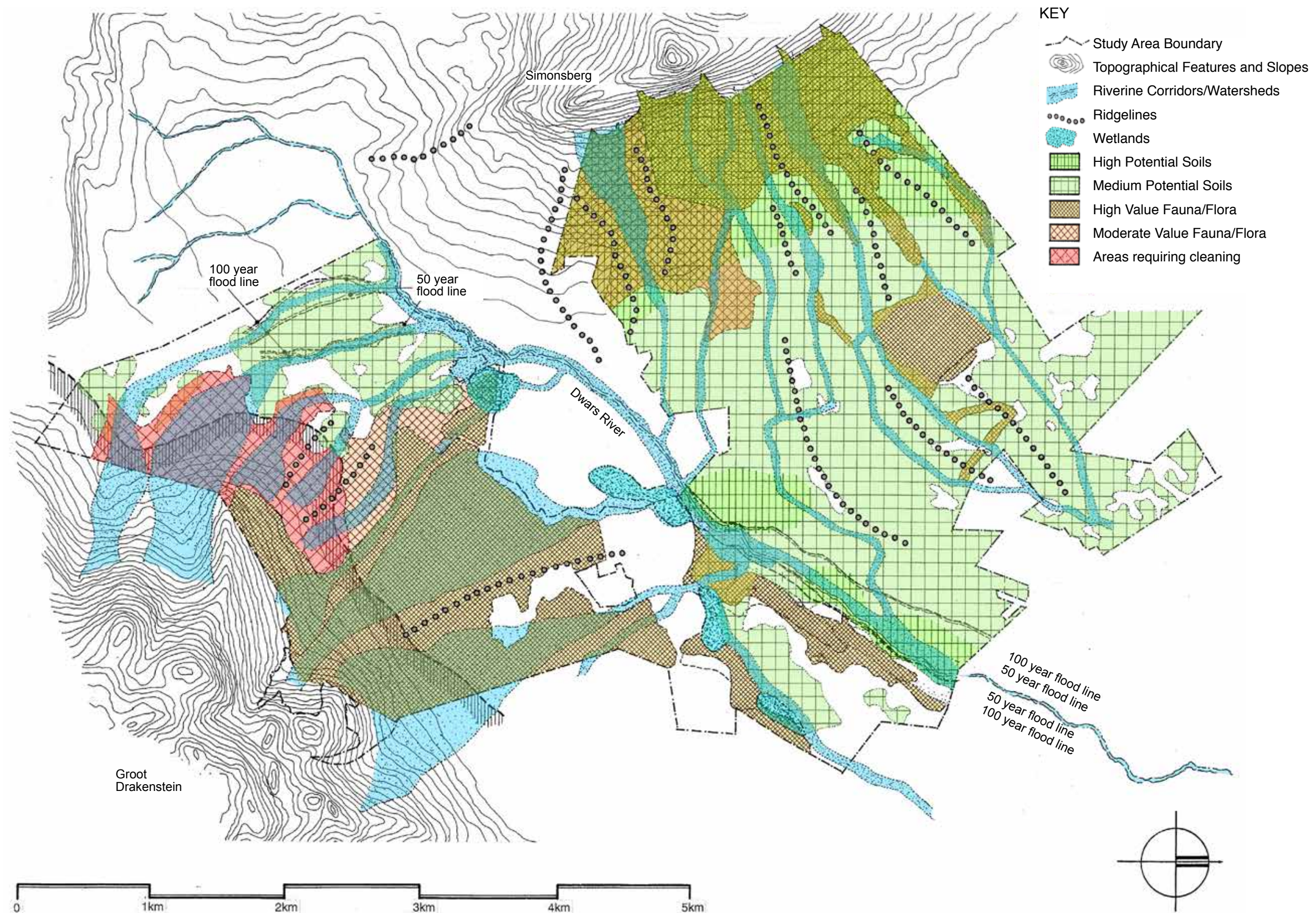


Figure 3: The Groot Drakenstein-Simondium Valley: Composite Constraints and Informants Relating to the Natural Environment

Nicolas Baumann - Sarah Winter - Dave Dewar - Piet Louw

BOSCHENDAL HERITAGE IMPACT SCOPING REPORT: A PRINCIPLE REVIEW OF THE CASE AND COMPOSITE HERITAGE INDICATORS

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Figure 45. Composite Constraints and Informants Relating to the Natural Environment (Baumann, et al., 2017: 35).



### 10.2.2 Heritage and Cultural landscape: Landscape character, archaeology and historical built form and settings.

This map illustrates the features that comprise the cultural landscape, including structures within the landscape as well as various less obvious elements reflecting human use of that landscape through time.

The map identifies the historic farm werf of the valley: Boschendal, Excelsior, Nieuwedorp, Goede Hoop and Bethlehem, and maps them within extensive zones of heritage sensitivities. These zones are flagged as areas where “[n]o or limited new development...subject to more detailed heritage assessment at a precinct or site specific level” is indicated (Dewar and Louw, 2007: 6).

In addition to this focus on the “historical architectural set pieces of the Valley (e.g. Rhone, Boschendal, Goede Hoop, Bethlehem, Rhodes Cottage/ Nieuwedorp), protection and enhancement is recommended for other conservation-worthy places including cottages, ruins, outbuildings and social facilities. Landscape settings and historical fabric should be retained and enhanced, while demolition should be permitted for structures of no or limited heritage. The towns of Pniel, Kylemore and Languedoc are also indicated.

Historic Pedestrian Linkages - as based on community perspective as recorded by Pastor-Makhurane (2005) - shows the wapaad that links the valley along a north-east/south-west axis, as well as the less formalised paths traversing the valley, from the Groot Drakenstein range to Simonsberg.

It is recommended that new development should integrate with these existing settlement and route structures, while previous interventions that are at odds with historic settlement patterns should not be repeated or reinforced.

The map also indicates schematic areas of “mountain-related places of retreat and recreation” - also based on community perceptions as recorded by Pastor-Makhurane (2005) - that would have been used generationally by inhabitants in the valley, and can be seen as an important community heritage resources (Baumann et al, 2012: 14). These areas relate strongly to the notion of “Black Leisure Landscapes” as expressed in the Wolff paradigm of Restorative Redevelopment and represent places of intangible significance in terms of the practice of Indigenous Knowledge Systems - gathering plant food and medicines - as well as leisure pursuits (Pastor-Makhurane, 2005).

Patterns of Historically Significant Planting eg. Wind-breaks and Avenues, and notable tree alignment along roads are mapped. These planting patterns and trees of significance are indicated as requiring protection and enhancement.

Burial sites are noted as lone markers in the landscape, all within the valley plane and close to settlement.

The map also notes an areas of “Early Industrial Landscape” on the slopes of the Simonsberg mountain. This designation relates to the industrial and historical archaeological structures and features of the silvermining operations there, namely the mine shafts, dwellings and mill.

#### Relevance Going Forward

The information contained in this map is the most relevant for the particular focus of this scoping report, as it represents the historic pathways and settlements of the valley that the guiding principles of Restorative Redevelopment seek to re-vision, re-use and harness, as expressed in the Conceptual Framework.

The focus of this map on the set pieces of Rhone, Boschendal, etc, illustrates the propensity to view the heritage of the farm owner as more significant, more important and more conservation worthy than the heritage of the slaves and labourers who lived and worked on the farms, or the settlements that arose around them.

Despite this unequal weighting of landowner heritage, worker and community heritage is recognised through the mapping of routes, wilderness areas and structures utilised by labourers and local neighbouring stakeholders.

While elements of this map remain useful, the visual and conceptual dominance of the farmsteads in the landscape requires review. This in turn will facilitate a reconsideration of the significance of the other aspects of the Valley that contribute to the heritage and cultural landscape.



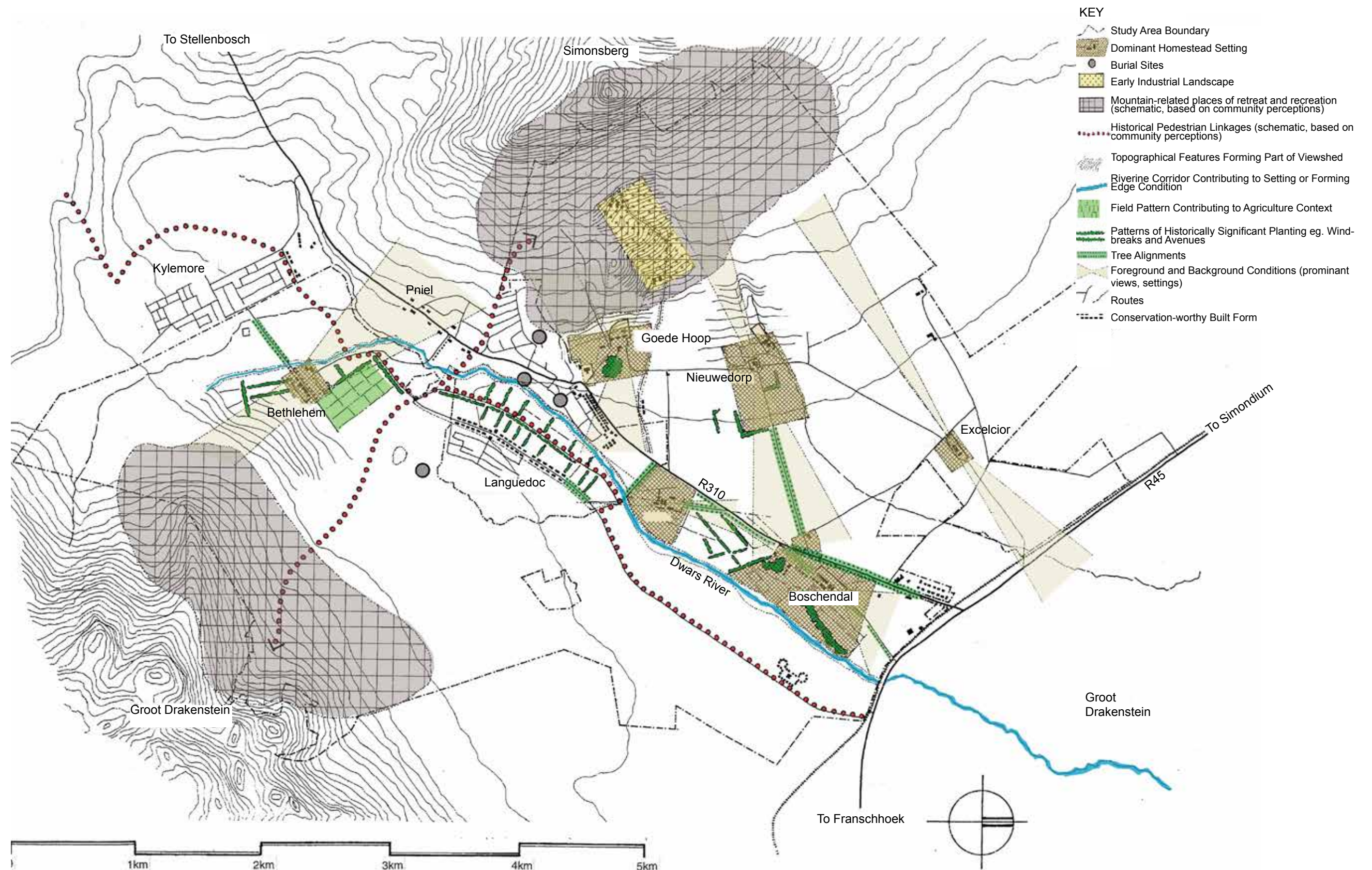


Figure 4: The Groot Drakenstein-Simondium Valley: Composite Constraints and Informants: Heritage and Cultural Landscape

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Figure 46. Composite Constraints and Informants Relating to Heritage and Cultural Landscapes (Baumann et al., 2017: 36).



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10.2.3 Public Structure and Design: regional settlement and route structure, bulk infrastructure, architecture, social facilities, planting.

This map records the presence and location in the landscape of public facilities, which are located across the landscape, but clustered in settlements such as Pniel.

The scenic routes of the R45 and R310 are indicated, with their buffers shown. These roads are, necessarily, important transport and structuring routes that connect and also, significantly in the case of Boschendal, bisect the landscape.

Public view cones from various points along the scenic routes, as well as from various public facilities are also indicated.

#### Relevance Going Forward

The continued observance of the presence and importance of scenic routes, their buffers, and viewcones that retain their scenic and heritage importance, speaks to the successful implementation of heritage management in the Dwars River Valley. That this map can be retained for use to inform sensitivity and opportunity and constraints mapping illustrates application of and adherence to the basic tenets of heritage conservation management, in the face of increasing development pressures.



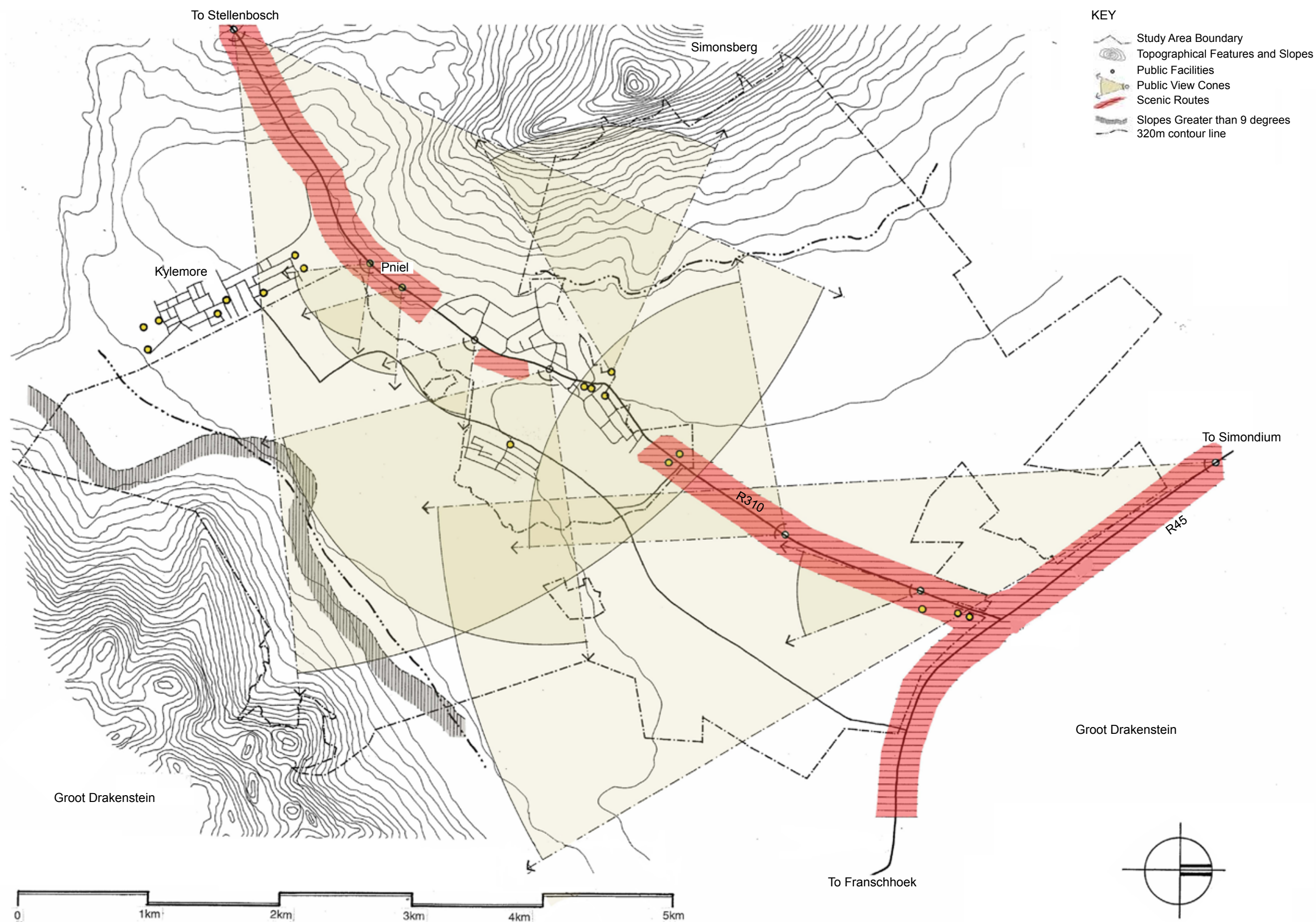


Figure 5: The Groot Drakenstein-Simodium Valley: Constraints and Informants Relating to Existing Public Structure and Design Factors

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#### 10.2.4 Mapping Settlement Patterns

Further to these maps, several diagrams were produced as part of the previous heritage sensitivity mapping undertaken for proposed or possible developments on Boschendal (Baumann et al, 2015). These diagrams illustrate the considerations necessary to ensure the retention of rural authenticity when planning development within the Boschendal cultural landscape.

The central principles revolve around retaining the dominance of wilderness and working agricultural landscapes. Retention of these two landscape characters demands the management and enhancement of the two systems in parallel and complementary fashions, as well as managing their independent requirements and the interfaces between them. Neglect of either system has negative implications for the other, while retaining, enhancing and promoting them is vital to their ongoing success as an authentic, living part of the feedback system that creates and sustains evolving cultural landscapes.

The retention of agricultural continuity recognises that the sense of place derived from the long history of agriculture in the Dwars River Valley is dependent on those entrenched systems enduring. Interruption or cessation of agricultural production would result in the erosion and undermining of the qualities of the Valley. Similarly, development sprawl encroaching on agricultural land, overdevelopment of existing structures in the land - derelict or otherwise - and developments that ignore organic, historic settlement patterns will all serve to disrupt the perceived continuity of the agricultural landscape, as well as potentially negatively impacting agricultural production.

Respecting historic settlement patterns which are organically derived systems embedded in the agricultural and natural landscapes, requires that steep slopes and ridge lines remain devoid of development. This limitation restricts development to those zones previously settled and/or utilised, and retains the wilderness areas in their unchanged, scenic state.

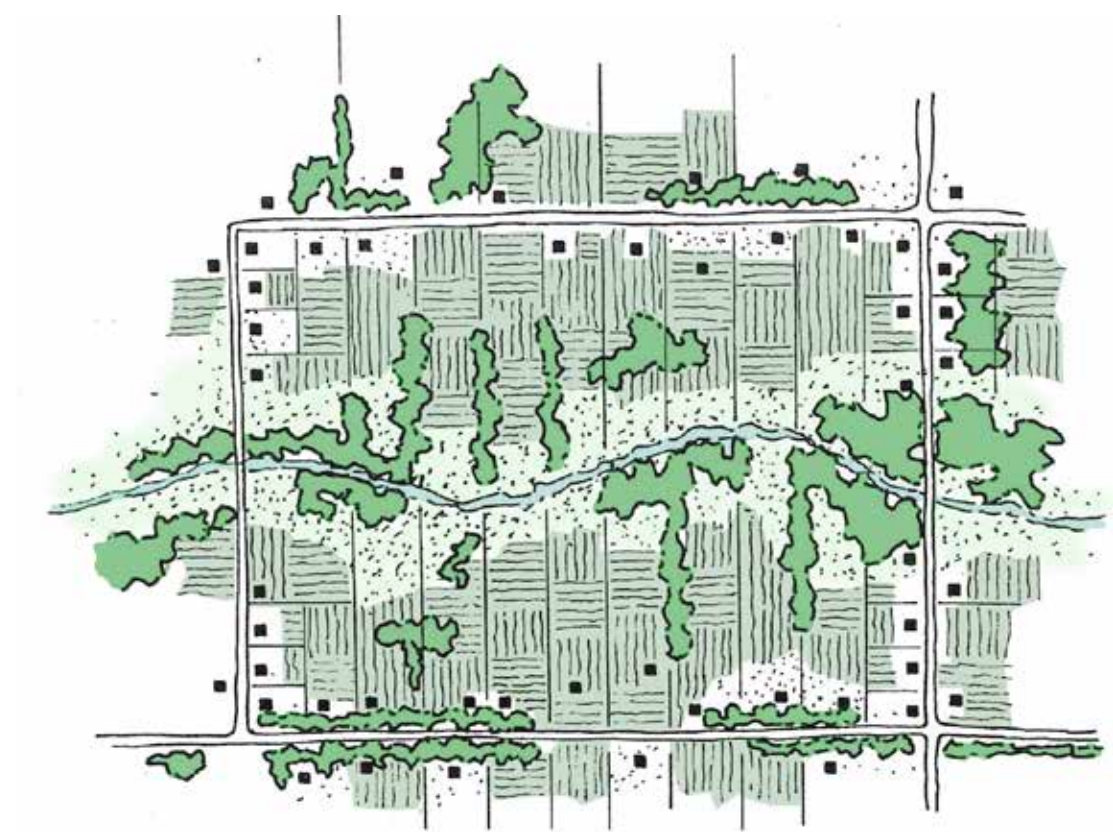
Agricultural superblocks - large tracts of farmland forming distinct parcels, usually bounded by roads and serviced by smaller internal roads and tracks - serve as useful planning tools, and should be respected and maintained. The continuity of these blocks should not be compromised through development sprawl or encroachment. Development should, rather, occur at points where these superblocks interconnect, in such a way that "discontinuous regional corridors of development emerge over time" (Baumann et al, 2017: 29).

"Development along these routes should not be continuous, but should take the form of an hierarchical system of 'beads on a string', with the highest order settlement clusters corresponding with points of highest accessibility" (Baumann et al, 2017: 29). Staggering development such that it does not occur on either side of the roads, but rather on one side only, switching sides, will serve to optimise the scenic qualities of the landscape.

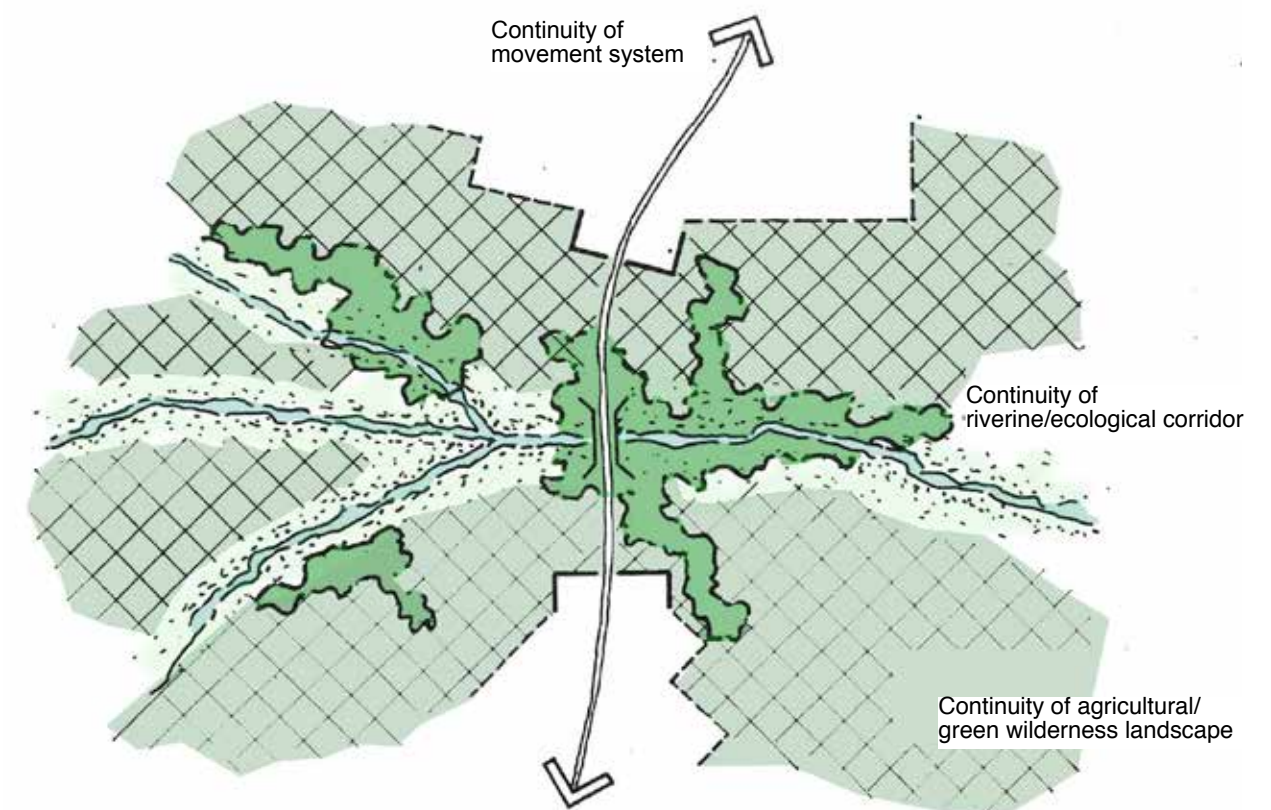
#### Relevance Going Forward

These principles, particularly the recognition of authenticity as a central principle in ensuring that the qualities and character of the Valley endure, are basic tenets of heritage practice. As such, these principles are fully in line with the principles of Restorative Redevelopment.

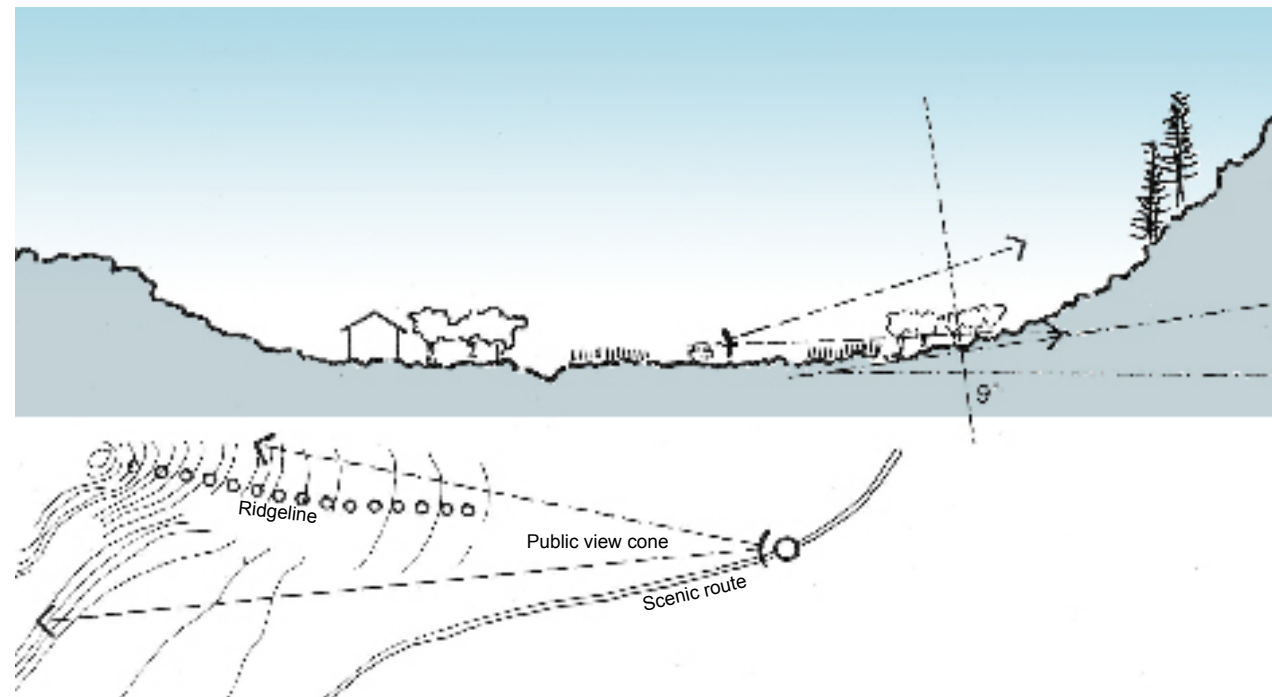




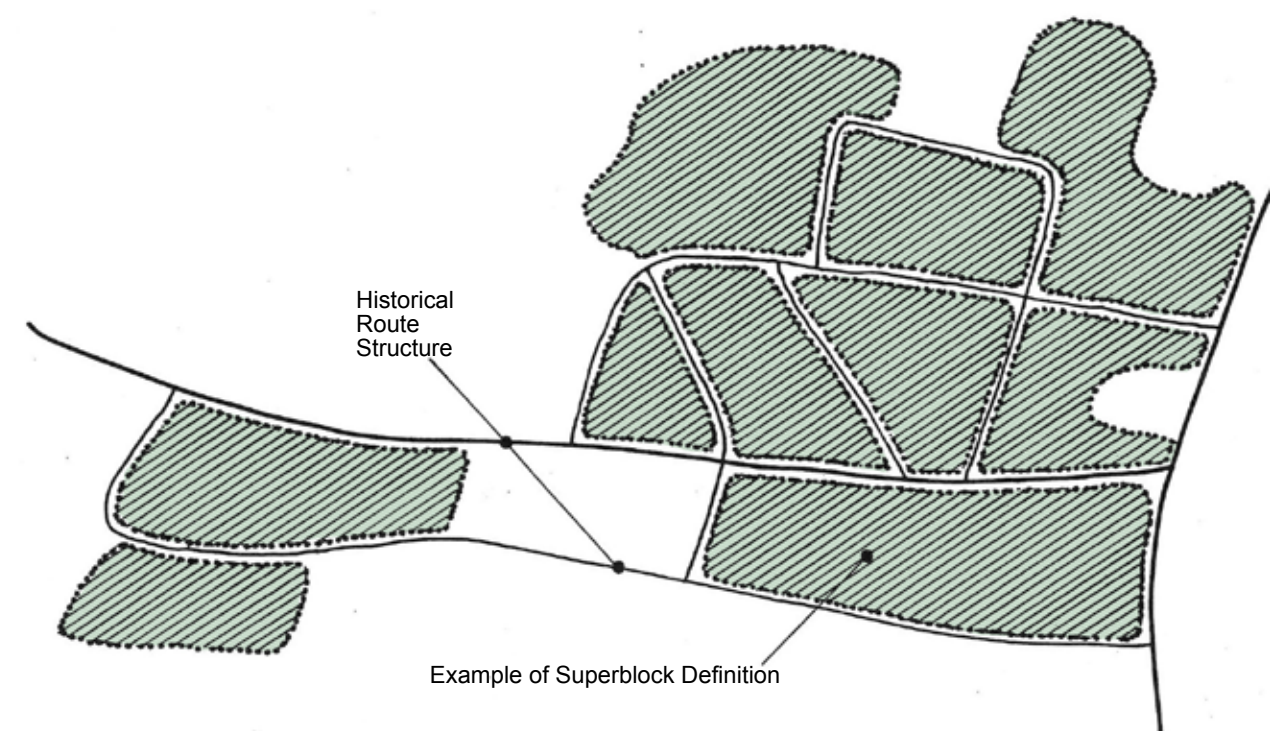
9a) Maintain the Dominance of Wilderness and Working Agricultural Landscape



9b) Maintain and Enhance Agricultural Continuity



9c) No Development on Ridge-Lines, Steep Slopes



9d) Respect the Agricultural Superblock

Figure 9: Central Considerations and Principles Relating to Rural Authenticity

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## 10.3 High Level Informing Principles

### 10.3.1 Introduction

In order to achieve the principles of Restorative Redevelopment, interventions on the farm should pro-actively seek to encourage redress. This approach will serve to clarify the relationship of the historic cores to the surrounding farm land and recalibrate the power structures that heritage processes have traditionally reinforced. This shift in focus and emphasis is a core principle of Restorative Redevelopment and should be attained by:

- Foregrounding silenced narratives;
- Retelling the history of the farm through positive interventions that illustrate the multiplicity of stories relevant to the farm's heritage;
- Fostering linkages across the farm between settlements with historic links to it;
- Restoring and promoting the heritage significance and value of sites and features beyond the historic werfs and cores.

### 10.3.2 Overarching Principles

- All proposed interventions should consider how the interface with pre-existing and pre-approved developments can be mitigated and refocused to achieve overall coherence. The process may therefore be iterative.
- Each development should be cognisant of the principles and attitudes of Restorative Redevelopment and thus should motivate how the redevelopment confronts and applies these principles and attitudes.
- Restorative Redevelopment seeks to address the legacy of commerce and private economic gain of the farm vis-à-vis the constituents of the surrounding valley. As such it is important that each intervention balances the economic sustainability of Boschendal as a business, with the aims of the economic and spatial justice principles of Restorative Redevelopment.

These informing principles fall into three broad categories dealing with issues of balance, coherence and design.

### 10.3.3 Balance

The principle of balance constitutes a notional category that speaks to establishing, promoting and maintaining the economic viability of the farm in order that it can support programmes of social change and upliftment.

The notion of balance arises from an understanding that, for both commercial and social enterprises on the farm to prosper, they need to work in collaboration and in harmony, and that promoting one at the expense of the other would be unsustainable and unfeasible. It must be recognised that the farm needs to promote and maintain economic viability through commercial enterprises in order to be able to support initiatives aimed at social redress. However, should the economic viability of the farm be pursued at the expense of social redress, or without due consideration of the need for social justice, the outcome will be the sterilisation of the landscape, compromising the potential of the site.

While not every project will directly serve the purposes of social and economic redress, this can be attained through a farm-wide commitment to seek balance between commercial developments those promoting active social redress. The pursuit of balance will allow the implementation of both commercial and social programmes on the farm that do not operate at the expense of one another, but rather are mutually beneficial. This programme of balance would need to be tested through a a farm-wide SDP or case by case HIAs.

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



### 10.3.4 Rural Form and Coherence

This category of principles speaks to the need to maintain and enhance rural land use patterns and ensure that developments neither disrupt traditional settlement patterns nor constitute residential sprawl or the suburbanisation of rural spaces. Landscape character is predominantly wilderness and agricultural, and development must respect and maintain that dominance.

Developments within the landscape have the potential to affect the coherence of the rural landscape, particularly in relation to:

- Cottage Clusters
- The redevelopment or adaptive reuse of existing infrastructure should always be considered preferable to the development of new areas, the construction of new buildings or the loss of rural land;
- The strategic location of cottage clusters needs to be considered when assessing their suitability for redevelopment or adaptive reuse;
- Appropriateness of development can be supported if they reinforce the notion of “beads on a string” - an underlying logic that ties them together and lends them coherent meaning
- Redevelopment should only be considered for those which lend themselves to reuse by virtue of their position:
  - do they strengthen structuring of the farm and linkages within it?
  - do they fulfil a social function and contribute to redress?
  - do they serve to restitch the farm through ordering or movement systems?

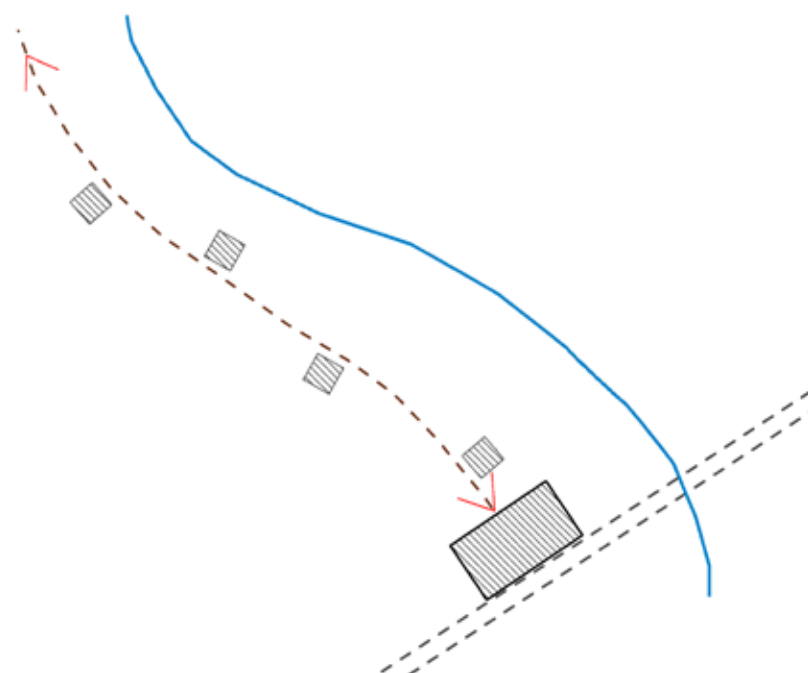


Figure 49. Sketch diagram illustrating use of linkages to structure proposed interventions and adaptive reuse across the farm (RSA, 2019).

- Pedestrian linkages
- The farm’s history shows that a rich network of pedestrian linkages existed during the various ownership regimes of Boschendal. Some of these links have been cut off, causing physical and social disconnection between Boschendal and its neighbouring stakeholders and the valley at large. It is recommended that, as part of the Restorative Redevelopment framework, that these historic links and pathways across the farm be identified and the historic connections restored and reinstated. The advantage would be that Boschendal would be physically and socially connected to the valley again as well as providing access to any future recreational facilities and transport nodes;
- Creation of new pedestrian routes and expanding, enhancing and rehabilitating pedestrian routes should, or could in the future, be prioritised to improve access to and movement through spaces that currently prioritise vehicular traffic and are thus rendered dangerous or uninviting to pedestrians.
- Creation of pedestrian routes should support and reinforce farm wide linkages through appropriate reuse and redevelopment of existing routes, alignments and systems.
- Access and Parking
- Access roads should utilise existing farm roads and tracks wherever possible;
- Parking areas and roads should not be under hard surfaces;
- Parking areas should be obscured from view as far as possible, and visually fragmented by appropriate landscaping and planting
- Road edges should not be hard landscaped;
- Barriers to movement and access, including fencing and security gates, should be limited and removed as far as possible such that the landscape reads as a unified, coherent space.



### 10.3.5 Design Principles

Design principles speak to the materiality of structures, landscape features and built forms.

- Form
  - Existing infrastructure could be redeveloped, through creative and sympathetic adaptation;
  - Traditional vernacular forms, allowing for the multiplicity of vernacular forms recognised in terms of the principles of Restorative Redevelopment, should be employed in the redevelopment of existing infrastructure or the construction of new buildings and low-key additions where this is necessary;
  - Modest-scale, understated modern structures may be inserted where these do not dominate or detract from the dominant rural character.
- Height
  - Structures should not exceed single storey height to ensure that patterns and rhythm of traditional forms are respected. Deviations from this would need to be carefully tested on a case by case basis in order to verify why additional height should be permitted.
- Materials
  - The materiality of existing infrastructure should be respected and redevelopment of such structures should make use of appropriate materials that reflect the vernacular origin of these structures;
  - Where replacement of elements, such as asbestos roofing with corrugated iron, will enhance a structure, this should be considered;
  - Modern materials can be considered for use on new structures or additions to existing structures only where these do not detract from the original or become visually dominant.

- Visibility
  - The rural landscape must remain the dominant visual form;
  - Developments should not disrupt or interfere with the existing pattern of land use and settlement
  - No new development should occur in visually prominent locations, including important view cones, slopes and ridges.
- Landscape
  - Any development must consider its rural landscape setting and the impact the development and intervention will have on the rural landscape character;
  - The landscape character must remain predominantly rural;
  - Interventions must respect traditional settlement patterns and hierarchies;
  - Agricultural blocks and superblocs must be retained and enhanced such that development does not fragment and compartmentalise the rural quality of the landscape.



**Discussion Themes**

## 11.3.1 Congruence

A great degree of congruence is evident when comparing prior work to the findings of this analysis. This congruence arises from the recognition that the heritage constraints, guidelines and indicators previously derived remain useful and applicable in light of the principles of Restorative Redevelopment. While focus has changed, and new elements have been forefronted, the basic underlying principles pertaining to the way in which proposed developments should consider and respond to the heritage resources of the site remain largely unchanged.

As such, notions of appropriate development locations, alignments and types are retained in this analysis, as are the previously noted constraints and risks.

These congruities are evident in the two maps that follow.



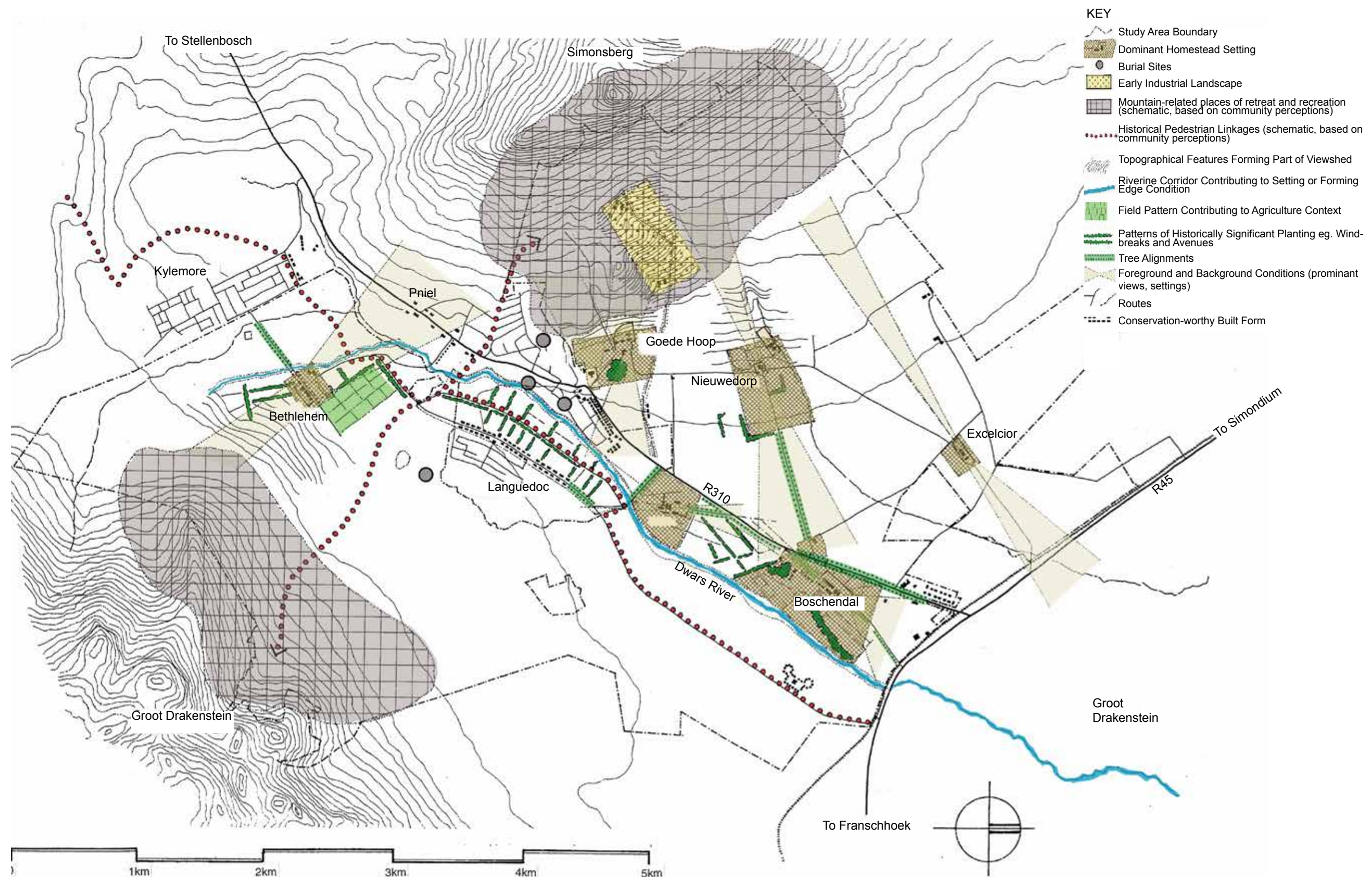


Figure 4: The Groot Drakenstein-Simondium Valley: Composite Constraints and Informants: Heritage and Cultural Landscape

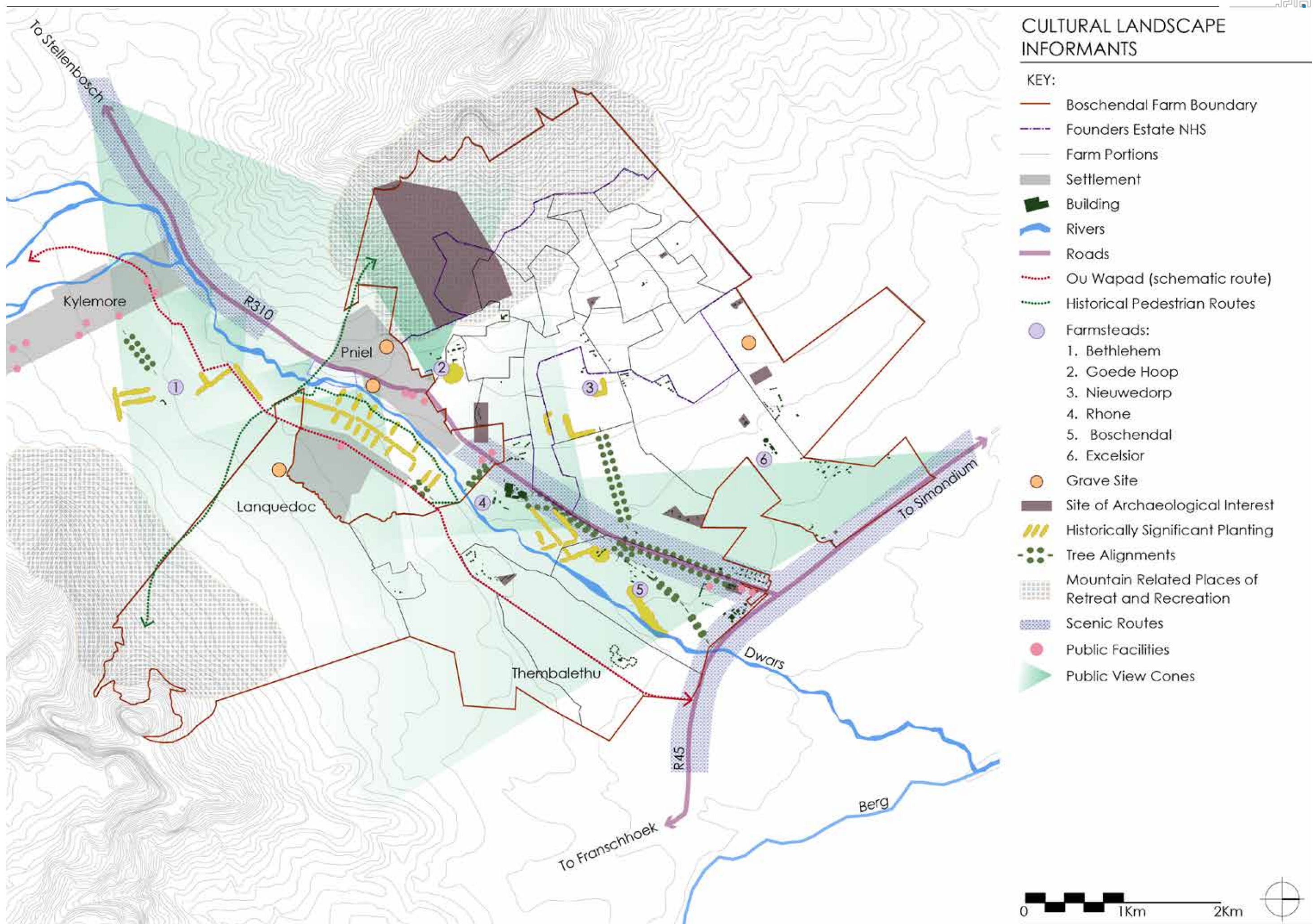
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Figure 50. Composite Constraints and Informants Relating to Heritage and Cultural Landscapes (Baumann et al., 2017: 36).







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### 11.3.2 Valley Scale Linkages

The establishment of valley scale linkages should be achieved by focus on the main links that already exist through the Dwars River Valley - the R310 - and enhancing the significance of those that are less obvious but retain social and historic significance - the Dwars River itself and the Ou Wapad.

The less formal links provide an opportunity to increase movement of local residents across and through the landscape and, in this way, foster a greater sense of participation in, and belonging to a landscape from which people have been, variously, removed, excluded and locked out.



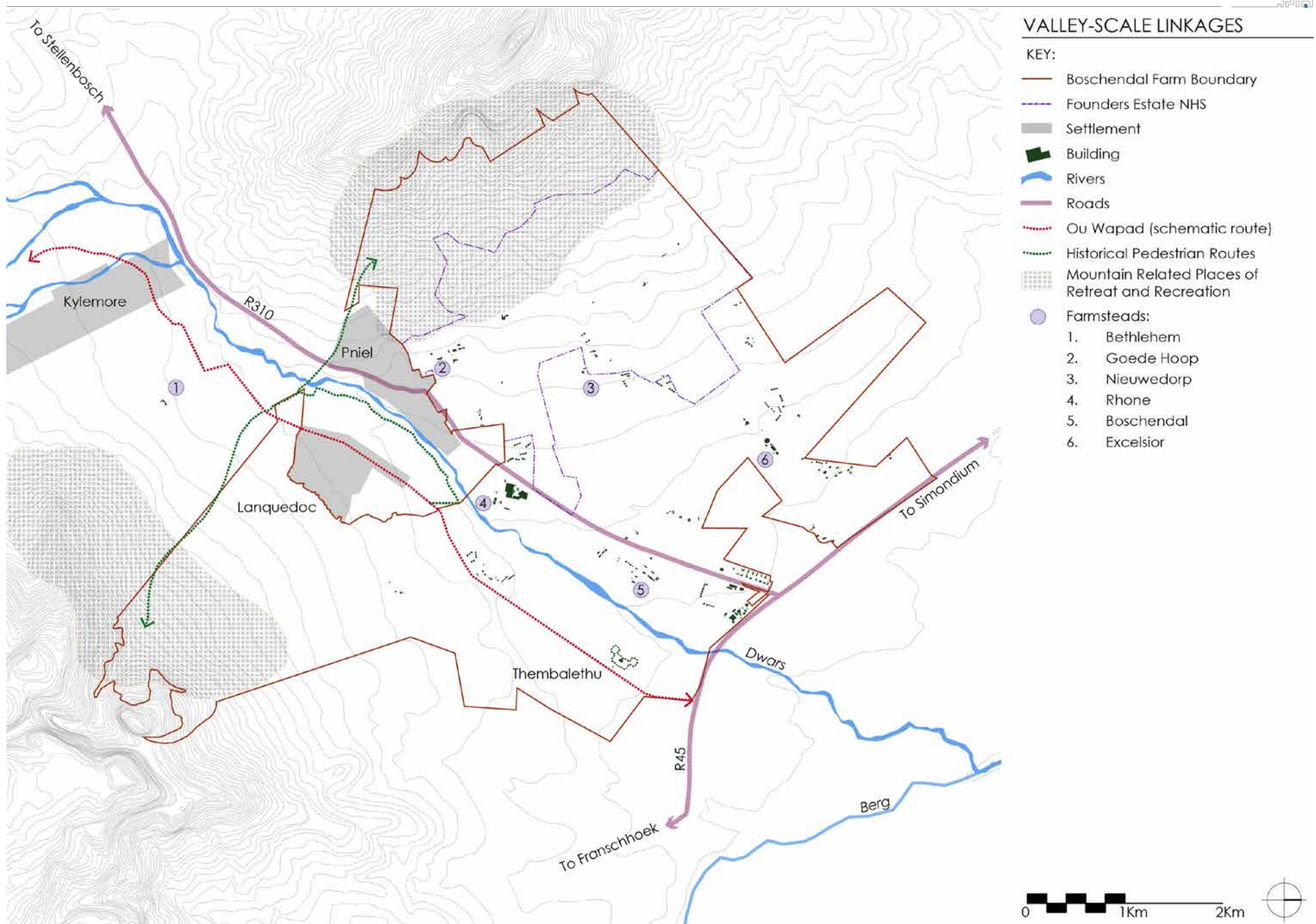


Figure 52. Valley Scale Linkages Map (RSA, 2019).



The repurposing of existing infrastructure, which must necessarily be seen as preferable to the development of new infrastructure on the farm, still comes with its own set of risks and benefits.

- Risks/disadvantages

- Sprawl: development of existing infrastructure without due consideration of the location of sites across the landscape, and the cumulative effects of maximising existing structures through development is the resultant sprawl of development. This would negatively impact the rural, agricultural sense of place of Boschendal and have serious implications for the ongoing heritage significance of the site.

In order to avoid sprawl, the location, density and distribution of development across the farm needs careful consideration and limitations need to be imposed. As such, developments that recreate organic, historic settlement patterns, i.e. in clusters around transport nodes and in ribbons along route alignments should be encouraged. Where social and economic circumstances or agendas in the past have led to unfortunate settlement locations or development nodes, these should not be perpetuated and, rather, where the opportunity arises to remedy these developments, this should be undertaken.

- Opportunities/benefits

- Linkages: an opportunity presents itself to reinstate historic linkages across and through the Dwars River Valley landscape, and forge new links between disparate settlements and neighbouring stakeholders through the implementation of Restorative Redevelopment.

- Mixed development: mixed use development that creates spaces and facilities of a wide variety of uses and purposes and serves the broader community would be an ideal use of existing infrastructure or new developments. Providing a variety of facilities would assist with job creation and fostering a sense of participation and belonging that cannot be achieved through the development only of more tourist infrastructure. The variety of site types along the wapad alignment provide an excellent framework for such redevelopment, with residential, community, health or educational facilities possible at Thembaletu and York Farm, while the disused piggery would be suitable for rehabilitation and reuse for farming and agricultural activities.

- Balance: the redevelopment of existing, disused structures can allow for the creation of facilities that actively promote the principles of social justice and inclusion. Such initiatives would permit a wider range of functions for spaces that are redeveloped and thereby prevent saturation or sterilisation of the landscape that would rapidly result from developing only single purpose, short stay holiday lets.



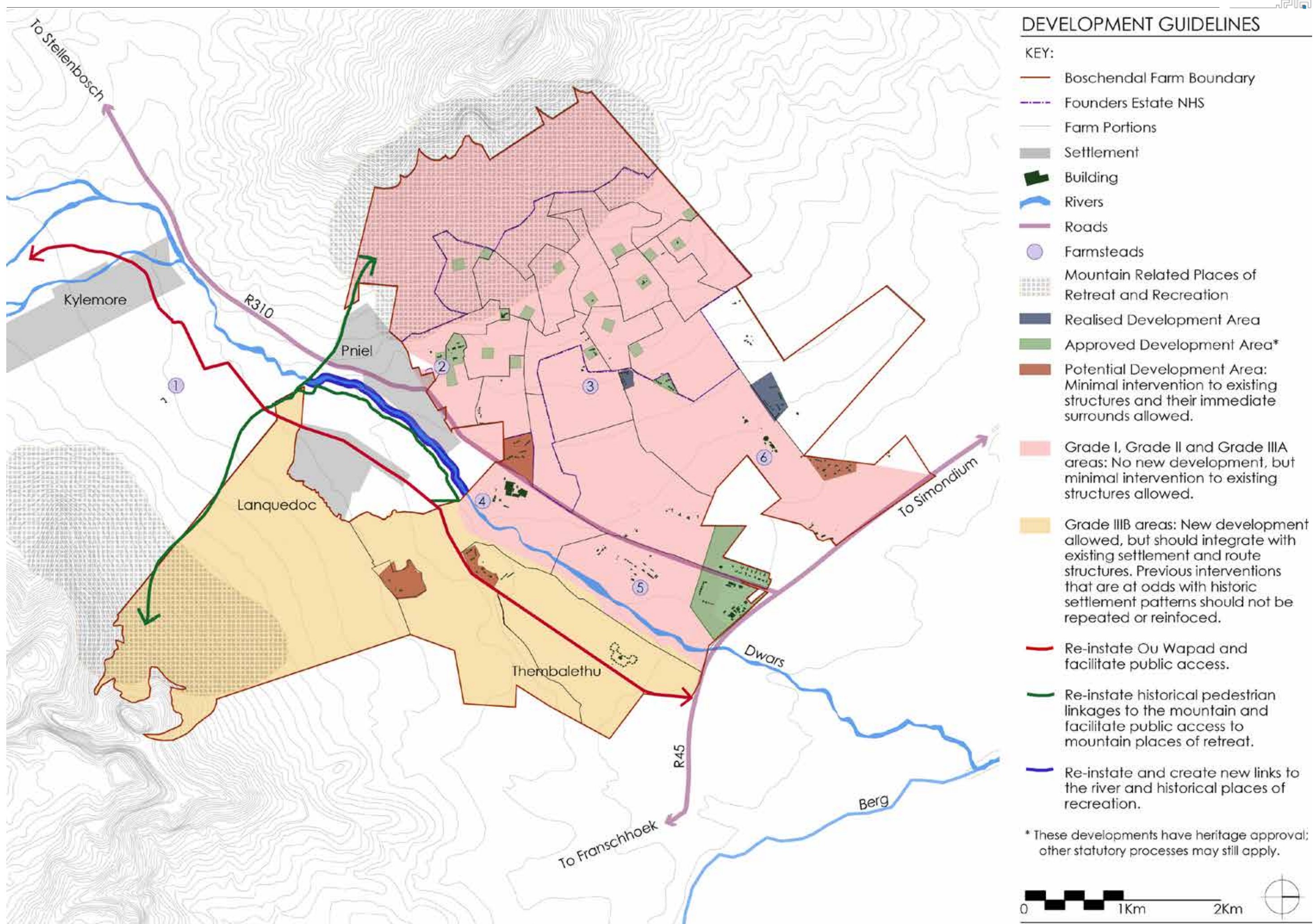


Figure 53. Development Guidelines Map (RSA, 2019).



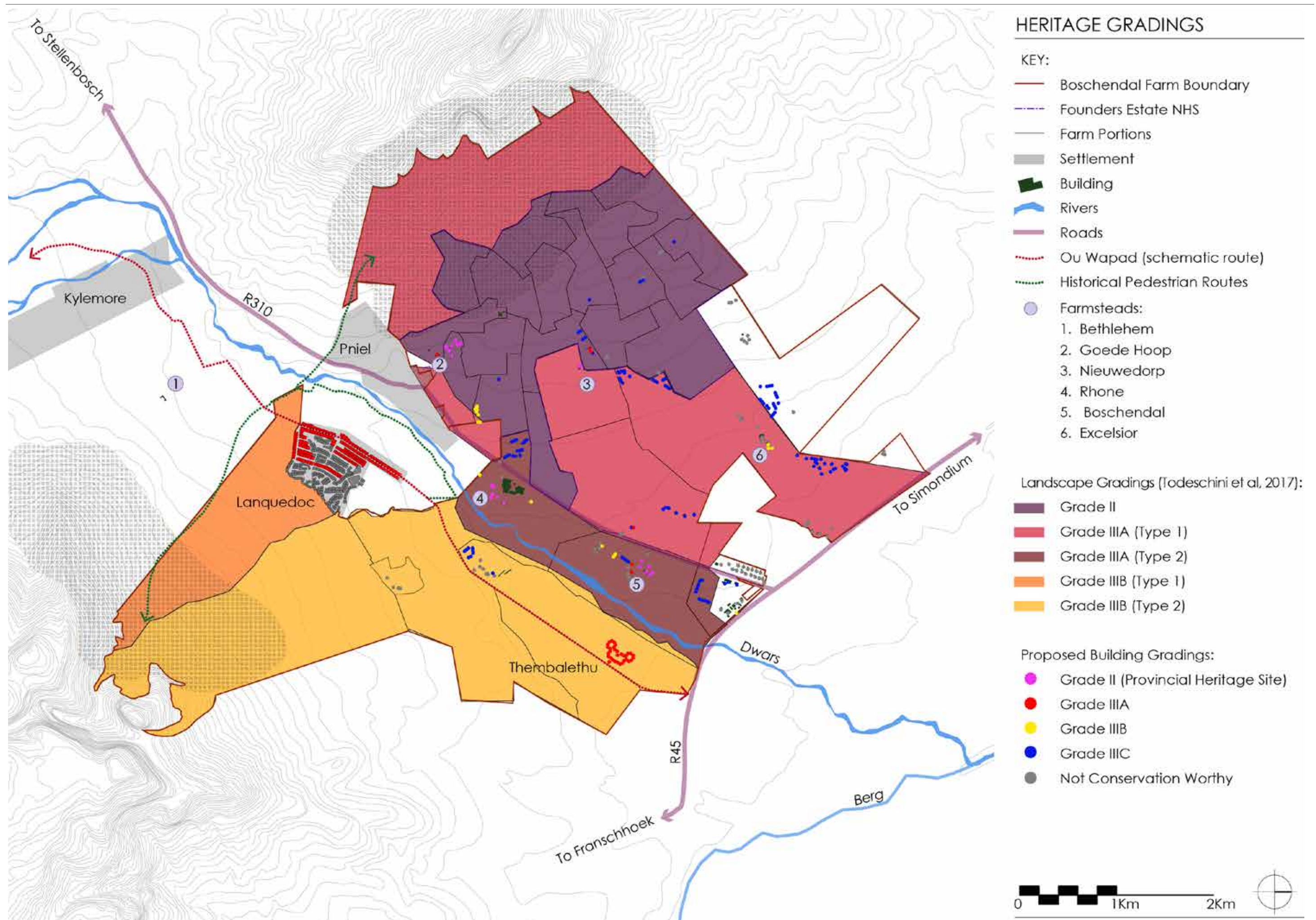


Figure 54. Landscape and Infrastructure Gradings (RSA, 2019).



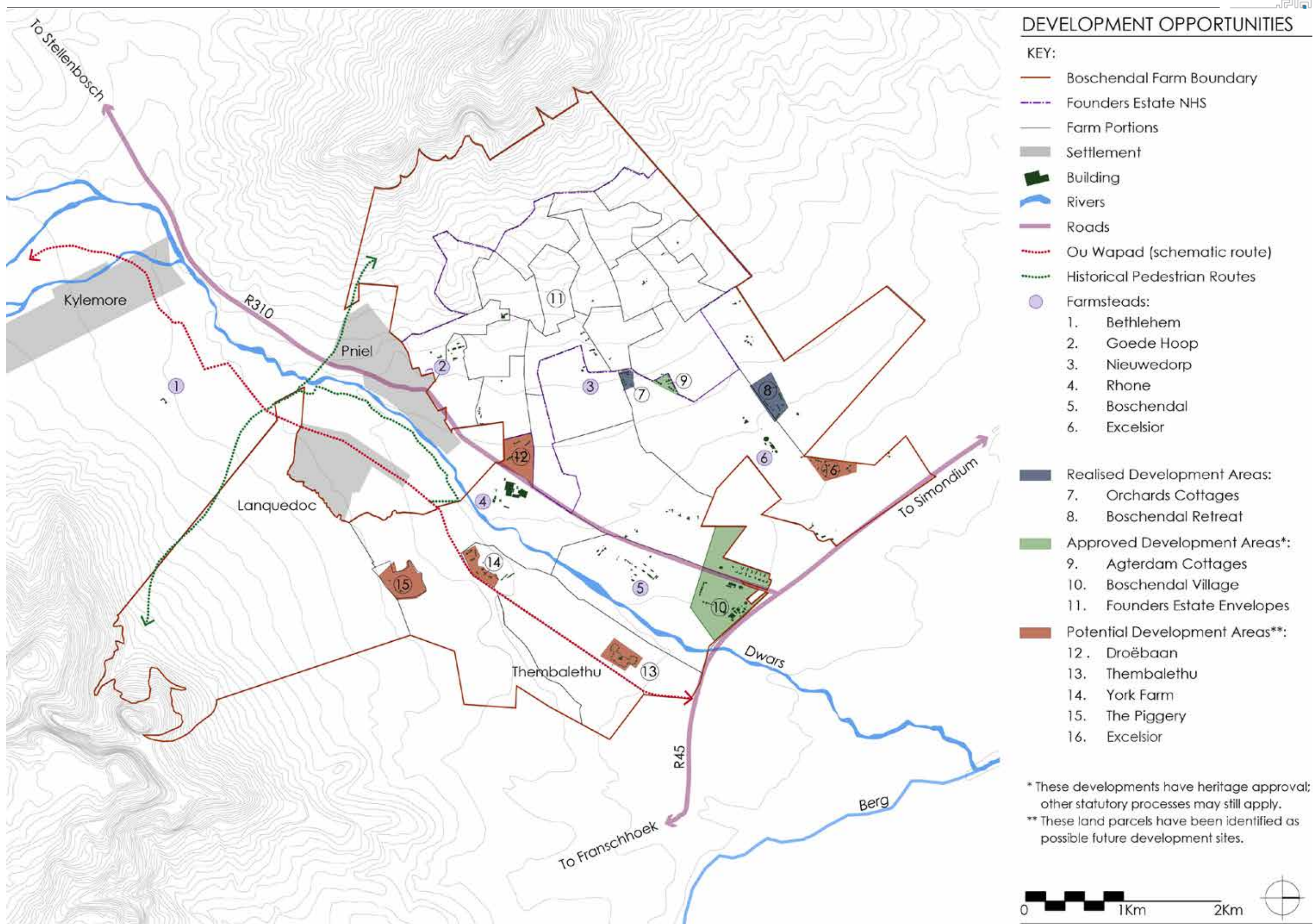


Figure 55. Development Opportunities Map (RSA, 2019).



## 12.0 CONCLUSION

In conclusion, it is important to emphasise, once again, that the findings of this baseline study largely support the guidelines and indicators arising from previous heritage studies and assessments pertaining to Boschendal Farm. Despite the shift in focus that is necessary for the implementation of Restorative Redevelopment, the previous work remains relevant and applicable.

Core indicators arising from the previous work include a preference for the redevelopment of existing infrastructure over the development of new buildings. Further, existing, historically derived settlement patterns and hierarchies of those patterns must be respected when considering new development or the re-use of existing infrastructure. Adhering to these patterns retains the organic coherence and legibility of the landscape and its significance. Both of these indicators speak to the third: it remains imperative to avoid sprawl and suburbanisation of the rural landscape such that its dominant landforms - the wilderness and agricultural - retain dominance, authenticity and integrity.

The informing principles that are presented in this baseline study draw on this previous work and build on it. Any new developments or redevelopments should, therefore, show congruence with the previously derived indicators, constraints, opportunities and guidelines and ensure compliance with those, in the light of the additional layers and updated elements of this study.

All proposed interventions must consider how the interface with pre-existing and pre-approved developments can be mitigated and refocused to achieve overall coherence; this process is necessarily iterative. Where social and economic circumstances or agendas in the past have led to unfortunate settlement or development locations or nodes, these should not be perpetuated, but rather remedied where possible.

In order to implement Restorative Redevelopment meaningfully, there is a duty to foreground the voices, stories and histories of the slaves, labourers and workers on the farm. Retelling the history of the farm through positive interventions will restore and promote the significance of heritage sites and features outside of the historic werfs, thereby establishing a link between those cores and the surrounding farmlands. This notion of links and linkages also forms a core principle of this study. An opportunity exists to reinstate historic linkages across and through the farm and the Dwars River Valley landscape, creating new links between disparate settlements, and these should be explored and implemented where feasible.

Proposed developments, whether redevelopment and reuse of existing infrastructure or new developments should demonstrate adherence to the principles of Restorative Redevelopment. While not every project will directly serve the purposes of social and economic redress, this can be attained through a farm-wide commitment to attain a balance between commercial developments those seeking active social redress. Aiming for such balance will allow for the implementation of both commercial and social programmes on the farm that do not operate at the expense of one another, but rather seek to be mutually beneficial.







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# ANNEXURES

## Heritage Inputs for Boschendal Farm Conceptual Framework

BOSCHENDAL FARM, R310 DWARS RIVER VALLEY, STELLENBOSCH



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## **Annexure A:** SAHRIS Site List



SAHRIS Site ID	Site Number	Site Name	Site Type	Grading	Latitude	Longitude
95610	FRED04	Fredericksburg Farm Building	Building	Grade IIIa	-33.837855	18.948058
95611	FRED05	Fredericksburg Farm Building	Building	Grade IIIa	-33.837953	18.948589
98514	PNICEM	Pniel Public Cemetery	Burial Grounds & Graves	Grade IIIa	-33.897247	18.957607
98540	PNIMON	Pniel Monument/Memorial Site	Monuments & Memorials	Grade IIIa	-33.891891	18.959827
95577	BETH05	Old Bethlehem Farm Werf 05	Building	Grade IIIa	-33.912337	18.959087
95607	FRED01	Fredericksburg Farm Outbuilding	Building	Grade IIIa	-33.838618	18.948959
95608	FRED02	Fredericksburg Farm Homestead	Building	Grade IIIa	-33.838171	18.948707
95609	FRED03	Fredericksburg Farm Building	Building	Grade IIIa	-33.837909	18.947543
95559	WELT_JER 07	Weltevreden & Jericho Farms 07	Building	Grade IIIa	-33.867027	18.99777
95560	WELT_JER 08	Weltevreden & Jericho Farms 08	Artefacts	Grade IIIc	-33.865722	18.996028
19864	SIMMR191-1	Simondium Main Road 191 - 1	Artefacts	Grade IIIc	-33.847083	18.962861
95571	ALLEBLUE	Alle Bleue Farm Werf	Building	Grade IIIb	-33.858827	18.986306
95554	WELT_JER 02	Weltevreden & Jericho Farms 02	Monuments & Memorials	Grade IIIa	-33.871194	18.998655
95556	WELT_JER 04	Weltevreden & Jericho Farms 04	Building	Grade IIIa	-33.866498	18.998001
95557	WELT_JER 05	Weltevreden & Jericho Farms 05	Building, Deposit	Grade IIIa	-33.866471	18.997443
95558	WELT_JER 06	Weltevreden & Jericho Farms 06	Structures	Grade IIIa	-33.866379	18.997413
95495	Vel13	Vrede en Lust 13	Artefacts	Grade IIIc	-33.839401	18.952533
95496	Vel14	Vrede en Lust 14	Artefacts	Grade IIIc	-33.839334	18.952661
40177	HELS01	Helshoogte 01	Artefacts	Grade IIIc	-33.891253	18.958944
95553	WELT_JER 01	Weltevreden & Jericho Farms 01	Structures, Natural	Grade IIIb	-33.866393	18.998044
95489	Vel07	Vrede en Lust 07	Artefacts	Grade IIIc	-33.839276	18.95301
95491	Vel09	Vrede en Lust 09	Artefacts	Grade IIIc	-33.839299	18.952853
95493	Vel11	Vrede en Lust 11	Artefacts	Grade IIIc	-33.839016	18.95252
95494	Vel12	Vrede en Lust 12	Artefacts	Grade IIIc	-33.839156	18.952593
95492	Vel10	Vrede en Lust 10	Artefacts	Grade IIIc	-33.839262	18.952858
85123	Allee Bleue	Farm 1475 and 1475/3	Building	Grade IIIb	-33.865142	18.9821
95483	Vel01	Vrede en Lust 01	Artefacts	Grade IIIc	-33.838879	18.953292
95484	Vel02	Vrede en Lust 02	Artefacts	Grade IIIc	-33.83938	18.952566
95486	Vel04	Vrede en Lust 04	Artefacts	Grade IIIc	-33.8391	18.952576
95487	Vel05	Vrede en Lust 05	Artefacts	Grade IIIc	-33.838977	18.953226
95488	Vel06	Vrede en Lust 06	Artefacts	Grade IIIc	-33.839315	18.952592
95490	Vel08	Vrede en Lust 08	Artefacts	Grade IIIc	-33.839331	18.952969
95480	BETH02	Old Bethlehem Farm Werf 02	Building	Grade IIIa	-33.913243	18.958175
95481	BETH03	Old Bethlehem Farm Werf 03	Stone walling	Grade IIIb	-33.911706	18.95788
95482	BETH04	Old Bethlehem Farm Werf 04	Stone walling	Grade IIIa	-33.912427	18.951727
95485	Vel03	Vrede en Lust 03	Artefacts	Grade IIIc	-33.839167	18.952607
24855	Old Bethlehem Farm	Old Bethlehem Farm	Conservation Area, Cultural Landscape	Grade IIIa	-33.911917	18.959398
95476	SOM5	SolmsDeltaFarm944	Structures, Artefacts	Grade IIIb	-33.864574	18.988801
95477	SOM6	SolmsDeltaHistoricWell	Structures	Grade IIIb	-33.865328	18.991091
95479	BETH01	Old Bethlehem Farm Werf	Structures	Grade IIIb	-33.911234	18.958041
95454	Norm	Normandy Barn	Structures	Grade IIIc	-33.890928	18.995353
95455	SOM4	SolmsDelta	Artefacts	Grade IIIb	-33.863667	18.990028
95458	Lubeck	Lubeck Homestead	Building	Grade IIIb	-33.866824	18.988624
95460	Delta002	Solms Delta 002 Old Stables	Building	Grade IIIa	-33.863079	18.991317
27966	9/2/069/0137	Watergat, Simondium, Paarl District	Building	Grade II	-33.845373	18.98467
31725	Nieuwedorp Founders' Estates	Nieuwedorp, Farm No 1674/10	Building	Grade II	-33.879112	18.955536
34115	SOM3	Solms Delta 3	Ruin > 100 years	Grade IIIc	-33.862662	18.991748



34114	SOM2	Solms Delta 2	Ruin > 100 years	Grade IIIa	-33.863722	18.989892
28035	9/2/069/0041	Boschendal, Groot Drakenstein, Paarl District	Building	Grade II	-33.87825	18.973784
28068	9/2/069/0003	Bien Donne, Groot Drakenstein, Paarl District	Building	Grade II	-33.8454	18.984692
28060	9/2/069/0018/001	Het Sticht, Simondium, Paarl District	Building	Grade II	-33.850196	18.966147
28029	9/2/069/0059	Rhone, Groot Drakenstein, Paarl District	Building	Grade II	-33.885981	18.969119
128401	Farm Antonisfontein	Farm Antonisfontein Plot 1264/1	Place	Grade I	-33.845502	18.968963
128244	DKS1	DKS1	Artefacts	Grade IIIc	-33.857183	18.978417
128245	DKS2	DKS2	Artefacts	Grade IIIc	-33.85505	18.977483
128246	DKS3	DKS3	Artefacts	Grade IIIc	-33.854583	18.977717
94288	Lekkerwijn	Lekkerwijn	Building	Grade IIIa	-33.865146	18.981972
28040	9/2/069/0041	Boschendal Founders Estate, Dwarsrivier Valley	Cultural Landscape, Ruin > 100 years, Building	Grade I	-33.877533	18.973646
21096	9/2/084/0002	Cape Winelands Cultural Landscape: Dwars River Valley / Ida's Valley / Simondium - Groot Drakenstein	Place, Cultural Landscape	Grade I	-33.88302	18.937168
92636	LANQ001	Lanquedoc 001	Burial Grounds & Graves	Grade IIIa	-33.903183	18.961617







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## **Annexure B:** New Grading Sheets



SITE NAME: EXCELSIOR				Map Ref: CC1	
				Building Number: BW74-94	
ADDRESS OF THE SITE			PROTECTION AND GRADING		
FARM NAME	Excelsior		Curr. NHRA Protection	None	
FARM NUMBER	1674/4		>60YRS?	No	
CURRENT USE	Unused		PROPOSED GRADING	Grade IIIC	
ORIGINAL USE	Workers' Accommodation		LANDSCAPE UNIT GRADE	Grade IIIA	
			REVISED LU GRADE	Grade IIIA	
SIGNIFICANCE			ARCHITECTURAL STYLE		
Associational	Medium	Age	Low	Late-C20th farm worker cottages	
Architectural	None	Rarity	Low		
Archaeology	None	Scientific	None		
Representivity	Low	Symbolic	High		
Intangible	High				
			ARCHITECT/BUILDER		
			Amfarms		
			GROUPING WITH OTHER SITES		
			Cottage clusters		
			MAP (RSA, 2019)		
			LATITUDE/LONGITUDE		
			18°57'58.89" E 33°51'36.57" S		

<b>SITE DESCRIPTION</b>	<b>SITE HISTORY</b>
Twenty cottages built in 1980s, typical of workers' accommodation of the time.	Cottages built for workers in 1980s by AmFarm
<b>CONTEXTUAL DESIGN</b>	<b>HERITAGE VULNERABILITY</b>
Displays adhoc arrangement and placement in the landscape	Reuse options are limited; inappropriate reuse/redevelopment will diminish social significance. Remaining settlement has lost its functional use and its associated sense of community that may have existed at the time.
<b>EVIDENCE OF DEMOLITION</b>	<b>STATEMENT OF SIGNIFICANCE</b>
None	Typical of workers' housing of late C20th, associated with a social layer that existed prior to resettlement of workers in 2003-2005. Social, symbolic and intangible significance.
<b>INVASIVE ELEMENTS</b>	
None	

<b>REFERENCES</b>	<p>Aikman H. &amp; Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town.</p> <p>Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter.</p> <p>Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.</p> <p>Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.</p> <p>Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.</p>
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**RECORDING DATE** 2019/06/06



SITE NAME: BOSCHENDAL RETREAT				Map Ref: CC2 Building Number: BW49-67	
ADDRESS OF THE SITE				PROTECTION AND GRADING	
FARM NAME	Rachelsfontein			Curr. NHRA Protection	None
FARM NUMBER	1674/3			>60YRS?	No
CURRENT USE	Resort			PROPOSED GRADING	Grade IIIC
ORIGINAL USE	Workers' Accommodation			LANDSCAPE UNIT GRADE	Ungraded/NCW
				REVISED LU GRADE	Grade IIIA
SIGNIFICANCE				ARCHITECTURAL STYLE	
Associational	Medium	Age	Low	Late-C20th farm worker cottages	
Architectural	None	Rarity	Low		
Archaeology	None	Scientific	None	ARCHITECT/BUILDER	
Representivity	Low	Symbolic	High	Amfarms	
Intangible	High			GROUPING WITH OTHER SITES	
				Cottage clusters	
				MAP (RSA, 2019)	
				LATITUDE/LONGITUDE	
				18°57'36.12" E 33°51'54.06" S	
SITE DESCRIPTION				SITE HISTORY	
Eighteen cottages built in 1980s, typical of workers' accommodation of the time. Substantially remodelled in 2015/16 into tourist accommodation and conference facilities				Cottages built for workers in 1980s by Amfarms	
CONTEXTUAL DESIGN				HERITAGE VULNERABILITY	
Displays ad hoc placement in landscape. Rows of paired cottages loosely arranged around open area				Has been redeveloped, diminishing social significance.	
EVIDENCE OF DEMOLITION				STATEMENT OF SIGNIFICANCE	
None				Typical of workers' housing of late C20th, associated with a social layer that existed prior to the resettlement of workers in 2003-2005. Social, symbolic and intangible significance	
INVASIVE ELEMENTS					
Extensively remodelled and repurposed					
REFERENCES					
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Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.					
Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.					
Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.					

RECORDING DATE 2019/06/06



SITE NAME: UILKRAAL				Map Ref: CC3	
				Building Number: BE16-25	
ADDRESS OF THE SITE			PROTECTION AND GRADING		
FARM NAME	Boschendal		Curr. NHRA Protection	S.34	
FARM NUMBER	1674/10		>60YRS?	Yes	
CURRENT USE	Unused		PROPOSED GRADING	Grade IIIC	
ORIGINAL USE	Workers' Accommodation		LANDSCAPE UNIT GRADE	Grade II	
			REVISED LU GRADE	Grade II	
SIGNIFICANCE			ARCHITECTURAL STYLE		
Associational	Medium	Age	Medium	Mid and late-C20th farm worker cottages	
Architectural	None	Rarity	Medium		
Archaeology	None	Scientific	None	ARCHITECT/BUILDER	
Representivity	Medium	Symbolic	High	Amfarms	
Intangible	High			GROUPING WITH OTHER SITES	
				Cottage clusters	
				MAP (RSA, 2019)	
				SITE PHOTO (RSA, 2019)	
				LATITUDE/LONGITUDE	
				18°57'36.12" E 33°51'54.06" S	
SITE DESCRIPTION				SITE HISTORY	
Nine cottages arranged in two perpendicular rows,w ith a school building closest to the R310				Cottages perpendicular to the R310 are likely from 1950s while those parallel to the road are from 1980s. The structure closest to the R310 is the first Xhosa school in the Dwars River Valley	
CONTEXTUAL DESIGN				HERITAGE VULNERABILITY	
Linearity of buildings shows less ad hoc arrangement than other contemporary structures. Complex intrudes into Boschendal werf				Site falls within proposed Boschendal Village development and cottages perpendicular to R310 are due for demolition. School building should be retained for adaptive reuse as a community based facility	
EVIDENCE OF DEMOLITION				STATEMENT OF SIGNIFICANCE	
The two southernmost of the later buildings have been stripped, while the rest are subject to vandalism and theft.				School building links to increasing role of black labour in mid-C20th. Cottages typical of lat-C20th, workers' housing, associated with a social layer that existed prior to resettlement of workers in 2003-2005. Social, symbolic and intangible significance.	
INVASIVE ELEMENTS					
None					
REFERENCES					
Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town.					
Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter.					
Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.					
Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.					
Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.					
				RECORDING DATE 2019/06/06	



RECORDING DATE 2019/06/06



SITE NAME: BOSCHENDAL COTTAGES				Map Ref: CC5 Building Number: BE33-36		
<b>ADDRESS OF THE SITE</b>		<b>PROTECTION AND GRADING</b>				
FARM NAME	Boschendal	Curr. NHRA Protection	S.34			
FARM NUMBER	1674/10	>60YRS?	Yes			
CURRENT USE	Tourist Accommodation	PROPOSED GRADING	<b>Grade IIIC</b>			
ORIGINAL USE	Workers' Accommodation	LANDSCAPE UNIT GRADE	Grade II			
<b>SIGNIFICANCE</b>		<b>ARCHITECTURAL STYLE</b>				
Associational	Medium	Age	Medium			Mid-C20th farm worker cottages
Architectural	Medium	Rarity	Medium			
Archaeology	None	Scientific	None	<b>ARCHITECT/BUILDER</b>		
Representivity	Medium	Symbolic	High	Rhodes Fruit Farms/Amfarms		
Intangible	High	<b>GROUING WITH OTHER SITES</b>		<b>LATITUDE/LONGITUDE</b>		
		Cottage clusters		18°58'29.40" E 33°52'34.10" S		
<b>SITE DESCRIPTION</b>				<b>SITE HISTORY</b>		
A row of four detached cottages immediately south of Boschendal werf and sharing an alignment with the linear axis of that werf. Unusual example of workers' housing with careful consideration of design, with substantial mouldings and werf walls				Cottages built for workers in mid-C20th		
<b>CONTEXTUAL DESIGN</b>				<b>HERITAGE VULNERABILITY</b>		
Associated with Boschendal werf and possessing distinctive qualities in terms of their linear arrangement and relationship with the early C20th cottages parallel to Boschendal approach road				Has been redeveloped, diminishing social significance. Archaeologically vulnerable		
<b>EVIDENCE OF DEMOLITION</b>				<b>STATEMENT OF SIGNIFICANCE</b>		
None				Layout and alignment unusual in being responsive to surrounds, while decorative details are of unusual quality. Associated with a social layer that existed prior to resettlement of workers in 2003-2005. Social, symbolic and intangible significance.		
<b>INVASIVE ELEMENTS</b>						
None						
<b>REFERENCES</b>						
Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town. Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter. Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects. Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects. Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.						
				<b>RECORDING DATE</b> 2019/06/06		



RECORDING DATE 2019/06/06




SITE NAME: THEMBALETHU				Map Ref: CC7	
				Building Number: BE45-76; BE89-90	
ADDRESS OF THE SITE			PROTECTION AND GRADING		
FARM NAME	Rhone		Curr. NHRA Protection	None	
FARM NUMBER	1674/11		>60YRS?	No	
CURRENT USE	Unused		PROPOSED GRADING	Grade IIIA	
ORIGINAL USE	Workers' Accommodation		LANDSCAPE UNIT GRADE	Grade IIIB	
			REVISED LU GRADE	Grade IIIB	
SIGNIFICANCE			ARCHITECTURAL STYLE		
Associational	High	Age	Medium	Hybrid "classical" 1970s farm worker cottages	
Architectural	High	Rarity	High		
Archaeology	Medium	Scientific	None	ARCHITECT/BUILDER	
Representivity	Medium	Symbolic	High	Amfarms	
Intangible	High			GROUPING WITH OTHER SITES	
				Cottage clusters	
SITE DESCRIPTION			SITE HISTORY		
Compound for black labourers. Several hostels laid out around a series of introverted spaces. Site fenced in and equipped with an administration block and associated police presence			Hostel built in 1970s to accommodate black labourers, but also intended to separate them from other racial groups and from the farm		
CONTEXTUAL DESIGN			HERITAGE VULNERABILITY		
Careful consideration given to design in terms of "classical" principles adopted, remarkable for purpose and period. Layout of houses around internal spaces, fence and location all related to efforts to separate hostel dwellers from main werf and other workers			Inappropriate reuse/redevelopment will diminish social significance, particularly given its past as a labour compound. Need for consultation with post inhabitants regarding retention of existing fabric, memorialisation and reuse		
EVIDENCE OF DEMOLITION			STATEMENT OF SIGNIFICANCE		
In poor repair, subject to theft and vandalism			Important in terms of being purpose built to house black migrant labourers, demonstrating increasing role of black labour and the apartheid system of 'labour control' which institutionalised and thus ensured an abundant source of cheap labour. Associated with a social layer that existed prior to resettlement of workers in 2003-2005. Social, symbolic and intangible significance		
INVASIVE ELEMENTS					
Recently repurposed into a film set with extensive accretions, some reversible, others not					
REFERENCES			Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town. Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter. Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects. Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects. Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.		
			RECORDING DATE 2019/06/06		



RECORDING DATE 2019/06/06



SITE NAME: NIEUWEDORP				Map Ref: CC9 Building Number: FE35-38	
ADDRESS OF THE SITE		PROTECTION AND GRADING			
FARM NAME	Nieuwedorp	Curr. NHRA Protection	None		
FARM NUMBER	1685/11	>60YRS?	No		
CURRENT USE	Various	PROPOSED GRADING	Grade IIIC		
ORIGINAL USE	Workers' Accommodation	LANDSCAPE UNIT GRADE	Grade I		
		REVISED LU GRADE	Grade I		
SIGNIFICANCE		ARCHITECTURAL STYLE		MAP (RSA, 2019)	SITE PHOTO (RSA, 2019)
Associational	Medium	Age	Low		
Architectural	None	Rarity	Low		
Archaeology	Medium	Scientific	None		
Representivity	Low	Symbolic	High		
Intangible	High			LATITUDE/LONGITUDE	18°57'14.60" E      33°52'46.39" S
		ARCHITECT/BUILDER			
		Amfarms			
		GROUPING WITH OTHER SITES			
		Cottage clusters			
SITE DESCRIPTION				SITE HISTORY	
Four paired units within a stand of old oaks; built in 1980s, typical of workers' accommodation of the time				Cottages build for workers in 1980s by Amfarms. Old oaks on site and 1942 aerial indicate presence of earlier building on site	
CONTEXTUAL DESIGN				HERITAGE VULNERABILITY	
Utilises previously developed site. Little interface between cottages				Reuse options are limited; inappropriate reuse/redevelopment will diminish social significance. Settlement has lost its functional use and any associated sense of community that may have existed at the time	
EVIDENCE OF DEMOLITION				STATEMENT OF SIGNIFICANCE	
Pre-existing structure demolished prior to cottage construction				Typical of workers' housing of late-C20th, associated with a social layer that existed prior to resettlement of workers in 2003-2005. Social, symbolic and intangible significance.	
INVASIVE ELEMENTS					
None					
REFERENCES	Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town. Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter. Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects. Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects. Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.				
RECORDING DATE 2019/06/06					



SITE NAME: DROEBAAN				Map Ref: CC10	
				Building Number: FE1-15	
ADDRESS OF THE SITE			PROTECTION AND GRADING		
FARM NAME	Droebaan		Curr. NHRA Protection	None	
FARM NUMBER	1730		>60YRS?	No	
CURRENT USE	Farm Buildings		PROPOSED GRADING	Grade IIIC	
ORIGINAL USE	Workers' Accommodation		LANDSCAPE UNIT GRADE	Grade I	
			REVISED LU GRADE	Grade I	
SIGNIFICANCE			ARCHITECTURAL STYLE		
Associational	Medium	Age	Low	Late-C20th farm worker cottages	
Architectural	None	Rarity	Low		
Archaeology	None	Scientific	None	ARCHITECT/BUILDER	
Representivity	Low	Symbolic	High	Amfarms	
Intangible	High			GROUPING WITH OTHER SITES	
			Cottage clusters		
			MAP (RSA, 2019)		
			LATITUDE/LONGITUDE		18°57'52.72" E 33°53'04.61" S
SITE DESCRIPTION			SITE HISTORY		
Fourteen paired units and a hall built in 1980s, typical of workers' accommodation of the time			Cottages build for workers in 1980s by Amfarms.		
CONTEXTUAL DESIGN			HERITAGE VULNERABILITY		
Units and hall arranged around a central open space; related to rugby field			Reuse options are limited; inappropriate reuse/redevelopment will diminish social significance. Settlement has lost its functional use and any associated sense of community that may have existed at the time		
EVIDENCE OF DEMOLITION			STATEMENT OF SIGNIFICANCE		
None			Typical of workers' housing of late-C20th, associated with a social layer that existed prior to resettlement of workers in 2003-2005. Social, symbolic and intangible significance.		
INVASIVE ELEMENTS					
None					
REFERENCES			Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town. Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter. Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects. Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects. Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.		

RECORDING DATE

2019/06/06



<b>SITE NAME: YORK FARM</b>				<b>Map Ref: CC11</b>		
				<b>Building Number: BE91-96</b>		
<b>ADDRESS OF THE SITE</b>		<b>PROTECTION AND GRADING</b>				
FARM NAME	Rhone	Curr. NHRA Protection	None			
FARM NUMBER	1674/11	>60YRS?	No			
CURRENT USE	Unused	PROPOSED GRADING	<b>Grade IIIC</b>			
ORIGINAL USE	Workers' Accommodation	LANDSCAPE UNIT GRADE	Grade IIIB			
		REVISED LU GRADE	Grade IIIB			
<b>SIGNIFICANCE</b>		<b>ARCHITECTURAL STYLE</b>				
Associational	Medium	Age	Low			Late-C20th farm worker cottages
Architectural	None	Rarity	Low			
Archaeology	None	Scientific	None			
Representivity	Low	Symbolic	High			
Intangible	High					
		<b>ARCHITECT/BUILDER</b>		<b>MAP (RSA, 2019)</b>		
		Amfarms		<b>SITE PHOTO (RSA, 2019)</b>		
		<b>GROUPING WITH OTHER SITES</b>		<b>LATITUDE/LONGITUDE</b>		
		Cottage clusters		18°58'26.86" E 33°53'17.39" S		
<b>SITE DESCRIPTION</b>				<b>SITE HISTORY</b>		
Eight paired units built in the 1980s, typical of workers' accommodation of the time				Cottages build for workers in 1980s by Amfarms.		
<b>CONTEXTUAL DESIGN</b>				<b>HERITAGE VULNERABILITY</b>		
Arranged around a central open space; adhoc placement in landscape				Reuse options are limited; inappropriate reuse/redevelopment will diminish social significance. Settlement has lost its functional use and any associated sense of community that may have existed at the time		
<b>EVIDENCE OF DEMOLITION</b>				<b>STATEMENT OF SIGNIFICANCE</b>		
The buildings have all been stripped and are subject to vandalism and theft				Typical of workers' housing of late-C20th, associated with a social layer that existed prior to resettlement of workers in 2003-2005. Social, symbolic and intangible significance.		
<b>INVASIVE ELEMENTS</b>						
None						
<b>REFERENCES</b>						
Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town. Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter. Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects. Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects. Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.						
				<b>RECORDING DATE</b> 2019/06/06		



Map Ref: CC12  
Building Number: FE16-23

**LEGEND**

- CWCL Grade I Area
- Boschendal bounda
- Founders Estate NHS

0 25 50 m

N

MAP (RSA, 2019)LATITUDE/LONGITUDE

## SITE PHOTO

18°57'40.51" E      33°53'15.12" S

## SITE HISTORY

Cottages build for workers in 1980s by Amfarms. Old oaks on site and possible evidence that structures are built on footprints of earlier structures

## HERITAGE VULNERABILITY

Inappropriate reuse/redevelopment will diminish social significance. Archaeological vulnerability

## STATEMENT OF SIGNIFICANCE

Layout and alignment unusual in being responsive to surrounds. Associated with a social layer that existed prior to resettlement of workers in 2003-2005. Social, symbolic and intangible significance.

significance.

REFERENCES
<p>Aikman H. &amp; Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town.</p> <p>Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter.</p> <p>Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.</p> <p>Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.</p> <p>Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.</p>

RECORDING DATE 2019/06/06



**SITE NAME: OLD BETHELEHEM**
**Map Ref: CC13**  
**Building Number: None**
**ADDRESS OF THE SITE**

FARM NAME Old Bethlehem  
 FARM NUMBER 153/6  
 CURRENT USE Unused  
 ORIGINAL USE Workers' Accommodation

**PROTECTION AND GRADING**

Curr. NHRA Protection None  
 >60YRS? No  
 PROPOSED GRADING **Grade IIIC**  
 LANDSCAPE UNIT GRADE Grade IIIB  
 REVISED LU GRADE Grade IIIB


**SIGNIFICANCE**

Associational Medium Age Low  
 Architectural None Rarity Low  
 Archaeology None Scientific None  
 Representivity Low Symbolic High  
 Intangible High

**ARCHITECTURAL STYLE**

Late-C20th farm worker cottages

**ARCHITECT/BUILDER**

Amfarms

**GROUPING WITH OTHER SITES**

Cottage clusters

**MAP (RSA, 2019)**
**SITE PHOTO**
**LATITUDE/LONGITUDE**

18°57'08.76" E 33°54'54.07" S

**SITE DESCRIPTION**

Five cottages in linear alignment at boundary between farm and Kylemore

**CONTEXTUAL DESIGN**

Linearity of buildings along boundary shows less ad hoc arrangement than other contemporary structures.

**EVIDENCE OF DEMOLITION**

Cottages in disrepair, subject to theft and vandalism

**INVASIVE ELEMENTS**

None

**SITE HISTORY**

Cottages build for workers in 1980s by Amfarms.

**HERITAGE VULNERABILITY**

Inappropriate reuse/redevelopment will diminish social significance. Settlement has lost its functional use and any associated sense of community that may have existed at the time. Proximity to Kylemore offers a range of adaptive reuse options linked to the village but poses threat of vandalism and damage

**STATEMENT OF SIGNIFICANCE**

Typical of workers' housing of late-C20th, associated with a social layer that existed prior to resettlement of workers in 2003-2005. Social, symbolic and intangible significance.

**REFERENCES**

Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town.  
 Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter.  
 Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.  
 Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.  
 Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.

**RECORDING DATE** 2019/06/06



SITE NAME: CANNERY ROW 1		Map Ref: CR1
		Building Number: BW1-16

ADDRESS OF THE SITE		PROTECTION AND GRADING	
FARM NAME	Boschendal	Curr. NHRA Protection	None; S.34
FARM NUMBER	1674/7	>60YRS?	No
CURRENT USE	Accommodation	PROPOSED GRADING	Ungraded/NCW
ORIGINAL USE	Workers' Accommodation	LANDSCAPE UNIT GRADE	Ungraded/NCW
		REVISED LU GRADE	Grade IIIC

SIGNIFICANCE				ARCHITECTURAL STYLE
Associational	Low	Age	Low	Late-C20th farm manager cottages; one pre-1942
Architectural	Low	Rarity	Low	
Archaeology	None	Scientific	None	ARCHITECT/BUILDER
Representivity	Low	Symbolic	Medium	Amfarms
Intangible	Medium			GROUPING WITH OTHER SITES
				Cannery Row



MAP (RSA, 2019)	SITE PHOTO
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LATITUDE/LONGITUDE	18°58'33.82" E	33°52'02.02" S
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SITE DESCRIPTION	SITE HISTORY
Double row of 1980s managers' cottages with single pre-1942 cottage at south of row, offset from orthogonal layout of others	History of older cottage unknown; remaining cottages built for farm managers in 1980s by Amfarms
CONTEXTUAL DESIGN	HERITAGE VULNERABILITY
Reflect late C20th efforts to create a suburban environment for managerial staff	Proposed for demolition as part of Boschendal Village development
EVIDENCE OF DEMOLITION	STATEMENT OF SIGNIFICANCE
None	Limited social significance related to Amfarms' attitude to managerial staff housing in late C20th. Older house possibly of historic/architectural significance
INVASIVE ELEMENTS	
Some accretions evident	

**REFERENCES**

Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town.

Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter.

Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.

Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.

Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.

RECORDING DATE 2019/06/06



<b>SITE NAME:</b>	<b>CANNERY ROW 2</b>	<b>Map Ref:</b>	<b>CR2</b>
		<b>Building Number:</b>	<b>BE2-3; 5-6</b>

ADDRESS OF THE SITE		PROTECTION AND GRADING	
FARM NAME	Boschendal	Curr. NHRA Protection	None
FARM NUMBER	1674/10	>60YRS?	No
CURRENT USE	Accommodation	PROPOSED GRADING	<b>Ungraded/NCW</b>
ORIGINAL USE	Workers' Accommodation	LANDSCAPE UNIT GRADE	Ungraded/NCW
		REVISED LU GRADE	Grade IIIC

SIGNIFICANCE				ARCHITECTURAL STYLE
Associational	Low	Age	Low	C20th accommodation
Architectural	None	Rarity	Low	
Archaeology	None	Scientific	None	
Representivity	Low	Symbolic	Medium	
Intangible	Medium			
				ARCHITECT/BUILDER
				Amfarms
				GROUPING WITH OTHER SITES
				Cannery Row



MAP (RSA, 2019)

SITE PHOTO

**LATITUDE/LONGITUDE**

18°58'44.03" E 33°52'02.68" S

SITE DESCRIPTION
Four small dwellings in a variety of styles and periods
CONTEXTUAL DESIGN
Linear arrangement along road
EVIDENCE OF DEMOLITION
None
INVASIVE ELEMENTS
None

SITE HISTORY
Likely cottages built for managers in 1980s by Amfarms
HERITAGE VULNERABILITY
None
STATEMENT OF SIGNIFICANCE
Not Conservation Worthy

REFERENCES	<p>Aikman H. &amp; Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town.</p> <p>Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter.</p> <p>Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.</p> <p>Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.</p> <p>Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.</p>
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**RECORDING DATE** 2019/06/06



SITE NAME: CANNERY ROW 2		Map Ref: CR2
		Building Number: BE4

ADDRESS OF THE SITE		PROTECTION AND GRADING	
FARM NAME	Boschendal	Curr. NHRA Protection	S.34
FARM NUMBER	1674/10	>60YRS?	Yes
CURRENT USE	Accommodation	PROPOSED GRADING	Grade IIIB
ORIGINAL USE	Workers' Accommodation	LANDSCAPE UNIT GRADE	Ungraded/NCW
		REVISED LU GRADE	Grade IIIC

SIGNIFICANCE			
Associational	Low	Age	Medium
Architectural	Medium	Rarity	Low
Archaeology	None	Scientific	None
Representivity	Low	Symbolic	Medium
Intangible	Medium		

ARCHITECTURAL STYLE
Early C20th cottage

ARCHITECT/BUILDER
Rhodes Fruit Farms

GROUPING WITH OTHER SITES
Cannery Row



MAP (RSA, 2019)

SITE PHOTO

SITE DESCRIPTION

Baker influenced building

CONTEXTUAL DESIGN

Alignment with CR2 along road

EVIDENCE OF DEMOLITION

None

INVASIVE ELEMENTS

None

SITE HISTORY

Possibly police barracks

HERITAGE VULNERABILITY

Proximity of Boschendal Village development places site under development pressure

STATEMENT OF SIGNIFICANCE

Baker influenced building holds some architectural significance

REFERENCES

Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town.

Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter.

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Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.

Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.

RECORDING DATE 2019/06/06



<b>SITE NAME:</b> EXCELSIOR	<b>Map Ref:</b> FB1 <b>Building Number:</b> BW99
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ADDRESS OF THE SITE		PROTECTION AND GRADING	
FARM NAME	Excelsior	Curr. NHRA Protection	S.34
FARM NUMBER	1674/4	>60YRS?	Yes
CURRENT USE	Accommodation	PROPOSED GRADING	Ungraded/NCW
ORIGINAL USE	Foreman's Accommodation	LANDSCAPE UNIT GRADE	
		REVISED LU GRADE	Grade IIIA

SIGNIFICANCE				ARCHITECTURAL STYLE
Associational	Low	Age	Low	RFF style worker's cottage
Architectural	None	Rarity	Low	
Archaeology	Low	Scientific	None	
Representivity	Low	Symbolic	Low	
Intangible	Low			
				<b>ARCHITECT/BUILDER</b>
				Rhodes Fruit Farm
				<b>GROUPING WITH OTHER SITES</b>
				Farm Buildings



MAP (RSA, 2019)

SITE PHOTO

LATITUDE/LONGITUDE

18°57'51.55" E

33°50'58.48" S

## SITE DESCRIPTION

Double pitched corrugated asbestos roof with covered projecting stoep. Asymmetrical composition with stoep on side. Facebrick sills, column and plinth

## CONTEXTUAL DESIGN

Aligned along railway line and R45

## EVIDENCE OF DEMOLITION

None

## INVASIVE ELEMENTS

None

## SITE HISTORY

Likely foreman's cottage

## HERITAGE VULNERABILITY

Unfenced and isolated; vulnerable to theft and vandalism

## STATEMENT OF SIGNIFICANCE

Representative of Rhodes Fruit Farm in the landscape

## REFERENCES

Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town.  
Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter.  
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RECORDING DATE 2019/06/06



**SITE NAME: EXCELSIOR****Map Ref: FB2**  
**Building Number: BW100****ADDRESS OF THE SITE**

FARM NAME Excelsior  
 FARM NUMBER 1674/4  
 CURRENT USE Unused  
 ORIGINAL USE Gatehouse

**PROTECTION AND GRADING**

Curr. NHRA Protection None  
 >60YRS? No  
 PROPOSED GRADING **Ungraded/NCW**  
 LANDSCAPE UNIT GRADE Grade IIIA  
 REVISED LU GRADE Grade IIIA

**SIGNIFICANCE**

Associational Medium Age Low  
 Architectural None Rarity Low  
 Archaeology Medium Scientific None  
 Representivity Medium Symbolic Medium  
 Intangible Medium

**ARCHITECTURAL STYLE**

None

**ARCHITECT/BUILDER**

Amfarms

**GROUPING WITH OTHER SITES**

Farm Buildings

**MAP (RSA, 2019)****SITE PHOTO****SITE DESCRIPTION**

Small gatehouse at entrance to historic Excelsior Farm

**CONTEXTUAL DESIGN**

Located at historic gateway to Excelsior at intersection with R45

**EVIDENCE OF DEMOLITION**

None

**INVASIVE ELEMENTS**

None

**SITE HISTORY**

Likely built in the 1990s

**HERITAGE VULNERABILITY**

The permanent closure of this access would impact historic axial entrance to Excelsior

**STATEMENT OF SIGNIFICANCE**

The structure is of no significance, but the landmark position is of social, historic, aesthetic and possible archaeological significance as the original axial entrance to historic Excelsior Farm

**REFERENCES**

Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town.  
 Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter.  
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 Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.

**RECORDING DATE** 2019/06/06



**SITE NAME: EXCELSIOR**
**Map Ref: FB3-6**  
**Building Number: BW101-107**
**ADDRESS OF THE SITE**

FARM NAME Excelsior  
 FARM NUMBER 1674/4  
 CURRENT USE Accommodation  
 ORIGINAL USE Manager's House

**PROTECTION AND GRADING**

Curr. NHRA Protection None  
 >60YRS? No  
 PROPOSED GRADING **Ungraded/NCW**  
 LANDSCAPE UNIT GRADE Grade IIIA  
 REVISED LU GRADE Grade IIIA


**SIGNIFICANCE**

Associational Low Age Low  
 Architectural None Rarity Low  
 Archaeology None Scientific None  
 Representivity Low Symbolic Low  
 Intangible Low

**ARCHITECTURAL STYLE**

Mid/Late-C20th managers' houses

**ARCHITECT/BUILDER**

Amfarms

**GROUPING WITH OTHER SITES**

Farm Buildings

**MAP (RSA, 2019)**
**SITE PHOTO**
**LATITUDE/LONGITUDE**

18°58'19.54" E 33°51'41.25" S

**SITE DESCRIPTION**

Several dwellings (northernmost FB3 demolished pre-2003) and a garage

**CONTEXTUAL DESIGN**

Aligned along approach to Cannery

**EVIDENCE OF DEMOLITION**

FB3 demolished pre-2003

**INVASIVE ELEMENTS**

None

**SITE HISTORY**

Unknown

**HERITAGE VULNERABILITY**

None

**STATEMENT OF SIGNIFICANCE**

None

**REFERENCES**

Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town.  
 Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter.  
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 Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.

**RECORDING DATE** 2019/06/06



SITE NAME: RACHELSFONTEIN

Map Ref: FB7

Building Number: BW95

ADDRESS OF THE SITE

FARM NAME

Rachelsfontein

FARM NUMBER

1674/3

CURRENT USE

Unknown

ORIGINAL USE

Farm Store

PROTECTION AND GRADING

Curr. NHRA Protection

None

>60YRS?

No

PROPOSED GRADING

Ungraded/NCW

LANDSCAPE UNIT GRADE

Grade IIIA

REVISED LU GRADE

Grade IIIA

SIGNIFICANCE

Associational

None

Age

None

Architectural

None

Rarity

None

Archaeology

None

Scientific

None

Representivity

None

Symbolic

None

Intangible

None

ARCHITECTURAL STYLE

Mass-produced storage structure


ARCHITECT/BUILDER

Amfarms


GROUPING WITH OTHER SITES

Farm Buildings

MAP (RSA, 2019)



SITE PHOTO (RSA, 2019)



LATITUDE/LONGITUDE

18°57'41.58" E33°51'47.77" S

SITE DESCRIPTION

Precast concrete panel store with double pitched IBR roof and entrance through eastern gable end

CONTEXTUAL DESIGN

Isolated location

EVIDENCE OF DEMOLITION

None

INVASIVE ELEMENTS

Extensions under monopitched roof added to either long side in 2017

SITE HISTORY

Unknown

HERITAGE VULNERABILITY

None

STATEMENT OF SIGNIFICANCE

None

REFERENCES

Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town.

Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter.

Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.

Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.

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RECORDING DATE 2019/06/06

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Rennie Scurr Adendorff Architects

November 2019



<b>SITE NAME: EXCELSIOR</b>				<b>Map Ref: FB8</b>	
				<b>Building Number: BW68-70; 118-119</b>	
<b>ADDRESS OF THE SITE</b>		<b>PROTECTION AND GRADING</b>			
FARM NAME	Excelsior	Curr. NHRA Protection	S.34		
FARM NUMBER	1674/4	>60YRS?	Yes		
CURRENT USE	Workshop and Store	PROPOSED GRADING	<b>Grade IIIB</b>		
ORIGINAL USE	Store	LANDSCAPE UNIT GRADE	Grade IIIA		
		REVISED LU GRADE	Grade IIIA		
<b>SIGNIFICANCE</b>		<b>ARCHITECTURAL STYLE</b>		<b>MAP (RSA, 2019)</b>	
Associational	High	Age	High	Industrial workshop	
Architectural	Medium	Rarity	Medium		
Archaeology	Medium	Scientific	Medium	<b>ARCHITECT/BUILDER</b>	
Representivity	Medium	Symbolic	Low	Rhodes Fruit Farm	
Intangible	Medium			<b>GROUING WITH OTHER SITES</b>	
		Farm Buildings		<b>LATITUDE/LONGITUDE</b>	
				18°57'51.37" E 33°51'54.66" S	
<b>SITE DESCRIPTION</b>				<b>SITE HISTORY</b>	
Double pitched barn with numerous lean-to and double pitched extensions. Steel industrial glazed windows				Likely originated as a C19th barn	
<b>CONTEXTUAL DESIGN</b>				<b>HERITAGE VULNERABILITY</b>	
Associated with Excelsior homestead				Active use of complex renders structure vulnerable to damage and unsympathetic alterations and additions	
<b>EVIDENCE OF DEMOLITION</b>				<b>STATEMENT OF SIGNIFICANCE</b>	
None				Historical and potential archaeological significance as likely contemporaneous with homestead. Some intangible significance linked to agro-industrial activities	
<b>INVASIVE ELEMENTS</b>					
Extensive additions and alterations made to original barn to remodel it into industrial workshop with accretions					
<b>REFERENCES</b>					
Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town.					
Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter.					
Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.					
Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.					
Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.					
				<b>RECORDING DATE</b> 2019/06/06	



Map Ref: FB9  
Building Number: BE13-15

**LEGEND**

- CWCL Grade I Area
- Boschdorp boundary
- Founders Estate NHS

0 25 50 m

N

MAP (RSA, 2019)	SITE PHOTO	
LATITUDE/LONGITUDE	18°58'53.90" E	33°52'05.48" S






<b>LATITUDE/LONGITUDE</b>	18°58'53.90" E	33°52'05.48" S
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RECORDING DATE 2019/06/06



<b>SITE NAME:</b>	<b>FACTORY PRECINCT WORKSHOPS</b>	<b>Map Ref:</b> FB10
		<b>Building Number:</b> BE11-12

ADDRESS OF THE SITE				PROTECTION AND GRADING		
FARM NAME	Boschendal			Curr. NHRA Protection	S.34	
FARM NUMBER	1674/10			>60YRS?	Yes	
CURRENT USE	Workshops and Dwelling			PROPOSED GRADING	<b>Ungraded/NCW</b>	
ORIGINAL USE	Workshops and Dwelling			LANDSCAPE UNIT GRADE	Ungraded/NCW	
				REVISED LU GRADE	Grade IIIC	
SIGNIFICANCE				ARCHITECTURAL STYLE		
Associational	Low	Age	Medium	Industrial		
Architectural	Low	Rarity	Low			
Archaeology	None	Scientific	Low			
Representivity	Low	Symbolic	Low			
Intangible	Low					
				ARCHITECT/BUILDER		
				Rhodes Fruit Farm		
				GROUPING WITH OTHER SITES		
				Farm Buildings		
				LATITUDE/LONGITUDE		

SITE PHOTO	

SITE DESCRIPTION	SITE HISTORY
Complex of five buildings including corrugated iron shed, redbrick workshop and plastered and painted masonry structures	Built in 1930s, possibly related to old jam factory north of the railway line; several structures built more recent
CONTEXTUAL DESIGN	HERITAGE VULNERABILITY
Prominent location adjacent to R45 but obscured behind gum avenue	In poor condition, vulnerable to corrosion and loss of fabric
EVIDENCE OF DEMOLITION	STATEMENT OF SIGNIFICANCE
None	Some landmark qualities; little aesthetic or architectural significance
INVASIVE ELEMENTS	
Various additions and accretions	

REFERENCES	<p>Aikman H. &amp; Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town.</p> <p>Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter.</p> <p>Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.</p> <p>Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.</p> <p>Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.</p>
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RECORDING DATE 2019/06/06



Map Ref: FB11  
Building Number: BE130

MAP (RSA, 2019)

SITE PHOTO

LATITUDE/LONGITUDE	18°58'10.30" E	33°53'06.02" S
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Very large, modern winery adjacent to historic Rhone winery building with free standing office in centre of complex Built in late 1980s

Located between R310 and Rhone werf, but largely screened by indigenous vegetation and cork oaks	None
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None Some social significance as major employment centre

NoneRECORDING DATE 2019/06/06



**SITE NAME: NIEUWEDORP**
**Map Ref: FB14**  
**Building Number: FE44**
**ADDRESS OF THE SITE**

FARM NAME	Nieuwedorp
FARM NUMBER	1685/9
CURRENT USE	Accommodation
ORIGINAL USE	Foreman's Accommodation

**PROTECTION AND GRADING**

Curr. NHRA Protection	None
>60YRS?	No
PROPOSED GRADING	<b>Grade IIIC</b>
LANDSCAPE UNIT GRADE	Grade I
REVISED LU GRADE	Grade I

**SIGNIFICANCE**

Associational	Low	Age	Low
Architectural	Low	Rarity	Low
Archaeology	Medium	Scientific	Medium
Representivity	Low	Symbolic	Low
Intangible	Low		

**ARCHITECTURAL STYLE**

Mid to late-C20th manager/foreman cottage

**ARCHITECT/BUILDER**

Amfarms

**GROUPING WITH OTHER SITES**

Farm Buildings


**MAP (RSA, 2019)**
**SITE PHOTO**
**LATITUDE/LONGITUDE**

18°57'03.46" E 33°52'43.69" S

**SITE DESCRIPTION**

Small cottage under double pitched IBR with lean-to additions

**CONTEXTUAL DESIGN**

Sited on elevated terrace with views to east and Nieuwedorp. Three mature trees likely relate to previous structure

**EVIDENCE OF DEMOLITION**

Pre-existing dwelling likely demolished to accommodate new structure

**INVASIVE ELEMENTS**

None

**SITE HISTORY**

Likely built in 1960s on site of pre-existing structure

**HERITAGE VULNERABILITY**

Subject to vandalism and theft

**STATEMENT OF SIGNIFICANCE**

Some aesthetic significance due to location. Archaeological significance due to possible pre-existing structure

**REFERENCES**

Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town.

Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter.

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Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.

**RECORDING DATE** 2019/06/06



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**SITE NAME: GOEDE HOOP GYM**
**Map Ref: FB16**  
**Building Number: FE24**
**ADDRESS OF THE SITE**

FARM NAME	Goede Hoop
FARM NUMBER	1685/18
CURRENT USE	Unkown
ORIGINAL USE	Unknown

**PROTECTION AND GRADING**

Curr. NHRA Protection	S.34
>60YRS?	Yes
PROPOSED GRADING	<b>Grade IIIC</b>
LANDSCAPE UNIT GRADE	Grade I
REVISED LU GRADE	Grade I

**SIGNIFICANCE**

Associational	Medium	Age	Medium
Architectural	Medium	Rarity	Medium
Archaeology	Low	Scientific	Low
Representivity	Medium	Symbolic	Medium
Intangible	Medium		

**ARCHITECTURAL STYLE**

Late-C19th/Early-C20th barn

**ARCHITECT/BUILDER**

Rhodes Fruit Farm

**GROUPING WITH OTHER SITES**

Farm Buildings


**MAP (RSA, 2019)**

**SITE PHOTO (RSA, 2019)**
**LATITUDE/LONGITUDE**

18°57'30.47" E 33°53'08.26" S

**SITE DESCRIPTION**

Long tall rectangular building with ventilator grills and a loft door under a double pitched roof with slightly projecting eaves. Chimney at one end with double band plaster moulding; external buttressing

**CONTEXTUAL DESIGN**

At top of former avenue at cross roads with gable end on side axis with Rhone

**EVIDENCE OF DEMOLITION**

None

**INVASIVE ELEMENTS**

Ablution facilites under lean-to at south

**SITE HISTORY**

Late-C19th/early C20th barn structure; history unknown

**HERITAGE VULNERABILITY**

Unsympathetic alterations or additions could detract from significance. Social/historical significance requires investigation

**STATEMENT OF SIGNIFICANCE**

Possible social and historical significance through links with Rhone and /or site of prior social function e.g. School or church

**REFERENCES**

Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town.  
 Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter.  
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**RECORDING DATE** 2019/06/06



RECORDING DATE 2019/06/06



<b>SITE NAME:</b>	<b>DROEBAAN</b>	<b>Map Ref:</b>	<b>FB18</b>
		<b>Building Number:</b>	<b>None</b>

ADDRESS OF THE SITE		PROTECTION AND GRADING			
FARM NAME	Rhone	Curr. NHRA Protection	None		
FARM NUMBER	1730	>60YRS?	No		
CURRENT USE	Unused	PROPOSED GRADING	<b>Ungraded/NCW</b>		
ORIGINAL USE	Foreman's Accommodation	LANDSCAPE UNIT GRADE	Grade I		
		REVISED LU GRADE	Grade I		
SIGNIFICANCE		ARCHITECTURAL STYLE		MAP (RSA, 2019)	
Associational	Low	Age	None	<b>LATITUDE/LONGITUDE</b> 18°57'57.73" E      33°53'09.08" S	
Architectural	None	Rarity	Low		
Archaeology	None	Scientific	None		
Representivity	Low	Symbolic	Low		
Intangible	Low				
		ARCHITECT/BUILDER		GROUPING WITH OTHER SITES	
		RFF/Amfarms		Farm Buildings	

SITE DESCRIPTION	SITE HISTORY
Small rectangular dwelling with painted facebrick plinth, under double pitched IBR roof, with Cape style chimney gables	Unknown
CONTEXTUAL DESIGN	HERITAGE VULNERABILITY
Aligned on R310	Vulnerable to vandalism
EVIDENCE OF DEMOLITION	STATEMENT OF SIGNIFICANCE
None	None
INVASIVE ELEMENTS	
Lean-to kitchen and garage at rear	

REFERENCES	Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town. Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter. Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects. Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects. Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.
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RECORDING DATE 2019/06/06



**LEGEND**

- CWCL Grade I Area
- Botchardal boundary
- Founders Estate NBS

0 12.5 25 m

North arrow pointing towards the top right.

MAP (RSA, 2019)LATITUDE/LONGITUDE

November 2019



<b>SITE NAME:</b>	<b>RACHELSFONTEIN</b>	<b>Map Ref:</b> MH2
		<b>Building Number:</b> BW108-111

ADDRESS OF THE SITE		PROTECTION AND GRADING	
FARM NAME	Rachelsfontein	Curr. NHRA Protection	S.34
FARM NUMBER	1674/3	>60YRS?	Yes
CURRENT USE	Accommodation	PROPOSED GRADING	Ungraded/NCW
ORIGINAL USE	Manager's Accommodation	LANDSCAPE UNIT GRADE	Grade IIIA
		REVISED LU GRADE	Grade IIIA

SIGNIFICANCE				ARCHITECTURAL STYLE
Associational	Low	Age	Medium	Mid-C20th ranch-style house
Architectural	None	Rarity	Low	
Archaeology	Medium	Scientific	None	
Representivity	Low	Symbolic	Low	
Intangible	Medium			
				ARCHITECT/BUILDER
				Amfarms
				GROUPING WITH OTHER SITES
				Manager's Houses



MAP (RSA, 2019)

SITE PHOTO

LATITUDE/LONGITUDE

18°57'16.39" E

33°52'01.39" S

SITE DESCRIPTION
Ranch-style manager's cottage; plastered brick on facebrick plinth
CONTEXTUAL DESIGN
Cluster of structures with several mature trees
EVIDENCE OF DEMOLITION
None
INVASIVE ELEMENTS
None

SITE HISTORY
Built by Amfarms to accommodate managers
HERITAGE VULNERABILITY
None
STATEMENT OF SIGNIFICANCE
Possible social and/or archaeological significance

REFERENCES	<p>Aikman H. &amp; Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town.</p> <p>Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter.</p> <p>Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.</p> <p>Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.</p> <p>Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.</p>
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RECORDING DATE 2019/06/06



SITE NAME: RACHELSFONTEIN		Map Ref: MH3
		Building Number: BW114-116

ADDRESS OF THE SITE		PROTECTION AND GRADING	
FARM NAME	Rachelsfontein	Curr. NHRA Protection	S.34
FARM NUMBER	1674/3	>60YRS?	Yes
CURRENT USE	Accommodation	PROPOSED GRADING	Ungraded/NCW
ORIGINAL USE	Manager's Accommodation	LANDSCAPE UNIT GRADE	Grade IIIA
		REVISED LU GRADE	Grade IIIA

SIGNIFICANCE			
Associational	Low	Age	Medium
Architectural	None	Rarity	Low
Archaeology	Medium	Scientific	None
Representivity	Low	Symbolic	Low
Intangible	Medium		

ARCHITECTURAL STYLE	
Mid-C20th ranch-style house	
ARCHITECT/BUILDER	
Amfarms	
GROUPING WITH OTHER SITES	
Manager's Houses	



MAP (RSA, 2019)

SITE PHOTO

LATITUDE/LONGITUDE		18°57'04.20" E	33°52'04.39" S
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SITE DESCRIPTION	
Ranch-style manager's cottage	
CONTEXTUAL DESIGN	
Linear alignment of structures with several mature trees; possibly early C20th barn at rear	
EVIDENCE OF DEMOLITION	
None	
INVASIVE ELEMENTS	
None	

SITE HISTORY	
Built by Amfarms to accommodate managers; possible early C20th barn at rear	
HERITAGE VULNERABILITY	
None	
STATEMENT OF SIGNIFICANCE	
Possible social and/or archaeological significance	

**REFERENCES**

Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town.

Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter.

Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.

Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.

Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.

RECORDING DATE 2019/06/06



<b>SITE NAME:</b>	<b>MOUNTAIN VINEYARD</b>	<b>Map Ref:</b> MH4
		<b>Building Number:</b> FE50

ADDRESS OF THE SITE		PROTECTION AND GRADING	
FARM NAME	Mountain Vineyard	Curr. NHRA Protection	None
FARM NUMBER	1685/3	>60YRS?	No
CURRENT USE	Accommodation	PROPOSED GRADING	<b>Grade IIIC</b>
ORIGINAL USE	Manager's Accommodation	LANDSCAPE UNIT GRADE	Grade I
		REVISED LU GRADE	Grade I

SIGNIFICANCE				ARCHITECTURAL STYLE
Associational	Low	Age	Low	1970s/80s Cape Style
Architectural	Low	Rarity	Low	
Archaeology	None	Scientific	None	
Representivity	Low	Symbolic	Low	
Intangible	Low			
				<b>ARCHITECT/BUILDER</b>
				Architect designed
				<b>GROUPING WITH OTHER SITES</b>
				Manager's Houses



MAP (RSA, 2019)

SITE PHOTO

LATITUDE/LONGITUDE

18°56'45.54" E

33°52'20.83" S

## SITE DESCRIPTION

Stripped Cape Style house with clean lines and architectural treatment typical of its period

## CONTEXTUAL DESIGN

Elevated setting in established yard

## EVIDENCE OF DEMOLITION

None

## INVASIVE ELEMENTS

None

## SITE HISTORY

1970s/80s Amfarm manager's accommodation

## HERITAGE VULNERABILITY

Retention could not be argued on heritage grounds

## STATEMENT OF SIGNIFICANCE

Some aesthetic interest

## REFERENCES

Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town.

Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter.

Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.

Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.

Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.

RECORDING DATE 2019/06/06



SITE NAME: DE VILLIERS KLOOF		Map Ref: MH5
		Building Number: FE45-46

ADDRESS OF THE SITE		PROTECTION AND GRADING	
FARM NAME	De Villiers Kloof	Curr. NHRA Protection	S.34
FARM NUMBER	1685/7	>60YRS?	Yes
CURRENT USE	Accommodation	PROPOSED GRADING	Grade IIIC
ORIGINAL USE	Manager's Accommodation	LANDSCAPE UNIT GRADE	Grade I
		REVISED LU GRADE	Grade I

SIGNIFICANCE			
Associational	Low	Age	Low
Architectural	Low	Rarity	Low
Archaeology	None	Scientific	None
Representivity	Low	Symbolic	Low
Intangible	Low		

ARCHITECTURAL STYLE	
Manager's house	
ARCHITECT/BUILDER	
RFF/Amfarms	
GROUPING WITH OTHER SITES	
Manager's Houses	



MAP (RSA, 2019)		SITE PHOTO	
LATITUDE/LONGITUDE		18°56'57.53" E	33°52'28.11" S

SITE DESCRIPTION		SITE HISTORY	
Suburban styled cottage similar to those at Cannery Row; elaborate gables		RFF or Amfarms manager's accommodation	
CONTEXTUAL DESIGN		HERITAGE VULNERABILITY	
Set in established yard		Retention could not be argued on heritage grounds	
EVIDENCE OF DEMOLITION		STATEMENT OF SIGNIFICANCE	
None		Some aesthetic interest	
INVASIVE ELEMENTS			
None			

REFERENCES	
Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town.	
Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter.	
Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.	
Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.	
Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.	

RECORDING DATE 2019/06/06



**SITE NAME: CHAMPAGNE**
**Map Ref: MH6-9**  
**Building Number: BW18-23**
**ADDRESS OF THE SITE**

FARM NAME	Champagne
FARM NUMBER	1674/7
CURRENT USE	Accommodation
ORIGINAL USE	Manager's Accommodation

**PROTECTION AND GRADING**

Curr. NHRA Protection	None
>60YRS?	No
PROPOSED GRADING	<b>Grade IIIC</b>
LANDSCAPE UNIT GRADE	Grade IIIA
REVISED LU GRADE	Grade IIIA


**SIGNIFICANCE**

Associational	Low	Age	Low
Architectural	Low	Rarity	Low
Archaeology	None	Scientific	None
Representivity	Low	Symbolic	Low
Intangible	Low		

**ARCHITECTURAL STYLE**

1970s/80s Cape Style

**ARCHITECT/BUILDER**

Architect designed

**GROUPING WITH OTHER SITES**

Manager's Houses

**MAP (RSA, 2019)**
**SITE PHOTO**
**LATITUDE/LONGITUDE**

18°58'10.19" E 33°52'18.69" S

**SITE DESCRIPTION**

Well built, distinctive Cape Style houses typical of the period

**CONTEXTUAL DESIGN**

Set in mature garden setting

**EVIDENCE OF DEMOLITION**

None

**INVASIVE ELEMENTS**

None

**SITE HISTORY**

1970s/80s Amfarm manager's accommodation

**HERITAGE VULNERABILITY**

Retention could not be argued on heritage grounds

**STATEMENT OF SIGNIFICANCE**

Some aesthetic interest

**REFERENCES**

Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town.

Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter.

Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.

Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.

Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.

**RECORDING DATE** 2019/06/06



SITE NAME: CHAMPAGNE		Map Ref: MH10
		Building Number: BW17

ADDRESS OF THE SITE		PROTECTION AND GRADING	
FARM NAME	Champagne	Curr. NHRA Protection	None
FARM NUMBER	1674/7	>60YRS?	Yes
CURRENT USE	Accommodation	PROPOSED GRADING	Ungraded/NCW
ORIGINAL USE	Manager's Accommodation	LANDSCAPE UNIT GRADE	Ungraded/NCW
		REVISED LU GRADE	Grade IIIA

SIGNIFICANCE				ARCHITECTURAL STYLE
Associational	None	Age	None	Stripped Cape Style house
Architectural	None	Rarity	None	
Archaeology	None	Scientific	None	
Representivity	None	Symbolic	None	
Intangible	None			
				ARCHITECT/BUILDER
				Rhodes Fruit Farm
				GROUPING WITH OTHER SITES
				Manager's Houses



MAP (RSA, 2019)	SITE PHOTO
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LATITUDE/LONGITUDE	18°58'29.81" E	33°52'08.01" S
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SITE DESCRIPTION	SITE HISTORY
Distinctive Cape Style house typical of the period	Built before 1949; demolished between 2003 and 2005
CONTEXTUAL DESIGN	HERITAGE VULNERABILITY
Surrounded by mature trees	Demolished
EVIDENCE OF DEMOLITION	STATEMENT OF SIGNIFICANCE
Demolished between 2003 and 2005	N/A
INVASIVE ELEMENTS	
N/A	

REFERENCES	Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town. Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter. Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects. Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects. Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.
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RECORDING DATE 2019/06/06



SITE NAME: CHAMPAGNE				Map Ref: MH11 Building Number: BW24	
ADDRESS OF THE SITE		PROTECTION AND GRADING			
FARM NAME	Champagne	Curr. NHRA Protection	S.34		
FARM NUMBER	1674/7	>60YRS?	Yes		
CURRENT USE	Accommodation	PROPOSED GRADING	Grade IIIA		
ORIGINAL USE	Manager's Accommodation	LANDSCAPE UNIT GRADE	Grade IIIA		
		REVISED LU GRADE	Grade IIIA		
SIGNIFICANCE				ARCHITECTURAL STYLE	
Associational	Medium	Age	High	Baker Cape Revival Style	
Architectural	High	Rarity	Medium		
Archaeology	None	Scientific	None	ARCHITECT/BUILDER	
Representivity	Medium	Symbolic	Medium	Sir Herbert Baker	
Intangible	Medium			GROUPING WITH OTHER SITES	
				Manager's Houses	
				LATITUDE/LONGITUDE	
				18°58'19.82" E                      33°52'32.26" S	

<b>SITE DESCRIPTION</b>	<b>SITE HISTORY</b>
Twin gabled H-plan Cape Revival house with sash and casement windows, thatched roof, entrance stoep, verandah benches	Built in 1902 as part of Rhodes Fruit Farm
<b>CONTEXTUAL DESIGN</b>	<b>HERITAGE VULNERABILITY</b>
Landmark quality at entrance to approach to Rhodes Cottage; framed by two mature palm trees. Visual-spatial links with Rhodes Cottage and Nieuwedorp	Unsympathetic alterations or additions could detract from significance
<b>EVIDENCE OF DEMOLITION</b>	<b>STATEMENT OF SIGNIFICANCE</b>
Adjacent structure demolished between 2003 and 2005	Aesthetic, architectural, landmark significance with intact interior and exterior
<b>INVASIVE ELEMENTS</b>	
None	

<b>REFERENCES</b>	Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town. Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter. Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects. Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects. Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.
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**RECORDING DATE** 2019/06/06



SITE NAME: LOFTHOUSE		Map Ref: MH12
		Building Number: BW26-27

ADDRESS OF THE SITE		PROTECTION AND GRADING	
FARM NAME	Champagne	Curr. NHRA Protection	S.34
FARM NUMBER	1674/7	>60YRS?	Yes
CURRENT USE	Accommodation	PROPOSED GRADING	Ungraded/NCW
ORIGINAL USE	Manager's Accommodation	LANDSCAPE UNIT GRADE	Grade IIIA
		REVISED LU GRADE	Grade IIIA

SIGNIFICANCE			
Associational	Low	Age	Low
Architectural	Low	Rarity	Low
Archaeology	None	Scientific	None
Representivity	Low	Symbolic	Low
Intangible	Low		

ARCHITECTURAL STYLE	
Cape Style house	
ARCHITECT/BUILDER	
Rhodes Fruit Farm	
GROUPING WITH OTHER SITES	
Manager's Houses	



MAP (RSA, 2019)

SITE PHOTO

LATITUDE/LONGITUDE		18°58'20.89" E	33°52'34.76" S
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SITE DESCRIPTION	
L-shaped house under pitched roof with parapet gables	
CONTEXTUAL DESIGN	
Oblique angle to R310; mature trees	
EVIDENCE OF DEMOLITION	
None	
INVASIVE ELEMENTS	
None	

SITE HISTORY	
Built in c.1950	
HERITAGE VULNERABILITY	
Unsympathetic alterations or additions could detract from significance	
STATEMENT OF SIGNIFICANCE	
None	

**REFERENCES**

Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town.

Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter.

Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.



Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.

Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.

RECORDING DATE 2019/06/06



<b>SITE NAME:</b>	<b>BOSCHENDAL</b>	<b>Map Ref:</b>	<b>MH13</b>
		<b>Building Number:</b>	<b>BE40</b>

ADDRESS OF THE SITE		PROTECTION AND GRADING			
FARM NAME	Boschendal	Curr. NHRA Protection	S.34		
FARM NUMBER	1674/10	>60YRS?	Yes		
CURRENT USE	Accommodation	PROPOSED GRADING	<b>Grade IIIB</b>		
ORIGINAL USE	Manager's Accommodation	LANDSCAPE UNIT GRADE	Grade II		
		REVISED LU GRADE	Grade II		
SIGNIFICANCE		ARCHITECTURAL STYLE		MAP (RSA, 2019)	SITE PHOTO
Associational	Medium	Age	Medium		
Architectural	Medium	Rarity	Medium		
Archaeology	None	Scientific	None		
Representivity	Medium	Symbolic	Low		
Intangible	Low				
		ARCHITECT/BUILDER			
		Bakeresque Rhodes Fruit Farm			
		GROUPING WITH OTHER SITES			
		Manager's Houses			
		LATITUDE/LONGITUDE			
				18°58'24.81" E	33°52'40.63" S

SITE DESCRIPTION	SITE HISTORY
Corrugated iron roof, steel casement windows and high ceilings with Bakeresque chimney and hearth	Early C.20th Baker period farm manager's house
CONTEXTUAL DESIGN	HERITAGE VULNERABILITY
Part of Boschendal's curtilage; grouped with two other managers' cottages in riverine setting	Unsympathetic alterations or additions could detract from significance
EVIDENCE OF DEMOLITION	STATEMENT OF SIGNIFICANCE
None	Some architectural significance in terms of its Bakeresque elements
INVASIVE ELEMENTS	
None	

REFERENCES	<p>Aikman H. &amp; Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town.</p> <p>Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter.</p> <p>Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.</p> <p>Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.</p> <p>Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.</p>
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RECORDING DATE 2019/06/06



SITE NAME: BOSCHENDAL		Map Ref: MH14-15
		Building Number: BE41-44

ADDRESS OF THE SITE		PROTECTION AND GRADING	
FARM NAME	Boschendal	Curr. NHRA Protection	None
FARM NUMBER	1674/10	>60YRS?	No
CURRENT USE	Accommodation	PROPOSED GRADING	Ungraded/NCW
ORIGINAL USE	Manager's Accommodation	LANDSCAPE UNIT GRADE	Grade II
		REVISED LU GRADE	Grade II

SIGNIFICANCE				ARCHITECTURAL STYLE
Associational	Low	Age	Low	Mid/late-C20th manager's houses
Architectural	None	Rarity	Low	
Archaeology	None	Scientific	None	
Representivity	Low	Symbolic	Low	ARCHITECT/BUILDER
Intangible	Low			Amfarms
				GROUPING WITH OTHER SITES
				Manager's Houses



MAP (RSA, 2019)

SITE PHOTO

LATITUDE/LONGITUDE		18°58'25.67" E	33°52'42.56" S
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SITE DESCRIPTION	SITE HISTORY
Bid 6 roofing, plastered and painted walls	Likely 1960s managers' houses
CONTEXTUAL DESIGN	HERITAGE VULNERABILITY
Mature landscape setting. Grouped near MH13, part of Boschendal's curtilage in riverine setting	None
EVIDENCE OF DEMOLITION	STATEMENT OF SIGNIFICANCE
None	None
INVASIVE ELEMENTS	
None	

**REFERENCES**

Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town.

Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter.

Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.

Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.

Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.

RECORDING DATE 2019/06/06



**SITE NAME: NIEUWEDORP**
**Map Ref: MH16**  
**Building Number: FE41**
**ADDRESS OF THE SITE**

FARM NAME	Nieuwedorp
FARM NUMBER	1685/11
CURRENT USE	Accommodation
ORIGINAL USE	Manager's Accommodation

**PROTECTION AND GRADING**

Curr. NHRA Protection	S.34
>60YRS?	Yes
PROPOSED GRADING	<b>Grade IIIC</b>
LANDSCAPE UNIT GRADE	Grade I
REVISED LU GRADE	Grade I

**SIGNIFICANCE**

Associational	Low	Age	Medium
Architectural	Low	Rarity	Low
Archaeology	None	Scientific	None
Representivity	Low	Symbolic	Low
Intangible	Low		

**ARCHITECTURAL STYLE**

Arts and Crafts

**ARCHITECT/BUILDER**

Rhodes Fruit Farm

**GROUPING WITH OTHER SITES**

Manager's Houses


**MAP (RSA, 2019)**
**SITE PHOTO**
**LATITUDE/LONGITUDE**

18°57'21.88" E 33°52'41.80" S

**SITE DESCRIPTION**

Modest cottage with double pitched IBR and projecting gable ends. Smooth plastered walls on red facebrick plinth. Horizontally proportioned steel windows

**SITE HISTORY**

Likely RFF period building

**CONTEXTUAL DESIGN**

Dramatic setting

**HERITAGE VULNERABILITY**

Vulnerable to development pressure due to location

**EVIDENCE OF DEMOLITION**

None

**STATEMENT OF SIGNIFICANCE**

Some slight architectural significance related to RFF elements

**INVASIVE ELEMENTS**

None

**REFERENCES**

Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town.

Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter.

Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.

Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.

Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.

**RECORDING DATE** 2019/06/06



REFERENCES
<p>Aikman H. &amp; Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town.</p> <p>Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter.</p> <p>Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.</p> <p>Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.</p> <p>Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.</p>



SITE NAME: OU WAPAD				Map Ref: NONE	
				Building Number: None	
ADDRESS OF THE SITE				PROTECTION AND GRADING	
FARM NAME	Boschendal; Old Bethlehem			Curr. NHRA Protection	None
FARM NUMBER	1674; 153			>60YRS?	Yes
CURRENT USE	Farm Track			PROPOSED GRADING	Grade IIIA
ORIGINAL USE	Wagon Track			LANDSCAPE UNIT GRADE	Grade IIIB
				REVISED LU GRADE	Grade IIIB
SIGNIFICANCE				ARCHITECTURAL STYLE	
Associational	High	Age	Medium	N/A	
Architectural	None	Rarity	Medium		
Archaeology	Low	Scientific	Low		
Representivity	Medium	Symbolic	High		
Intangible	High				
				ARCHITECT/BUILDER	
				N/A	
				GROUPING WITH OTHER SITES	
				None	
				MAP (RSA, 2019)	
				SITE PHOTO (RSA, 2019)	
				LATITUDE/LONGITUDE	
				18°58'50.45" E 33°53'04.94" S	
SITE DESCRIPTION				SITE HISTORY	
An historic wagon track east of the Dwars River that extends from north of the R45, past Thembaletu and Lanquedoc to Kylemore				The route is a formalisation of several pre-existing farm tracks. The formalisation appears to have happened in the early C20th, likely in respons to the creation of Lanquedoc at the turn of that Century	
CONTEXTUAL DESIGN				HERITAGE VULNERABILITY	
The wapad is an important pedestrian link between communities north of the R45, Thembaletu, Lanquedoc and Kylemore				Farm fences inhibiting movement detracts from significance, while upgrading for vehicular traffic, deterioration of the track and loss of the route alignment would further impact significance	
EVIDENCE OF DEMOLITION				STATEMENT OF SIGNIFICANCE	
None				The wapad has historical, social, symbolic and possible archaeological significance. It has landmark qualities both as a visible landscape element and for its importance in linking disparate communities	
INVASIVE ELEMENTS					
The wapad serves as a boundary between farm portions and is obstructed by fences. As such, in places has lost its clear designation as a road or transport route.					
REFERENCES					
Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town.					
Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter.					
Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.					
Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects.					
Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.					
				RECORDING DATE 2019/06/06	



SITE NAME: THE PIGGERY		Map Ref: NONE
		Building Number: BE114-117

ADDRESS OF THE SITE		PROTECTION AND GRADING	
FARM NAME	Boschendal	Curr. NHRA Protection	None
FARM NUMBER	1674/3	>60YRS?	No
CURRENT USE	Unused	PROPOSED GRADING	Ungraded/NCW
ORIGINAL USE	Piggery	LANDSCAPE UNIT GRADE	Grade IIIB
		REVISED LU GRADE	Grade IIIB

SIGNIFICANCE			
Associational	Low	Age	Low
Architectural	Low	Rarity	Low
Archaeology	None	Scientific	Low
Representivity	Low	Symbolic	Low
Intangible	Low		

ARCHITECTURAL STYLE	
Intensive Agricultural	
ARCHITECT/BUILDER	
N/A	
GROUPING WITH OTHER SITES	
Farm Buildings	



MAP (RSA, 2019)



SITE PHOTO (RSA, 2019)

LATITUDE/LONGITUDE		18°58'40.08" E	33°53'34.89" S
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SITE DESCRIPTION		SITE HISTORY	
The site of a disused piggery with rows of cement block sties and barns		Related to diversification of farming practice on Boschendal	
CONTEXTUAL DESIGN		HERITAGE VULNERABILITY	
Located in less agriculturally valuable part of farm		None	
EVIDENCE OF DEMOLITION		STATEMENT OF SIGNIFICANCE	
Structures in ruin		None	
INVASIVE ELEMENTS			
None			

REFERENCES	
Aikman H. & Berman, A. 2005. Boschendal Heritage Assessment: Built Environment Survey and Evaluation. Unpublished report for Baumann and Winter Heritage Consultants. Aikman and Associates: Cape Town. Baumann, N., Winter, S., Dewar, D. And Louw, P. 2017. Heritage Impact Assessment: Boschendal Village Node, Portion 7 of Farm 1674 and Portion 10 of Farm 1674, Boschendal, Stellenbosch Municipality, August 2017. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Baumann and Winter. Wolff Architects. 2019. Boschendal Estate: Landscape Heritage Report. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects. Wolff Architects. 2018. Boschendal Estate, Stellenbosch, South Africa: Conceptual Framework Report, 4 December. Unpublished report prepared for Boschendal Proprietary Ltd. Cape Town: Wolff Architects. Winter, S. 2013-2014. Review of Historical Built Environment. Unpublished report for Boschendal Ltd. Baumann and Winter Heritage Consultants: Cape Town.	

RECORDING DATE 2019/06/30



## **Annexure C:** Existing Grading Sheets



SITE NAME: BOSCHENDAL

LANDSCAPE UNIT NUMBER: F06  
LANDSCAPE UNIT GRADE: Grade II

ADDRESS OF THE SITE		PROTECTION AND GRADING	
PROPERTY NO		Curr.NHRA Protection	S34
SITE ADDRESS	R310 Pniel Road	>60YRS?	Yes
CURRENT USE	Tourism	PROPOSED GRADING	Grade II
ORIGINAL USE	Agriculture		

SIGNIFICANCE		ARCHITECTURAL STYLE
Associational	Representivity	Cape Dutch
Age	Rarity	ARCHITECT/BUILDER
Scientific	Archaeology	Fagan
Symbolic	Intangible	
Architectural		

SITE DESCRIPTION

The setting, werf layout and architecture epitomises Cape Dutch farm complexes. H-plan house on raised plinth that surrounds the building, outbuildings line the werf and a fowl run near the house; axial approach with Stone Pines. Numerous cottages, some converted to luxury accommodation, and other buildings on the larger estate.

STATEMENT OF SIGNIFICANCE

This is a complex and site of great heritage significance. The natural (and contrived and enhanced cultural landscape) setting, the elongated and on axis (approach avenue and homestead) werf layout and architecture, epitomises Cape Dutch farm complexes. The H-plan house on the raised plinth that surrounds the building, outbuildings that line the werf and a fowl run near the house are some of the features that have aesthetic, architectural, landscape and cultural significance.

INTERIOR DESCRIPTION

GROUPING WITH OTHER SITES

EVIDENCE OF DEMOLITION



LATITUDE/LONGITUDE  
-33.8747083333      18.9756066667



SITE HISTORY

LANDSCAPE SIGNIFICANCE

CONTEXTUAL DESIGN

INVASIVE ELEMENTS

HERITAGE VULNERABILITY



# SITE NAME: RHONE

LANDSCAPE UNIT NUMBER: F06  
LANDSCAPE UNIT GRADE: Grade II

## ADDRESS OF THE SITE

PROPERTY NO  
SITE ADDRESS R310 Pneil Road  
CURRENT USE Restaurant, etc.  
ORIGINAL USE Agriculture

## PROTECTION AND GRADING

Curr.NHRA Protection S34  
>60YRS? **Yes**  
PROPOSED GRADING Grade II

## MAP



## LATITUDE/LONGITUDE

-33.8839966667 18.9694183333



## SIGNIFICANCE

Associational Representativity  
Age Rarity  
Scientific Archaeology  
Symbolic Intangible  
Architectural

## ARCHITECTURAL STYLE

Cape Dutch

## ARCHITECT/BUILDER

Fagan

## SITE DESCRIPTION

Werf complex, with ringmuur, comprises homestead, two splayed flanking buildings, at rear is older fabric in structure extended in 19th century, and a discrete new wine cellar. H-plan single-storey pitched thatch roofed house, with early pedimented holbol gables (1795), curve-headed windows on front, casements at rear and fake central door; courts filled in; stoep all round. Cellar / barn with thatched roof, central gable (1837), and altered end gables. Long barn-like outbuilding, opposite, now with restaurant alterations and additions (section of exposed mud brick walling).

## STATEMENT OF SIGNIFICANCE

This is a very significant site comprising historic and more recent structures, a splayed farm werf, approaching avenue on axis and many mature trees. The Provincial Heritage Site significance of the place spans aesthetics, architecture, the landscape elements and setting and association with a range of individuals over the centuries.

## INTERIOR DESCRIPTION

## GROUPING WITH OTHER SITES

## EVIDENCE OF DEMOLITION

## SITE HISTORY

## LANDSCAPE SIGNIFICANCE

## CONTEXTUAL DESIGN

## INVASIVE ELEMENTS

None

## HERITAGE VULNERABILITY



SITE NAME: RHONE: CORK OAK GROVE AT ENTRANCE

LANDSCAPE UNIT NUMBER: F06  
LANDSCAPE UNIT GRADE: Grade II

ADDRESS OF THE SITE		PROTECTION AND GRADING	
PROPERTY NO		Curr.NHRA Protection	
SITE ADDRESS	R310 Pneil Road	>60YRS?	Yes
CURRENT USE		PROPOSED GRADING	Grade IIIb
ORIGINAL USE			

SIGNIFICANCE		ARCHITECTURAL STYLE
Associational	Representivity	ARCHITECT/BUILDER
Age	Rarity	
Scientific	Archaeology	
Symbolic	Intangible	
Architectural		

SITE DESCRIPTION

Grove of cork oaks across small stream from Rhone werf, on intersection of old road to Pneil and main entrance to Rhone.

STATEMENT OF SIGNIFICANCE

This old grove of mature Cork Oaks has landscape significance.

INTERIOR DESCRIPTION

GROUPING WITH OTHER SITES

EVIDENCE OF DEMOLITION



LATITUDE/LONGITUDE

-33.883755 18.9694516667

SITE HISTORY

LANDSCAPE SIGNIFICANCE

CONTEXTUAL DESIGN

INVASIVE ELEMENTS

HERITAGE VULNERABILITY



REFERENCES

DATE

8/29/2017



# SITE NAME: AVENUE TO LANQUEDOC

LANDSCAPE UNIT NUMBER: F07

LANDSCAPE UNIT GRADE: Grade II

## ADDRESS OF THE SITE

PROPERTY NO  
SITE ADDRESS Off R310  
CURRENT USE  
ORIGINAL USE

## PROTECTION AND GRADING

Curr.NHRA Protection  
>60YRS?  
PROPOSED GRADING Grade IIIb

## MAP



## LATITUDE/LONGITUDE

-33.8865133333 18.9660166667



## SIGNIFICANCE

Associational  
Age  
Scientific  
Symbolic  
Architectural

Representivity  
Rarity  
Archaeology  
Intangible

## ARCHITECTURAL STYLE

## ARCHITECT/BUILDER

## SITE DESCRIPTION

London plane tree avenue leading from R310 to Dwarsrivier.

## STATEMENT OF SIGNIFICANCE

This is a significant landscape feature with landmark quality next to the Helshoogte Road.

## INTERIOR DESCRIPTION

## GROUPING WITH OTHER SITES

## EVIDENCE OF DEMOLITION

## SITE HISTORY

## LANDSCAPE SIGNIFICANCE

## CONTEXTUAL DESIGN

## INVASIVE ELEMENTS

## HERITAGE VULNERABILITY

## REFERENCES

## DATE



SITE NAME: RHODES COTTAGE

LANDSCAPE UNIT NUMBER: F07  
LANDSCAPE UNIT GRADE: Grade II

ADDRESS OF THE SITE		PROTECTION AND GRADING	
PROPERTY NO		Curr.NHRA Protection	S34
SITE ADDRESS	Boschendal Estate	>60YRS?	Yes
CURRENT USE	Residential	PROPOSED GRADING	Grade IIIa
ORIGINAL USE	Residential		

SIGNIFICANCE				ARCHITECTURAL STYLE
Associational	High	Representivity	Medium	Cape Cottage
Age	Medium	Rarity		
Scientific		Archaeology		
Symbolic		Intangible		
Architectural	Medium			

SITE DESCRIPTION

Building at end of Yellowwood avenue

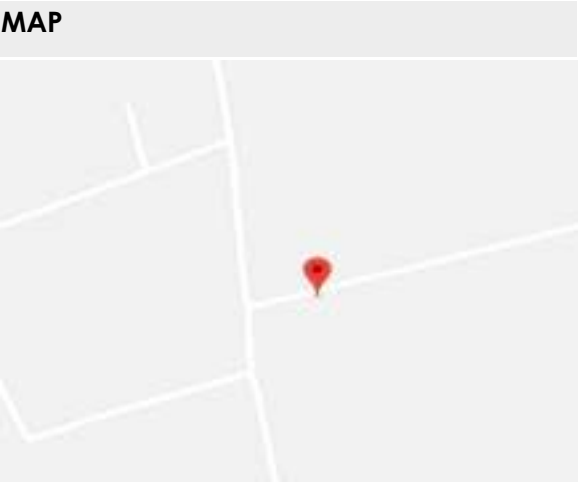
STATEMENT OF SIGNIFICANCE

The cottage has architectural, social, landscape contextual, associational and landmark significance.

INTERIOR DESCRIPTION

GROUPING WITH OTHER SITES

EVIDENCE OF DEMOLITION



LATITUDE/LONGITUDE

-33.8794583333      18.9580783333



SITE HISTORY

LANDSCAPE SIGNIFICANCE

Oak trees and Yellowwoods Avenue

CONTEXTUAL DESIGN

On axis with very significant avenue of Yellowwoods

INVASIVE ELEMENTS

HERITAGE VULNERABILITY