

# SITE NAME: AVENUE TO RHODES COTTAGE

LANDSCAPE UNIT NUMBER: F07

LANDSCAPE UNIT GRADE: Grade II

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

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

SITE DESCRIPTION

Avenue of Yellowwods over 1km in length, on axis and leading to Rhodes Cottage.

STATEMENT OF SIGNIFICANCE

The unique and remarkably lengthy, and extremely slow growing Yellowwood avenue is a distinctive cultural landscape element in a celebrated and significant landscape setting.

INTERIOR DESCRIPTION

GROUPING WITH OTHER SITES

EVIDENCE OF DEMOLITION

MAP

LATITUDE/LONGITUDE

-33.8781916667

18.9634866667



SITE HISTORY

LANDSCAPE SIGNIFICANCE

This avenue of Yellowwoods is a combination of Podocarpus latifolius (also our national tree) and Podocarpus henkelii. Both of these species are slow growers and known for their good quality hard wood. Probably the only of its kind in South Africa

CONTEXTUAL DESIGN

INVASIVE ELEMENTS

HERITAGE VULNERABILITY

REFERENCES

DATE

SITE NAME: CHAMPAGNE

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?	
CURRENT USE	Residential	PROPOSED GRADING	Grade IIIc
ORIGINAL USE	Farm		

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

SITE DESCRIPTION

Unable to access the site except fleetingly, all we can record is that this is a single-storey thatched house with gables to a Baker design.

STATEMENT OF SIGNIFICANCE

The building appears to have architectural, associational and landscape significance

INTERIOR DESCRIPTION

GROUPING WITH OTHER SITES

EVIDENCE OF DEMOLITION



LATITUDE/LONGITUDE

-33.87608                      18.9718483333



SITE HISTORY

LANDSCAPE SIGNIFICANCE

CONTEXTUAL DESIGN

INVASIVE ELEMENTS

HERITAGE VULNERABILITY

# SITE NAME: GOEDE HOOP (GOOD HOPE)

LANDSCAPE UNIT NUMBER:  
LANDSCAPE UNIT GRADE: Grade II

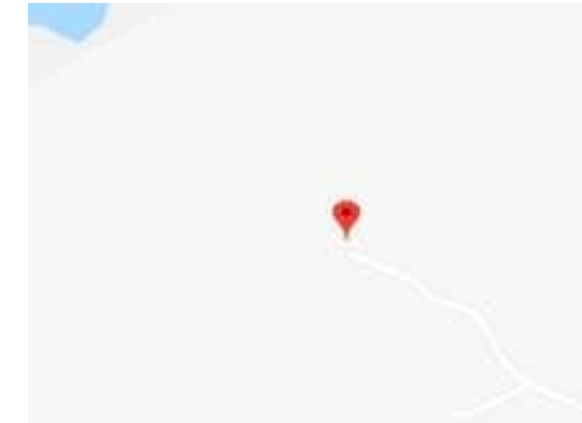
## ADDRESS OF THE SITE

PROPERTY NO  
SITE ADDRESS Pniel  
CURRENT USE Agriculture  
ORIGINAL USE Agriculture

## PROTECTION AND GRADING

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

## MAP



## LATITUDE/LONGITUDE

-33.889054 18.955169



## SIGNIFICANCE

Associational Representativity  
Age Rarity  
Scientific Archaeology  
Symbolic Intangible  
Architectural

## ARCHITECTURAL STYLE

Cape Dutch, layered

## ARCHITECT/BUILDER

## SITE DESCRIPTION

Complex of buildings, the T-shaped house built by De Villiers family (1821) and T-shaped cellar (1832), and possibly the staff ('slave') quarters behind the house. Vos (2004) believes the long stable building includes the original 'pioneer' house. There is also a werf wall, family burial ground and other features (Lucas 2004).

## STATEMENT OF SIGNIFICANCE

According to Hermansen (2016): Although the werf at Goede Hoop has been added to and altered over its history, very little of the 'layers' (apart from 1970's inappropriate interventions to the homestead), have detracted from its rustic charm, and the werf retains its integrity as a heritage-rich, modest working farm in the most beautiful rural setting, unaffected by 20th century development.

## INTERIOR DESCRIPTION

## GROUPING WITH OTHER SITES

## EVIDENCE OF DEMOLITION

## SITE HISTORY

## LANDSCAPE SIGNIFICANCE

## CONTEXTUAL DESIGN

## INVASIVE ELEMENTS

## HERITAGE VULNERABILITY



REFERENCES Hermansen 2016; Vos 2004; Lucas 2004; Fransen 2004.

DATE

<b>136</b> Baseline Study: Heritage Inputs into Boschendal Conceptual Framework	Rennie Scurr Adendorff Architects	November 2019
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<b>SITE NAME:</b>	<b>NIEUWEDORP</b>	<b>Map Ref:</b> FB20
		<b>Building Number:</b> FE39

ADDRESS OF THE SITE				PROTECTION AND GRADING			
FARM NAME	Nieuwedorp			Curr. NHRA Protection	S.34		
FARM NUMBER	1685/11			>60YRS?	Yes		
CURRENT USE	Workshop			PROPOSED GRADING	<b>Grade IIIA</b>		
ORIGINAL USE	Barn			LANDSCAPE UNIT GRADE	Grade I		
				REVISED LU GRADE	Grade I		
SIGNIFICANCE				ARCHITECTURAL STYLE			
Associational	High	Age	High	Dutch period barn			
Architectural	High	Rarity	High				
Archaeology	Medium	Scientific	Medium				
Representivity	Medium	Symbolic	Medium				
Intangible	Medium						
				ARCHITECT/BUILDER		MAP (RSA, 2019)	
				Dutch period		SITE PHOTO	
				GROUPING WITH OTHER SITES		LATITUDE/LONGITUDE	
				Farm Buildings		18°57'14.86" E                      33°52'44.82" S	

SITE DESCRIPTION	SITE HISTORY
Cape longhouse barn with very thick walls on stone base. End gables match farmhouse with exaggerated mouldings. Loft door and masonry stairs	Part of Nieuwedorp farm complex; altered by Baker
CONTEXTUAL DESIGN	HERITAGE VULNERABILITY
Part of Nieuwedorp werf	Building in poor condition
EVIDENCE OF DEMOLITION	STATEMENT OF SIGNIFICANCE
None	Historic, aesthetic and possible archaeological significance due to age and appearance. Possible social significance related to potential early slave presence
INVASIVE ELEMENTS	
Extensive alterations by Baker to match manager's house	

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

138	Baseline Study: Heritage Inputs into Boschendal Conceptual Framework	Rennie Scurr Adendorff Architects	November 2019
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<b>SITE NAME: GOEDE HOOP - SECOND HOUSE</b>				<b>Map Ref: MH19</b>		
				<b>Building Number: FE26</b>		
<b>ADDRESS OF THE SITE</b>		<b>PROTECTION AND GRADING</b>				
FARM NAME	De Oude Zilvermijn	Curr. NHRA Protection	S.34			
FARM NUMBER	1685/16	>60YRS?	Yes			
CURRENT USE	Accommodation	PROPOSED GRADING	<b>Grade IIIA</b>			
ORIGINAL USE	Manager's Accommodation	LANDSCAPE UNIT GRADE	Grade I			
		REVISED LU GRADE	Grade I			
<b>SIGNIFICANCE</b>		<b>ARCHITECTURAL STYLE</b>				
Associational	High	Age	High			Cape longhouse
Architectural	High	Rarity	Medium			
Archaeology	High	Scientific	Low			
Representivity	Medium	Symbolic	High			
Intangible	Medium					
		<b>ARCHITECT/BUILDER</b>		<b>MAP (RSA, 2019)</b>		
		Paulus Retief		<b>SITE PHOTO (RSA, 2019)</b>		
		<b>GROUPING WITH OTHER SITES</b>		<b>LATITUDE/LONGITUDE</b>		
		Manager's Houses		18°57'21.68" E 33°53'27.40" S		
<b>SITE DESCRIPTION</b>				<b>SITE HISTORY</b>		
5 bay longhouse with corrugated iron roof possibly replacing earlier thatch. High stoep possibly original. Double front door and fanlight in teak; internal oregon beams, ceilings and joinery. Mid-C20th wing				Possibly of late C18th construction with C19th and C20th alterations		
<b>CONTEXTUAL DESIGN</b>				<b>HERITAGE VULNERABILITY</b>		
Part of Goede Hoop werf				Vulnerable to gentrification due to proximity to Goede Hoop and location within Founders Estate. Loss of connection with Goede Hoop could affect significance		
<b>EVIDENCE OF DEMOLITION</b>				<b>STATEMENT OF SIGNIFICANCE</b>		
Thatch roof replaced with corrugated iron				Age, architectural, historical and possible archaeological significance. Early construction, possibly related to Paulus Retief, owner of Goede Hoop. Largely intact inside aside from minor alterations. Good relationship to surrounding landscape		
<b>INVASIVE ELEMENTS</b>						
Low modern casement windows; mid-C20th wing at rear, garages at southern end impacts symmetry						
<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		

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## **Annexure D:** Project Specific Considerations



Any consideration in this Conceptual Framework of specific developments is necessarily high level, however, it is pertinent to note specific considerations pertaining to developments that are currently being considered.

The examples below are indicated here merely as illustrative of development types that could be explored in the future and would be subject to rigorous testing against the indicators derived from this work and relevant development specific assessments.

#### 1. Agterdam

- Proposed IIIC grading
- Adjacent to Founders Estate NHS
- HWC response to May 2019 NID: no HIA requested

Grading of Grade IIIC suggested in response to the identification of the remnant gardens as expressions of personalisation of an impersonal, industrialised landscape. Adaptive reuse that recognises this expression of individuality and sensitively and meaningfully reinserts the narrative of farmworkers' lives into these spaces recognises and enhances this significance.

#### 2. Droëbaan

- Proposed IIIC grading
- Within Founders Estate NHS
- Application to SAHRA, not HWC
- Partly within 200m control area of R310 Scenic Route

Droëbaan is earmarked as the nexus of farm related activities should the Boschendal Village proceed and require the removal of various utilitarian facilities from that portion of the farm. This will concentrate the functional, agrarian facilities of the farm close to the Rhone winery, across the R310.

#### 3. Thembaletu

- Proposed IIIA grading
- Recent, unmanaged/unmonitored use of the site requires investigation to ascertain any permanent damage, destruction or negative impacts to heritage significance that might have resulted.

Adaptive reuse appropriate and advisable to conserve fabric and enhance significance.

#### 4. Ou Wapad

- Proposed IIIA grading
- Serves as a significant route within and through the landscape and, as such, represents an important structuring element for possible future developments and redevelopments along its alignment

Grading would establish the wapad as a heritage resource and allow for a management plan for its reinstatement, maintenance and use.

#### 5. York Farm Backpackers

- Southernmost cottages IIIC, northern cottages NCW

Adaptive reuse appropriate and advisable to conserve historic fabric where necessary. The enhancement of landscape significance can be achieved through the implementation of the principles of Restorative Redevelopment .

#### 6. The Piggery

- Cottages and agricultural structures NCW

Adaptive reuse appropriate and subject only to wider principles governing landscape, social and visual issues. The enhancement of landscape significance can be achieved through the implementation of the principles of Restorative Redevelopment .

#### 7. Excelsior Cottages

- Proposed IIIC grading
- Along existing, currently disused Excelsior access road

Redevelopment of these cottages for staff accommodation could facilitate reinstatement of Excelsior gatehouse and old axial alignment.

Thembaletu, York Farm and the iggery are all located along the alignment of the wapad and, as such, could be considered possible development nodes within a landscape of moderate heritage sensitivity - Grade IIIB (Todeschini et al, 2017) - that could support limited interventions. Further, all of these possible schemes represent the redevelopment of existing infrastructure. Such developments should be planned to replicate "beads on a string" settlement patterns, recognising that, for the landscape to retain its rural and wilderness qualities, large areas of undeveloped, uninterrupted farmland need to remain in place (Dewar and Louw, 2007: 8).



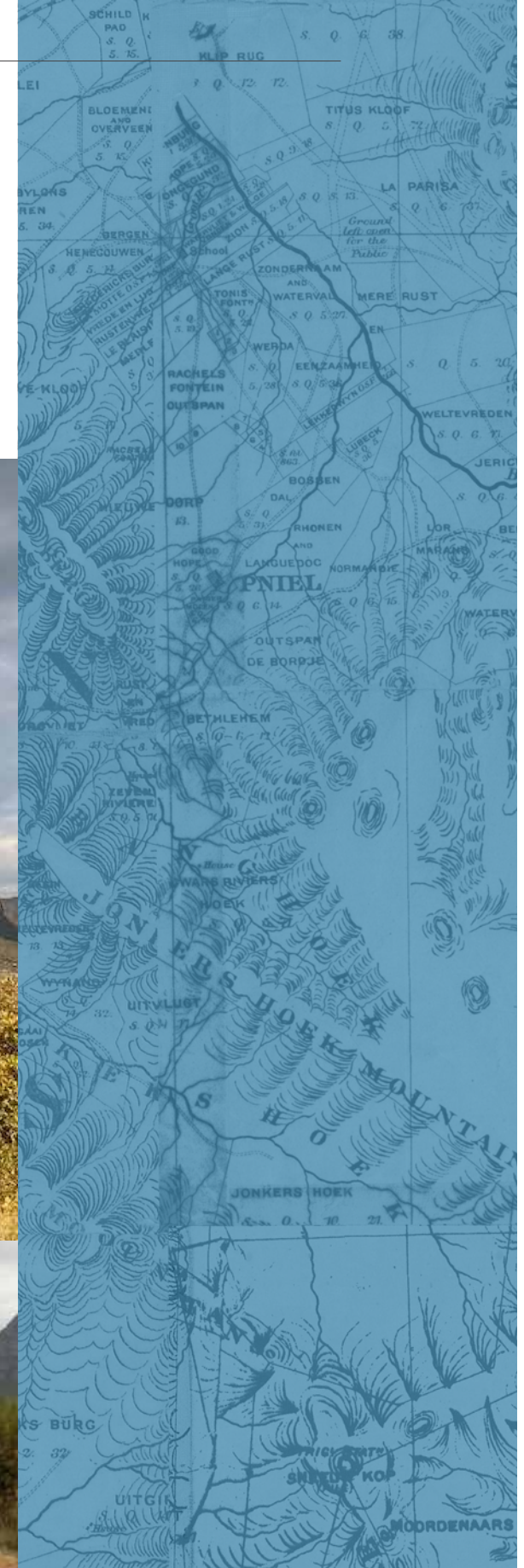
# BOSCHENDAL EAST PRECINCT HERITAGE FOCUSSED PRECINCT STUDY (DRAFT)

A CULTURAL LANDSCAPE ASSESSMENT OF BOSCHENDAL EAST OF THE DWARS RIVER,  
INCLUDING PARTS OR ALL OF PORTIONS 1, 3 10, 11 OF FARM 1674 AND FARM 1730,  
DWARS RIVER VALLEY, STELLENBOSCH



31 August 2020

Prepared by Rennie Scurr Adendorff Architects on behalf of Boschendal (Pty) Ltd





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## DEFINITIONS<sup>1</sup>

Landscape - An area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors. (Article 1, European Landscape Convention Council of Europe, 2002). The explanatory note expands on this definition as follows: "Landscape" is defined as a zone or area as perceived by local people or visitors, whose visual features and character are the result of the action of natural and/or cultural (that is, human) factors. This definition reflects the idea that landscapes evolve through time, as a result of being acted upon by natural forces and human beings. It also underlines that a landscape forms a whole, whose natural and cultural components are taken together, not separately."

Landscape character - The distinct and recognisable pattern of elements that occurs consistently in a particular type of landscape.

Landscape scale - These include the degree of enclosure by landform and the main positions from which the landscape is viewed - scale increases with elevation and distance. Scale is closely related to balance, proportion and enclosure.

Landscape Unit - Landscape units are portions of the catchment area with similar morphological characteristics. The catchment area is divided into landscape units that are broadly consistent in terms of their topography, geology and land cover.

Cultural Landscape - the Cultural Landscape can be defined as the inter-relationship of the man-made landscape in the natural landscape and reflects the "reciprocal relationship [which] has spanned millennia and many generations of people, their values, beliefs, practices and traditions. The product, which is never finished and always remains in a 'state of becoming', is you and I and the landscape setting which we perceive, use and enjoy... They are adapted, designed, settled landscapes in the frame of nature. Cultural landscapes reflect social, economic, technical and aesthetic values, as well as ecological ones" (Todeschini, 2011: i)

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<sup>1</sup> Todeschini, et al, 2018: p. 37.

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## 1.0. BACKGROUND

This report contributes to a Heritage Impact Assessment process arising from the proposed development of a new facility for the Bertha Foundation on Boschendal Farm (Annexure A). Bertha Foundation currently leases the Boschendal Retreat from Boschendal, and shares access to this facility with the farm. In order to meet their needs, they are looking to develop a purpose designed facility on Portion 11 of Farm 1674 (Figure 1). The site currently contains several derelict farmworkers' cottages, that will be re-purposed.

This proposed New Retreat development should be seen in the context of several similar current and planned projects on the property. The Orchards Cottages and Boschendal Retreat, have already been completed, while Agterdam Cottages are awaiting building plan approval, although development might not proceed. Agterdam was subject to a NID, while Orchards was subject to a less formal heritage appraisal as part of a Section 24G process; Boschendal Retreat was the subject of a retrospective NID; in all cases no HIA was requested. The Boschendal Village development has been through a full EIA process, although final approval has not yet been granted and its fate is currently uncertain.

In light of these various developments, and the absence of a farm-wide Spatial Development Plan, the need arises to view proposed developments at a precinct scale, in order to assess the cumulative effects of all proposed and existing developments on the farm, as well as identifying the opportunities and constraints pertaining to further development in discrete areas or precincts.

While a vast body of work exists pertaining to the history and heritage of Boschendal, a new vision for the farm demands a re-framing of this heritage and significance to inform the principle of Restorative Redevelopment that has been proposed for the property (Wolff, 2018a; 2018b). This approach to managing developments across the farm aims to promote access to and movement through the landscape by creating accommodation and employment opportunities as well as shared and leisure spaces. Provision of educational opportunities and infrastructure will promote Boschendal as a site for learning, while engaged and inclusive heritage practices will facilitate commemoration of the collective heritage of the valley.

### 1.1. Conceptual Framework

A farm-wide Conceptual Framework (CF) document has been compiled as part of preceding development applications (NM&A, 2019). This document was drafted at the request of the Stellenbosch Municipality to provide information outside of the formal Municipal Zoning Scheme process, while that was still being formulated. The CF was to act as a planning tool providing a high-level spatial development framework laying out the proposals and vision for the greater site in terms of the concept of Restorative Redevelopment.

The CF, with its various specialist reports including heritage inputs compiled by Rennie Scurr Adendorff, frames future developments as an opportunity to promote inclusivity, social justice and spatial redress, while ensuring financial viability of the farm as a business through the model of restorative redevelopment. The development of this document also, significantly, provides the context within which to view and review the cumulative impacts of individual proposals and assists with guiding heritage processes at the site level and broader landscape level.

### 1.2. Restorative Redevelopment

Restorative Redevelopment was adopted by the team from Wolff Architects (2018a and 2018b) to frame the redevelopment of the Agterdam cottages. Restorative Redevelopment views each redevelopment proposal as an opportunity to restore spatial justice and historical emotional claims to the land, farm-wide. While this approach cannot be applied uniformly to every potential redevelopment site, in each instance, the aim is to identify the significant measures of spatial justice and calibrate these at the farm-wide level, to create a satisfactory balance of restorative justice within the broader redevelopment framework.

This approach aims to find a way for Boschendal to restore a humane connection to the rest of the inhabitants of the Dwars River Valley, through facilitating, and encouraging access to economic, educational, infrastructure, natural, cultural and heritage resources. This might be achieved through meaningful acknowledgement and commemoration of the past and facilitating new collective practices through the use and redevelopment of space.

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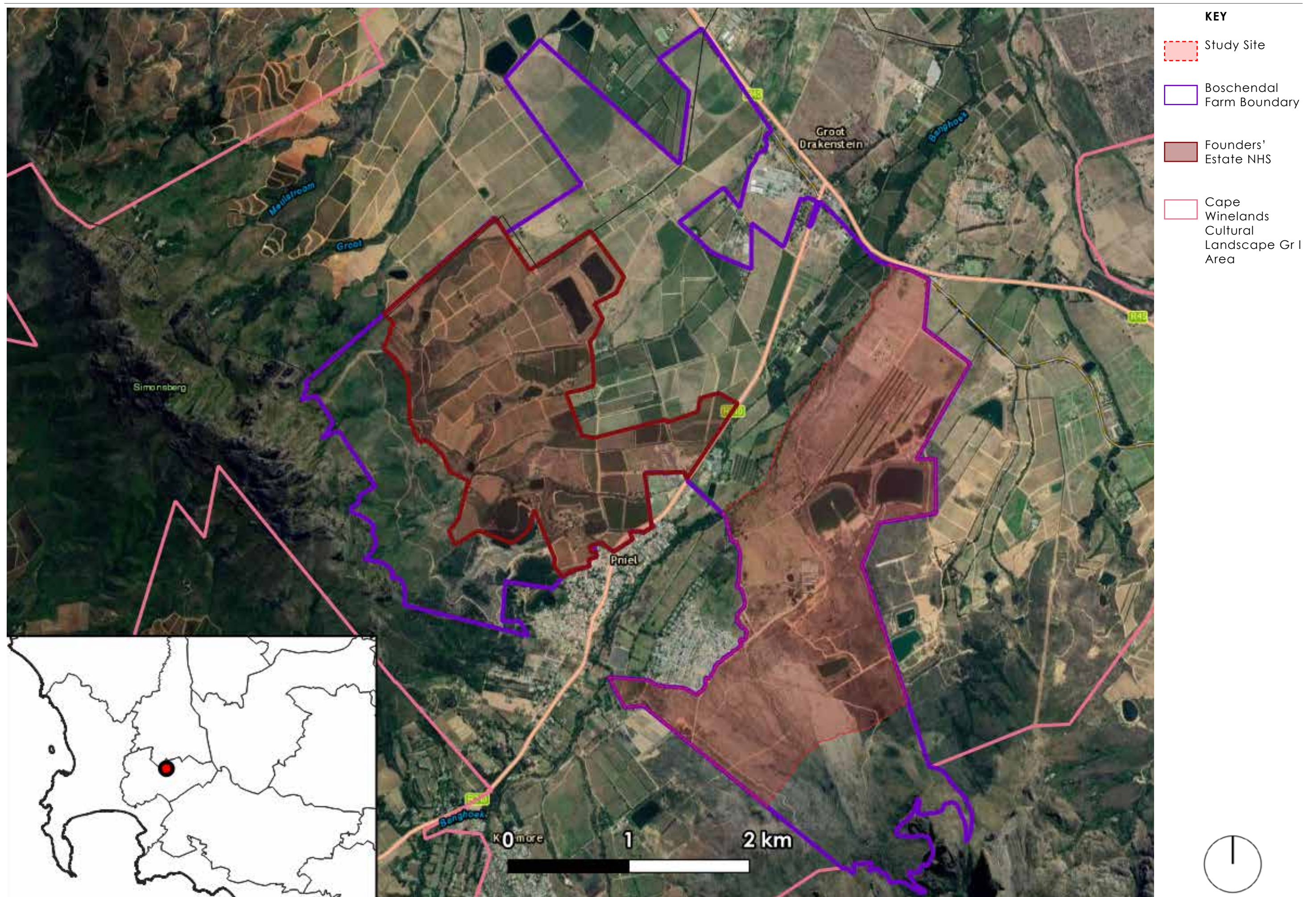
### 1.3. Rationale and Aim of the Precinct Study

The Precinct Study has been compiled to meet a number of aims, and remains, a draft document as the study is an iterative one, informed by continuous, processes.

The Precinct Study aims to:

- Set out a high level framework for a range of potential interventions at a precinct level, so that piecemeal development can be avoided.
- Set out a heritage-based framework for evaluating the successive developments as they arise, to ensure the aims and objectives of the Scoping Report (RSA, 2019; NM&A, 2019) are carried forward.
- Allow for positive, integrated repurposing of development.
- Avoid piecemeal development.
- Set terms that prevent sprawl and promote sensitive reuse in terms of the cultural landscape and rural settlement patterns.
- Be a live document that will be expanded with future work, but that serves now to frame the New Retreat application.
- Be part of the overall integrated heritage management of Boschendal.







## 2.0. DETERMINING THE PRECINCT

The East Precinct (Figure 2) should be understood as a single, definable landscape located, together with several others (Figure 3), within Boschendal Farm and, more widely, within the Dwars River Valley. A precinct should be a contiguous piece of land across an area that shares features and characteristics that make it identifiable as a discrete entity of relative uniformity. These shared traits can be physical, environmental, cultural, social and/or a combination of each.

A precinct should respect and be informed by the Landscape Units (LU) identified and graded in the Stellenbosch Municipal Heritage Inventory (SMHI), but does not, necessarily, need to conform exactly to the LUs identified. Where LUs have been identified through qualitative assessments of their current condition and character, development within one LU can have a positive impact, if sensitively achieved.

Where appropriate, all precincts could be subject to studies similar to this one. The character, condition and components of each precinct should direct the content and type of study compiled for each, and these could range from high level landscape assessments to structural and grading assessments at the site scale, to Conservation Management Plans for individual historic werfs.

The study area falls within the wider Rhodes Fruit Farm Landscape Area, which the SMHI identifies as lying on either side of the R310 north of Pniel, and includes most of the agriculturally productive lands of Boschendal. York Farm Cottages lie within the Landscape Unit of this wider area identified as LU F05: the Footslopes of Hutchinson Peak. This LU comprises the area between the R45 at the north east, Lanquedoc at the south west, the eastern banks of the Dwars River at the west, and the slopes of Hutchinson Peak - for the purposes of this assessment, the eastern boundary of Boschendal in this area, below the important 320m contour.

This LU is notable for the natural vegetation on the mountain slopes and perennial streams that feed the irrigation dams (Figure 4), and includes some Critical Biodiversity Areas (CBAs). While the SMHI notes that there are some intrusive sites and neglected natural areas, the area is remarkable for the lack of development and, significantly, of vineyards or orchards (Figure 5). The reasons for this are likely twofold, relating both to the relatively poor soils on the slopes and the history of this part of the farm as commonage.

The significance of this Landscape Unit can thus be ascribed to ecological, aesthetic and historic reasons. The social significance of the East Precinct as an area set apart from the historic werfs and the scenic vineyards and orchards and therefore appropriate for the construction of both Thembaletu and the York Farm cottages also contributes to the layers of meaning held by this part of the farm.

Adjacent to the Footslopes of Hutchinson Peak LU (F05), to its immediate south and west, lies LU F08: the Agrarian Bowl. This LU comprises the area south and east of Lanquedoc, terminating, for the purposes of this study, at the Boschendal south eastern boundary up to the 320m contour.

This LU is notable for its steep mountain slopes with numerous perennial streams leading down into a drainage basin just above Lanquedoc. Die Bordjie Outspan, located within this LU presents large tracts of land in natural condition, categorised as CBAs, with Ecological Support Areas (ESAs) along the drainage lines. Areas of exceptionally fertile soil in this area are well suited to viticulture. The agricultural fields and avenues of Bethlehem are visible from the Helshoogte Road (R310). Incorporating an early freehold grant, the farm of Bethlehem comprises Cape Dutch and Victorian buildings, two Oak avenues, and vast agricultural holdings that have recently undergone renovation. Views across this landscape, framed by the Drakenstein mountains behind, also lend Pniel, Lanquedoc and Kylemore their picturesque character.

For the purposes of the SMHI, it is thus clear that a grading distinction could be made between the two LUs, based on their relative degrees of ecological intactness, and presence or absence of significant, tangible cultural heritage resources. For the purposes of this assessment, however, it is possible to include the two LUs within a single, contiguous precinct, particularly given that so little of LU F05 falls within the Boschendal boundary. This enables us to draft a development plan for the wider area which provides for the more degraded, lower significance area around York Farm to be enhanced, in terms of its ecological conditions, and heritage significance, to be on a par with the southern portion. By regenerating, reinvigorating and reactivating a previously degraded area, development in the East Precinct affords an opportunity to stitch back together fragmented landscapes.

This action of stitching back together serves as a conceptual counterpoint to the notion and practice of development as a force that might otherwise contribute to sprawl or increasing suburbanisation of agricultural landscapes.





Figure 2. Aerial image of the Precinct (RSA, 2020).



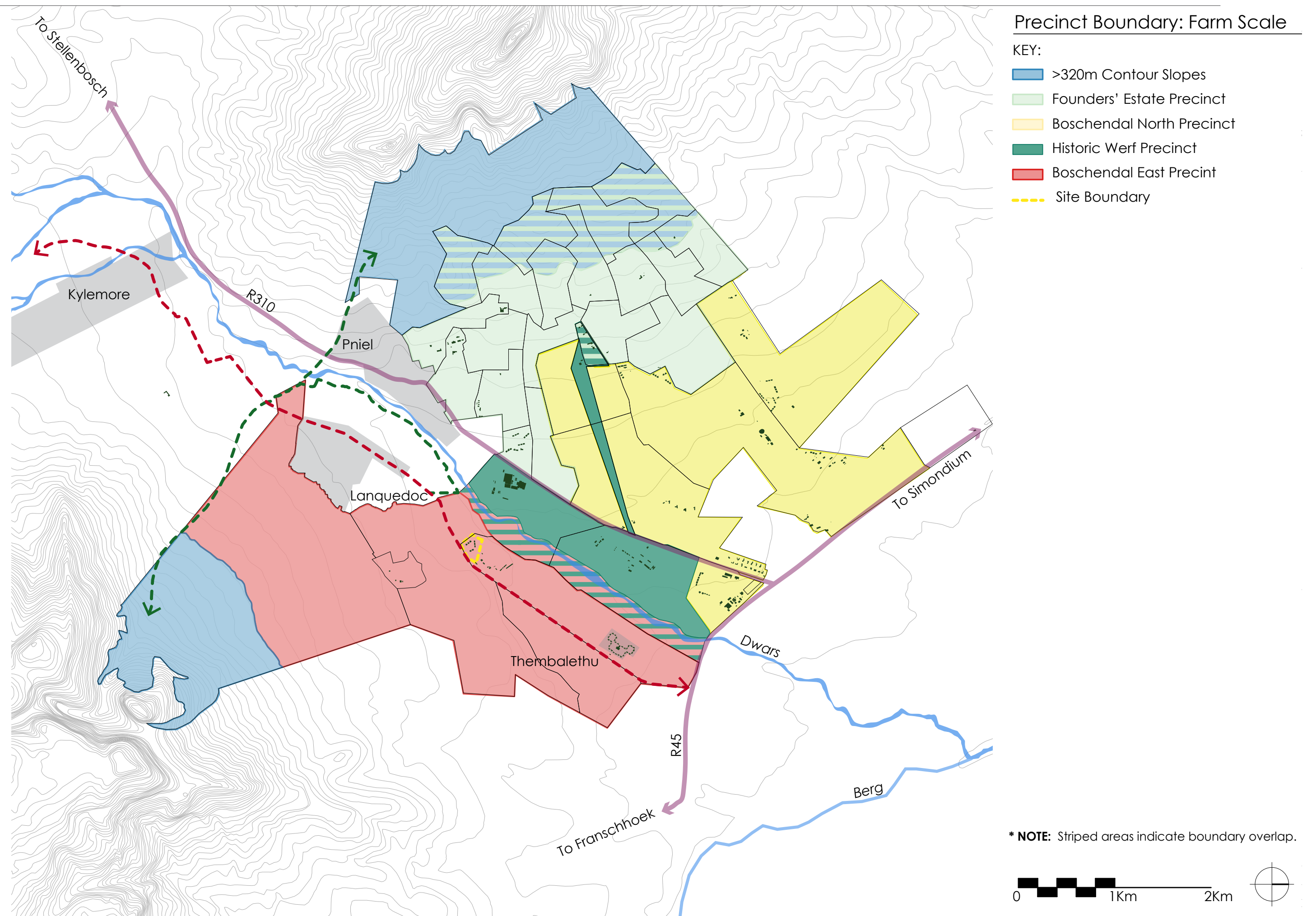


Figure 3. Map illustrating the delineation of all Boschendal precinct boundaries (RSA, 2020).



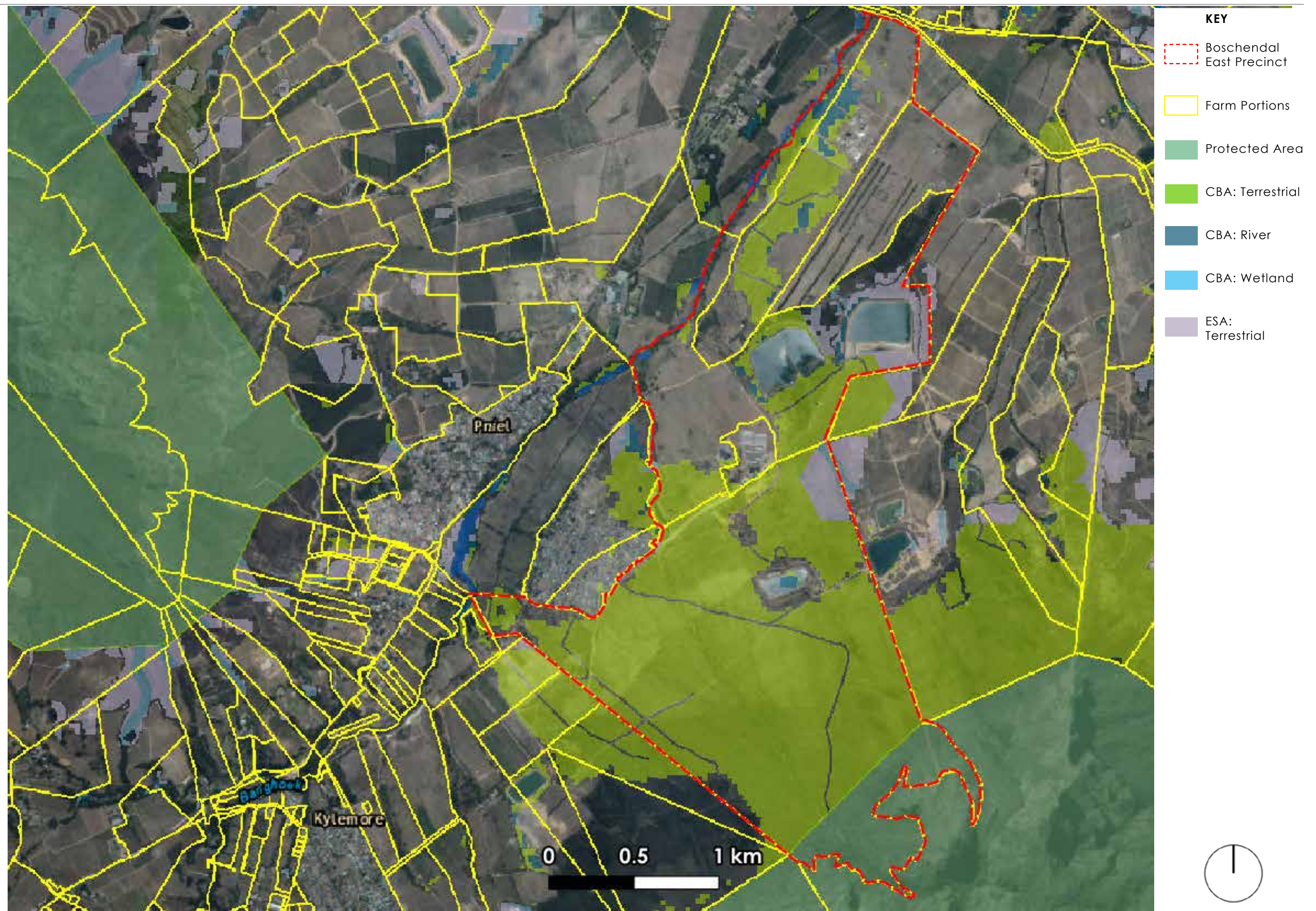


Figure 4. Protected Areas and Critical Biodiversity Areas and Ecological Support Areas (CFM, 2020)





Figure 5. **Crop Census Map (CFM, 2020)**



A further component of the East Precinct is the Dwars River itself, the western banks of which provide the western boundary of the East Precinct. The river, as one of the major linking features of the Valley, should be considered a component of several precinct delineations, and here would be shared with the Boschendal Werf LU. However, excluding it from the study precinct would serve to negate the enormous importance – tangible and intangible - of the river, historically, socially and culturally, in shaping the landscape and lending it meaning. Indeed, ascribing it preferentially to the werf precinct would serve to reinforce and uphold the social injustice of the past. Any assessment of the development potential, heritage, social and cultural significance of this portion of land must forefront issues of protecting, promoting and facilitating access to the river.

The East Precinct, bounded to the west by the Boschendal Werf (correlating with the SMHI LU of A06), and to the north, south and east by the Boschendal Farm boundary and the land within it below the 320m contour, is thereby delineated as a coherent “Precinct” within which to locate our studies.

## 2.1. Identified Precinct Level Heritage Resources

The tangible heritage resources thus far identified within the East Precinct include the derelict cottages at York Farm, the Thembaletu Hostel and the Ou Wapad. These resources have been identified and discussed in detail in the Baseline Heritage Report.

The East Precinct incorporates the lower slopes of Hutchinsons Peak, a major landmark in the valley that is associated with the high scenic, ecological and social significance, and also features highly significant CBAs and Ecological Support Areas (ESAs) that contribute to its value. The Precinct bestows significant scenic qualities to the settlements of Pniel, Kylemore and Lanquedoc.

### 2.1.1. The Cultural Landscape

The cultural landscape comprises the scenic backdrop of the mountain-valley setting and the layering of evidence for human inhabitation and interaction with the natural environment through time. These layers consist of the historical farm werfs, cottages and settlements, planted fields and field boundaries with windbreaks, agricultural features in the landscape such as dams, reservoirs, packing sheds etc, and paths, roads and tree alignments that follow old routes and create new ones through and across the landscape.

The cultural landscape is of such high significance that it forms part of the Grade I Cape Winelands Cultural Landscape (CWCL), and has been put forward for inscription on the UNESCO Tentative World Heritage Site list.

The significance of the CWCL is described as follows in the grading notice in the Government Gazettes that cover the various portions of land (see Annexure B and Annexure C).

The CWCL is significant because of its idyllic setting, rich history associated with living heritage *and* a distinctive cultural and natural environment *with* unique planned landscapes boasting an architectural and aesthetic form unique to South Africa....Exhibiting magnificent cultural treasures ranging from fine historic monuments, small towns and villages with a rich Cape vernacular architectural tradition, to routes of high scenic value ‘dotted’ with low hills and valleys...The Cape Winelands has played an important role in the cultural development, economy and evolution of the local community and the nation, and is of local, provincial, national and international significance.

The Stellenbosch Municipal Heritage Survey has identified the area between the R45 at the north east, Lanquedoc at the south west, the eastern banks of the Dwars River at the west, and the slopes of Hutchinson Peak - for the purposes of this assessment, the eastern boundary of Boschendal in this area - as a discrete Landscape Unit.

### 2.1.2. The Built Environment

The built environment of the East Precinct consists of only two conservation worthy sites: Thembaletu and York Farm. Neither site is older than 60 years; their significance does not arise from their architectural or aesthetic merit, but rather from the fact that they are representative of a layer of social history and meaning that was disrupted and truncated by the removal of workers off Boschendal in the early 2000s.

Thembaletu is of particular significance as an import of mining labour practices into the winelands to house black farm workers. The social significance of the farm and the site is high given its long history of use, and the particular sensitivities arising from the unequal and discriminatory labour practices from the time of slavery to the recent past.

### 2.1.3. The Ou Wapad

A further important element in the East Precinct is the old wagon route that runs from the gates to the R45 at the north, south past Lanquedoc, across Old Bethlehem and all the way to Kylemore, traversing some 6.5km of private and public land.

The “Ou Wapad” or old wagon road, is said to be a road historically linking the neighbourhoods of Banhoek, Kylemore, Johannesdal, 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.

Arising from a network of historic routes across and through the north eastern extent of Boschendal from the earliest times - possibly even following pre-Colonial routes - the wapad seems to have formalised after the establishment of Lanquedoc at the turn of the C20<sup>th</sup>. The York Farm cottages and Thembaletu were built along the route decades after that, becoming part of the transport network. This is considered to be of significant social value because the various villages were mostly racially homogeneous, enclaved communities. For this reason, it could be said that the route promoted social cohesion.

The path currently serves as a farm road and is used by farm vehicles and leisure cyclists. The privatisation of the farm landscape in recent years has restricted access to the route for its former users.

### 2.1.4. Graveyards and burial sites

A single, large, recent graveyard exists along the south western Boschendal boundary to the south of Lanquedoc. This is a municipal cemetery that serves Lanquedoc, and has grown rapidly from a handful of graves in the early 2000s to its current extent, which already measures over 5 000m<sup>2</sup>.

### 2.1.5. Archaeology

The sheer extent of the East Precinct, and the variety of terrains and uses through time, means that the likelihood of archaeological finds is variable across the space. While grazed lands are subject to some churning, they are less likely to be disturbed than ploughed and planted fields, developed settlements and areas of high pedestrian or vehicular traffic. Outside of these areas, the East Precinct holds the possibility for limited archaeological remains to exist in fairly undisturbed contexts.

It is possible that pre-Colonial finds could be identified across the Precinct, which has plentiful water and would have provided excellent hunting grounds and fertile grazing in the past. Stone Age material from the Early, Middle and Later Stone Age is all known from this region, although much of it is out of context, often relocated to the edges of ploughed fields. It remains possible, however, that camp sites might be uncovered along the banks of the Dwars River, such as that found at Solms Delta farm, where excavation unearthed exceptionally dense and in situ deposits of LSA materials.

Historical archaeological remains are possible, but in the absence of historic werfs and other developed nodes in the East Precinct, any finds are likely to be incidental and of low significance.

More recent archaeology related to the farm's C20<sup>th</sup> history are likely around nodes such as Thembaletu, York Farm cottages and the Piggery on Delta Farm (3/1674). While not likely to be materially valuable, such evidence for largely undocumented lives takes on new significance when framed within the principles of Restorative Redevelopment.

## 2.2. Grading and Significance

The landscape within which the site is located constitutes part of the Cape Winelands Cultural Landscape (CWCL), which SAHRA has graded as a Grade I heritage resource, although formal declaration of the landscape as a National Heritage Site (NHS) has not yet been undertaken. This grading establishes SAHRA as a commenting authority in any applications within the CWCL area. The SMHI has provided more finely grained gradings at the level of Landscape Units within this broader Grade I area (Figure 6). The SMHI has graded the affected Landscape Unit, the footslopes of Hutchinson Peak, as Grade IIIB; in terms of the rating system employed by the SMHI, it carries a low Grade IIIB rating. The SMHI gradings, still fairly high level, have been augmented by subsequent grading work undertaken on the farm by heritage practitioners (Aikman, 2005; Winter, and Baumann 2014) and ratified by Heritage Western Cape subsequent to the submission of the Boschendal Baseline Heritage Report (RSA, 2019; Figure 7).

The identified, tangible heritage resources within the East Precinct are the Grade IIIC York Farm Cottages (Figure 8), the Grade IIIA Thembaletu Hostel (Figure 9) and the Grade IIIA Ou Wapad (Figure 10). The Piggery has been graded as Not Conservation Worthy, but remains noteworthy as existing infrastructure that could lend itself to further development (Figure 11).



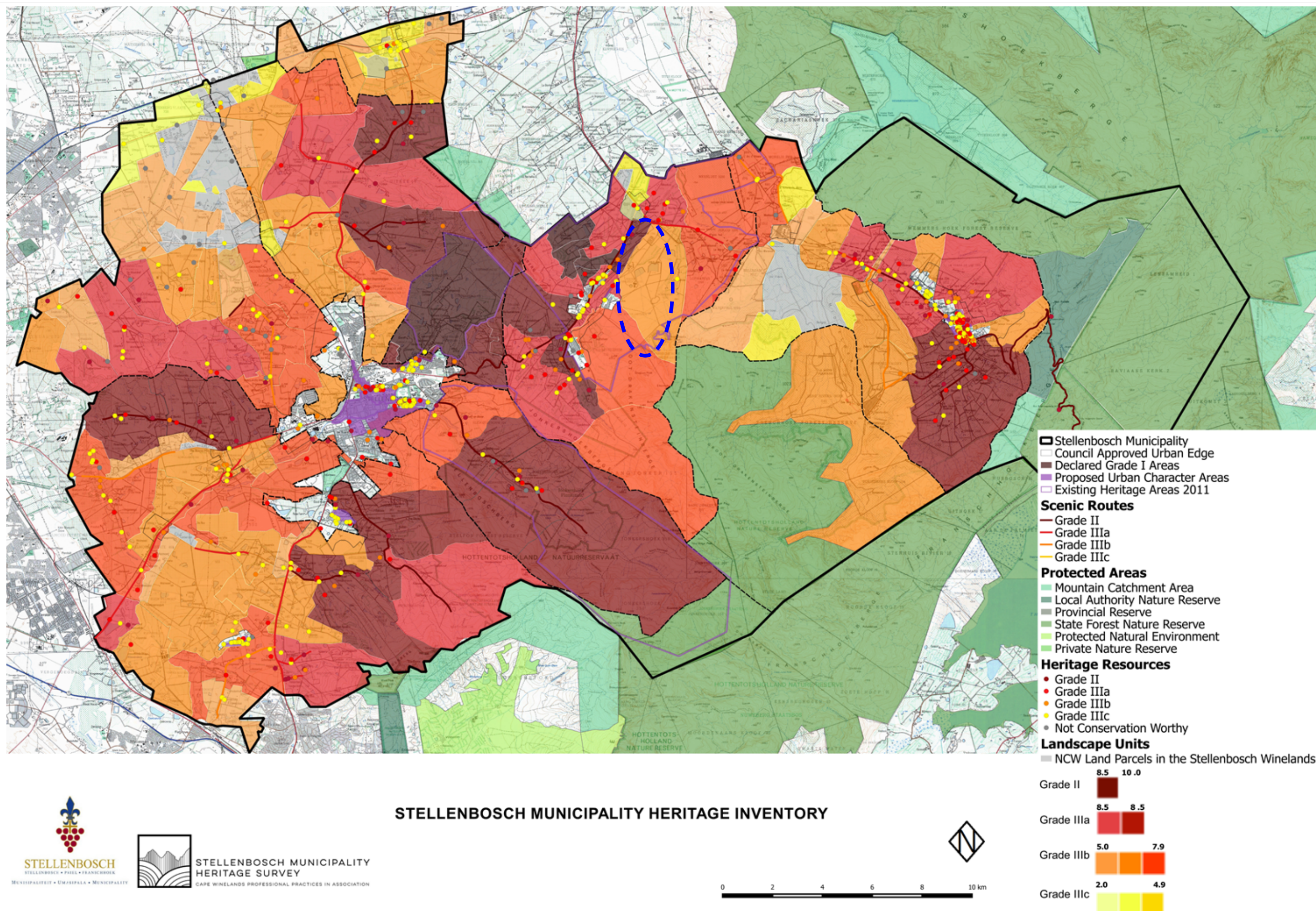


Figure 6. Stellenbosch Municipal Heritage Inventory Grading Map, showing individual heritage sites and Landscape Units shaded according to their respective gradings; the Boschendal East Precinct location is indicated in blue (Stellenbosch Heritage, 2019).



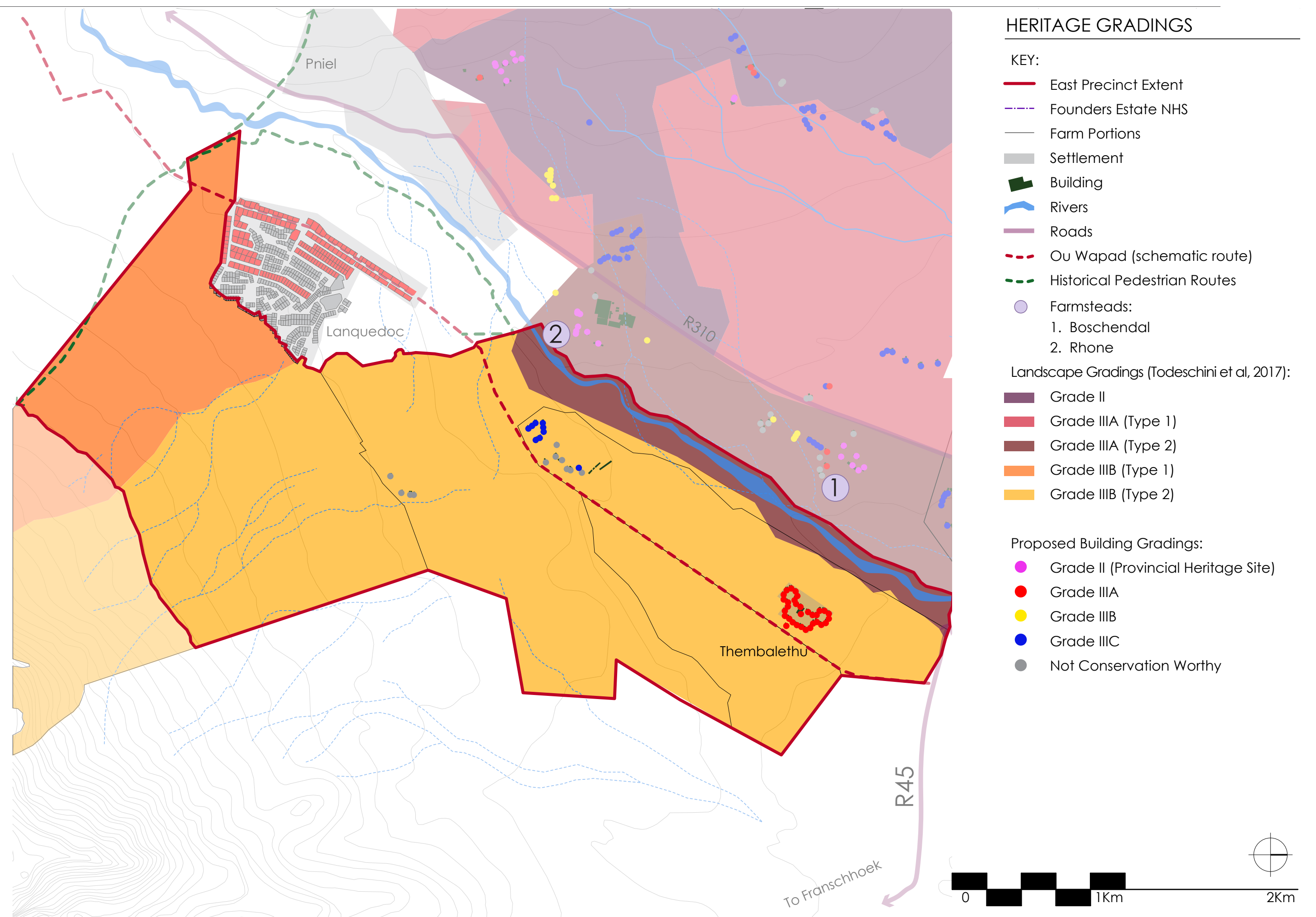


Figure 7. Composite map of Boschendal East Precinct heritage gradings (RSA, 2020, based on RSA, 2019)



**SITE NAME: YORK FARM****Map Ref: CC11**  
**Building Number: BE91-96****ADDRESS OF THE SITE**

FARM NAME	Rhone
FARM NUMBER	1674/11
CURRENT USE	Unused
ORIGINAL USE	Workers' Accommodation

**PROTECTION AND GRADING**

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

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

**LATITUDE/LONGITUDE**

18°58'26.86" E

33°53'17.39" S

**SITE DESCRIPTION**

Eight paired units built in the 1980s, typical of workers' accommodation of the time

**SITE HISTORY**

Cottages build for workers in 1980s by Amfarms.

**CONTEXTUAL DESIGN**

Arranged around a central open space; adhoc placement in landscape

**HERITAGE VULNERABILITY**

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**

The buildings have all been stripped and are subject to vandalism and theft

**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.

**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

Figure 8. Grading sheet for York Farm Cottages (RSA, 2019).

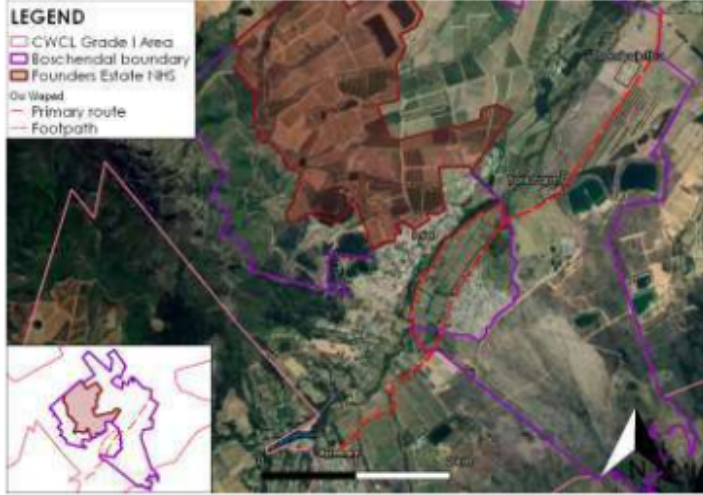



SITE NAME: THEMBALETHU				Map Ref: CC7 Building Number: BE45-76; BE89-90	
<b>ADDRESS OF THE SITE</b>		<b>PROTECTION AND GRADING</b>			
FARM NAME	Rhone	Curr. NHRA Protection	None		
FARM NUMBER	1674/11	>60YRS?	No		
CURRENT USE	Unused	PROPOSED GRADING	<b>Grade IIIA</b>		
ORIGINAL USE	Workers' Accommodation	LANDSCAPE UNIT GRADE	Grade IIIB		
		REVISED LU GRADE	Grade IIIB		
<b>SIGNIFICANCE</b>		<b>ARCHITECTURAL STYLE</b>		<b>MAP (RSA, 2019)</b>	<b>SITE PHOTO</b>
Associational	High	Age	Medium	Hybrid "classical" 1970s farm worker cottages	
Architectural	High	Rarity	High		
Archaeology	Medium	Scientific	None		
Representivity	Medium	Symbolic	High		
Intangible	High				
		<b>ARCHITECT/BUILDER</b>			
		Amfarms			
		<b>GROUPING WITH OTHER SITES</b>		<b>LATITUDE/LONGITUDE</b>	
		Cottage clusters		18°59'01.45" E 33°52'35.55" S	
<b>SITE DESCRIPTION</b>				<b>SITE HISTORY</b>	
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	
<b>CONTEXTUAL DESIGN</b>				<b>HERITAGE VULNERABILITY</b>	
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	
<b>EVIDENCE OF DEMOLITION</b>				<b>STATEMENT OF SIGNIFICANCE</b>	
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	
<b>INVASIVE ELEMENTS</b>					
Recently repurposed into a film set with extensive accretions, some reversible, others not					
<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.					

RECORDING DATE 2019/06/06

Figure 9. Grading sheet for Thembaletu Hostel (RSA, 2019).





SITE NAME: OU WAPAD				Map Ref: NONE Building Number: None	
<b>ADDRESS OF THE SITE</b>		<b>PROTECTION AND GRADING</b>			
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		
<b>SIGNIFICANCE</b>		<b>ARCHITECTURAL STYLE</b>		<b>MAP (RSA, 2019)</b>	
Associational	High	Age	Medium	N/A	
Architectural	None	Rarity	Medium		
Archaeology	Low	Scientific	Low	N/A	
Representivity	Medium	Symbolic	High	<b>GROUPING WITH OTHER SITES</b>	
Intangible	High			None	
<b>SITE DESCRIPTION</b>				<b>SITE HISTORY</b>	
An historic 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 that emerged in the early C20th, likely in response to the development of Lanquedoc at that time	
<b>CONTEXTUAL DESIGN</b>				<b>HERITAGE VULNERABILITY</b>	
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	
<b>EVIDENCE OF DEMOLITION</b>				<b>STATEMENT OF SIGNIFICANCE</b>	
None				The wapad has social, symbolic and possible archaeological significance. It has landmark qualities both as a visible landscape element and for its importance in linking disparate communities. Its significance is, however, intangible, rather than linked to its physical form or alignment.	
<b>INVASIVE ELEMENTS</b>					
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.					
<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.					

RECORDING DATE 2019/06/06

Figure 10. Grading sheet for the Ou Wapad (RSA, 2019).



<b>SITE NAME: THE PIGGERY</b>				<b>Map Ref: NONE</b>	
				<b>Building Number: BE114-117</b>	
<b>ADDRESS OF THE SITE</b>		<b>PROTECTION AND GRADING</b>			
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		
<b>SIGNIFICANCE</b>		<b>ARCHITECTURAL STYLE</b>		<b>MAP (RSA, 2019)</b>	
Associational	Low	Age	Low		
Architectural	Low	Rarity	Low		
Archaeology	None	Scientific	Low		
Representivity	Low	Symbolic	Low		
Intangible	Low				
				<b>SITE PHOTO (RSA, 2019)</b>	
		<b>ARCHITECT/BUILDER</b>		<b>LATITUDE/LONGITUDE</b>	
		N/A		18°58'40.08" E 33°53'34.89" S	
		<b>GROUPING WITH OTHER SITES</b>			
		Farm Buildings			
<b>SITE DESCRIPTION</b>				<b>SITE HISTORY</b>	
The site of a disused piggery with rows of cement block sties and barns				Related to diversification of farming practice on Boschendal	
<b>CONTEXTUAL DESIGN</b>				<b>HERITAGE VULNERABILITY</b>	
Located in less agriculturally valuable part of farm				None	
<b>EVIDENCE OF DEMOLITION</b>				<b>STATEMENT OF SIGNIFICANCE</b>	
Structures in ruin				None	
<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.					

RECORDING DATE 2019/06/30

Figure 11. Grading sheet for the Piggery on Delta Far (3/1674) ((RSA, 2019).



### 3.0. PRECINCT LEVEL HERITAGE DESIGN INDICATORS AND GUIDELINES

#### 3.1. Stellenbosch Municipal Heritage Inventory Indicators<sup>1</sup>

##### **F05 Footslopes of Hutchinson Peak**

###### MAIN AIM: ENHANCE

(Manage) landscapes and townscape: By improving land parcels or places which are in decline, by strengthening or reinforcing characteristic elements and features, or by regenerating landscapes through introducing new elements or features, or adapting them in order to revive lost fabric and bring new life to heritage environments.

###### MAIN VALUE: AESTHETIC, ECOLOGICAL

This landscape unit is characterised by expansive views towards Hutchinson Peak that should be retained, and enhanced by any development proposals. The large areas of critical biodiversity in natural condition, and Ecological Support Areas around the river should be supported.

###### Conservation systems triggered:

1. Foothills Conservation System
2. Scenic Route Conservation System

###### CONSERVATION SYSTEM:

This landscape unit is triggered by the Foothills conservation system in its high level of critical biodiversity. A Grade IIIa scenic route is located directly adjacent to this landscape unit where 'foreground' development criteria apply. This particular land parcel has a medium visibility from Grade II scenic routes within the area.

##### **F08 Agrarian Bowl**

###### MAIN AIM: ENHANCE

As far as possible, enhance the accessibility of heritage environments to members of the public, and look to manage and regenerate heritage environments into the future, to create an inclusive living heritage.

###### MAIN VALUE: AESTHETIC, ECOLOGICAL

The landscape unit is characterised by expansive views and large areas of critical biodiversity in natural condition that should be enhanced

###### CONSERVATION SYSTEM:

This landscape unit is triggered by the Foothills conservation system in its high level of critical biodiversity. This particular land parcel is categorised as an exceptional scenic landscape in terms of its visibility within the landscape.

###### **Both**

###### CONSERVATION SYSTEMS TRIGGERED:

1. Scenic Route Conservation System
2. Foothills Conservation System

###### DEVIATED LAND USE/USES THAT WILL LIKELY ERODE LANDSCAPE CHARACTER:

Overscaled private dwellings, cluttered properties, agricultural related practices (other than viticulture and orchards), gated residential estates, large scale industrial structures, suburban development, nursery/mixed use/garden centre, restaurant/farmstall, mining, substation, landfill or sewage plant, parking lot (without mitigation), business park, isolated shopping centres

#### 3.1.1. Development Criteria (outside of historic werfs)

##### **Freehold Land**

- Evidence of the earliest occupation of the landscape is not always visible. Should any be uncovered, the provincial heritage authority (HWC) should be notified and engaged with to determine appropriate action.
- The layout of the first freehold land grants often correlates with surviving features at a landscape level. If such a structure is recognised, it should be maintained.
- Any remaining structures or fabric associated with the first freehold land grants should be protected, and included as part of the heritage inventory.
- Alterations and additions to conservation-worthy structures should be sympathetic to their architectural character and period detailing, but should also align with Burra Charter Article 22 (see introduction of this section).
- Respect existing settlement patterns and building typologies along rivers within the rural area. Proposals should be carefully considered in relation to impacts on the heritage significance of these settlements and the historic riverine corridor.

<sup>1</sup> Todeschini and Jansen, 2017, 2018; Todeschini et al, 2018



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## Planting Patterns

- Many of the strongest planting patterns that contribute to the historic character of landscape and townscape units, are within road reserves and on public land. A maintenance and re-planting plan should be developed.
- Significant avenues should be protected as a heritage component.
- Traditional planting patterns should be protected by ensuring that existing tree alignments and copses are not needlessly destroyed, but reinforced or replaced, thereby enhancing traditional patterns with appropriate species.
- In some cases, remnant planting patterns (even single trees) uphold the historic character of an area. Interpretation of these landscape features as historic remnants should occur
- Significant avenues should be protected as a heritage component.

## Commonage

- Surviving examples (wagon routes, outspans, and commonage), where they are owned in some public or communal way (or by a body responsible for acting in the public interest) and where they are found to be actively operating in a communal way, will have cultural and heritage value and should be enhanced and retained.
- The scale of roads (especially those that align with historic wagon routes) should be the minimum possible. Insensitive hard elements can compromise the rural character of a landscape as a whole.
- Maintain traditional movement patterns across rural landscapes or to places of socio-historical value.
  - Avoid privatization or creation of barriers to traditional access routes.
  - Retain old roadways, which have been replaced by newer roads, for use as recreation trails.
- Commonages and outspans were located at water points, and these places were likely gathering points before the arrival of colonists and continued to provide communal resources. In the mid-20th century many old Commonages came under the ownership of the Municipality, and have since been rented out to private individuals or organisations.
- The Municipality should facilitate the use of common land in a way that promotes the well-being and quality of life of the public. These sites can play a restorative role within the community, for instance who have limited alternative opportunities for recreation.
- No residential or industrial structures should be permitted on commonage.

## Access

- It is recommended that physical permeability to communal resources such as rivers and mountains is maintained and enhanced, for the enjoyment of all members of the public. This is particularly true when considering any new development proposals.
  - Promote public footpaths across the cultivated landscape.
  - Restore areas of recreation, especially where the public has traditionally enjoyed rights of access. Action might include the removal of fences and walls, where it is appropriate.
  - Prevent privatization of natural places that form part of the historical public open space resource network.
  - Allow for sustainable, traditional use of natural places for recreational, spiritual and resource collection purposes.



### 3.2. Boschendal Heritage Impact Scoping Report Indicators<sup>2</sup>

These indicators were produced as part of a farm-wide scoping assessment undertaken to review, in principle, an application for the award of development rights on Boschendal farm. The two aims of the document were, firstly, to determine whether there were a-priori grounds to refuse the application (Figure 12), and, secondly, to identify the full range of heritage indicators against which to assess the application (Figure 13). This study is the first farm-wide assessment of Boschendal, and it considered both a specific - though generalised - application, and the farm as a whole, to derive guidelines about types of appropriate development, nodes appropriate for development, and types and nodes that should not be considered (Figure 14 to Figure 15). This study is of enormous value for our purposes and, significantly, it makes use of the notion of farm precincts in order to evaluate the various parts of the farm<sup>3</sup>.

#### 3.2.1. Retention of authenticity

- Maintain the dominance of wilderness and the working agricultural landscape;
- Maintain and enhance continuities (of green space and of movement);
- Respect the valley section;
- No building on the agricultural superblock.

#### 3.2.2. Natural Systems

- No development on:
  - Ridge-lines;
  - Land steeper than 9°;
  - Elevated slopes, i.e. above the 320m contour line
  - Good agricultural soils or embedded moderate soils;
  - Areas within the 100 year floodplain, wetlands, areas prone to flooding and riverine corridors
  - 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.
- Areas with alien vegetation require clearing to enhance the significance of the botanical and faunal ecology.

<sup>2</sup> Baumann et al., 2012.

<sup>3</sup> *Ibid*: 2

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

- Protection and enhancement are recommended for 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;
- Historic pedestrian linkages, as based on recorded community perspectives<sup>4</sup>, include 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
- 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
- Areas of retreat and recreation within the mountains, as based on recorded community perceptions<sup>5</sup>, that would have been used generationally by inhabitants in the valley, and can be seen as an important community heritage resources
- Patterns of historically significant planting e.g. wind-breaks and avenues, and notable tree alignment along roads require protection and enhancement.

#### 3.2.4. Public Structure and Design

- The R45 and R310 are scenic routes, associated with buffers to protect their significance and value
- Public view cones from various points along the scenic routes, as well as from various public facilities both derive from and contribute to the significance of the landscape.

<sup>4</sup> Pastor-Makhurane, 2005, Cyster et al., 2008; Damon, 2019

<sup>5</sup> *Ibid*.



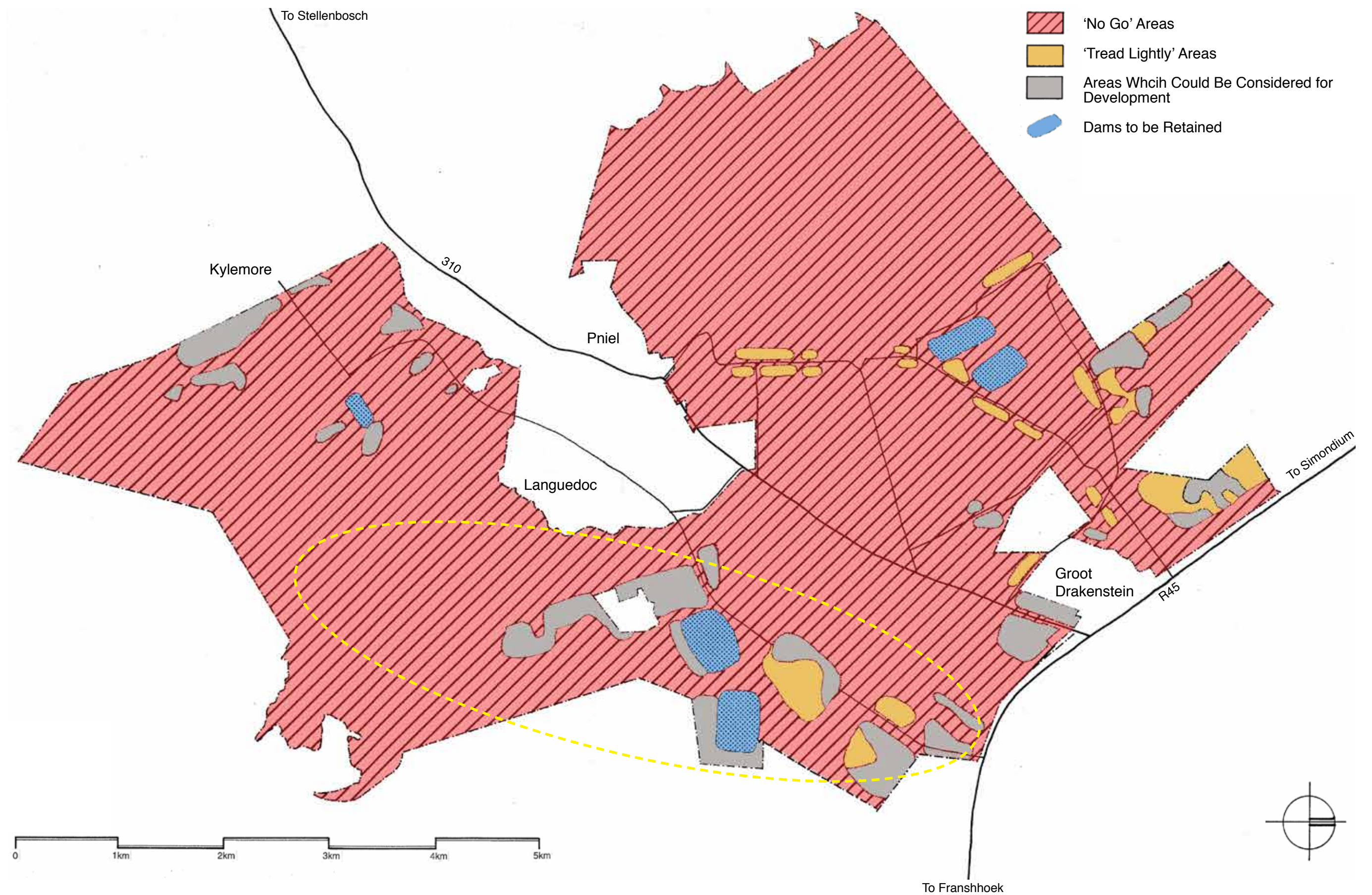


Figure 12. The Groot Drakenstein-Simondium Valley: 'no go' and 'tread lightly' areas; approximate area of East Precinct indicated in yellow (Baumann et al, 2012: 16 with overlay)



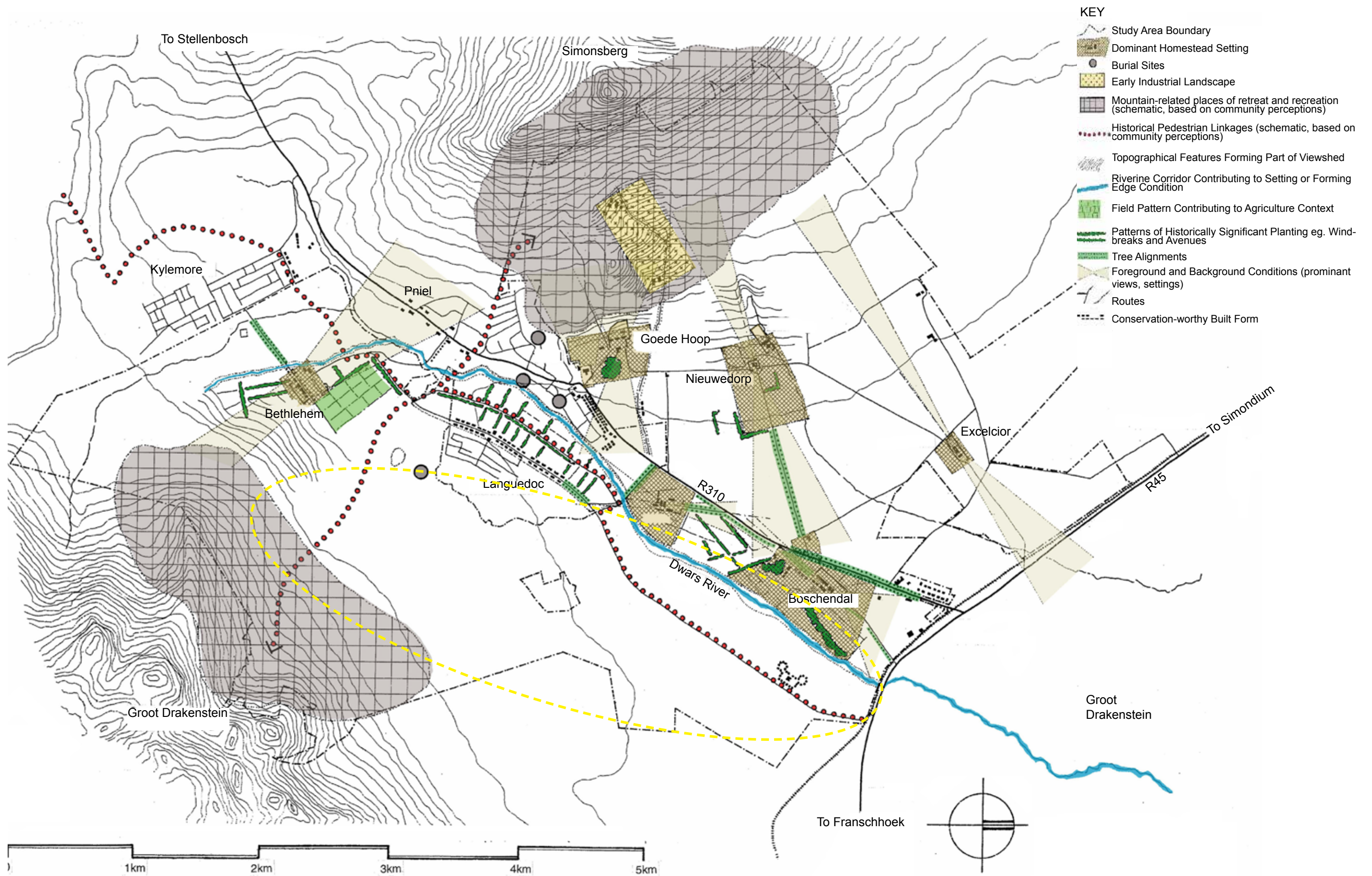
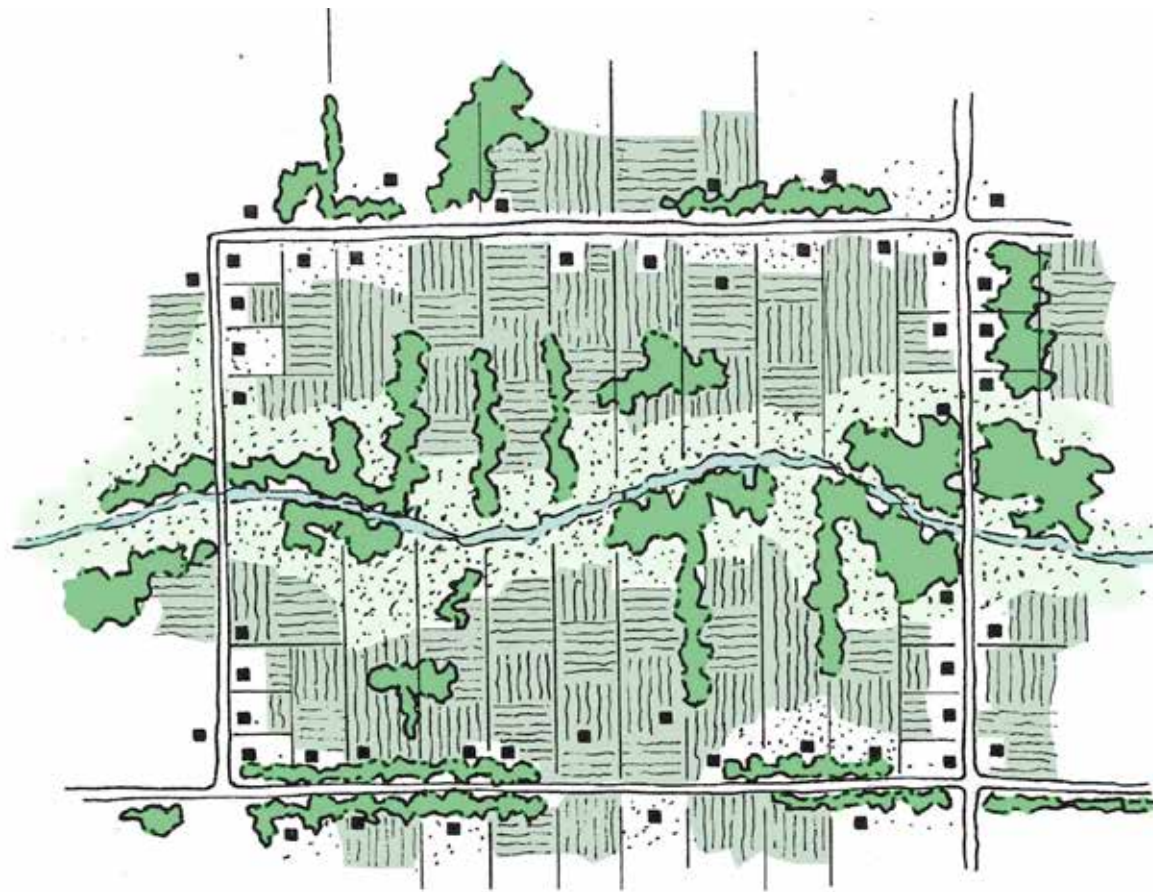
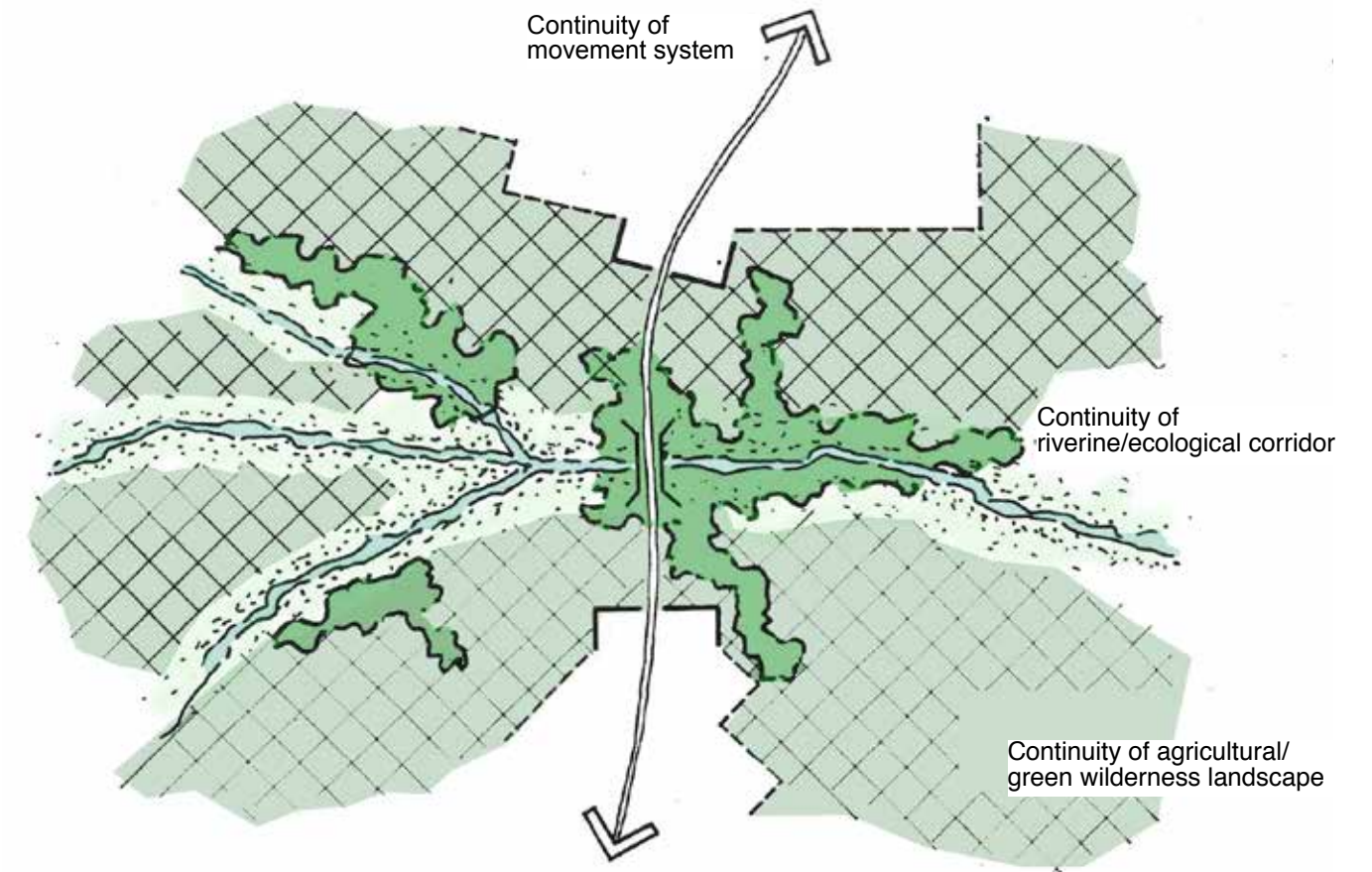


Figure 13. Development Constraints Map devised as part of the Boschendal Baseline Heritage Report; approximate area of East Precinct indicated in yellow (overlay on RSA, 2019; based on Baumann et al, 2012: 15).

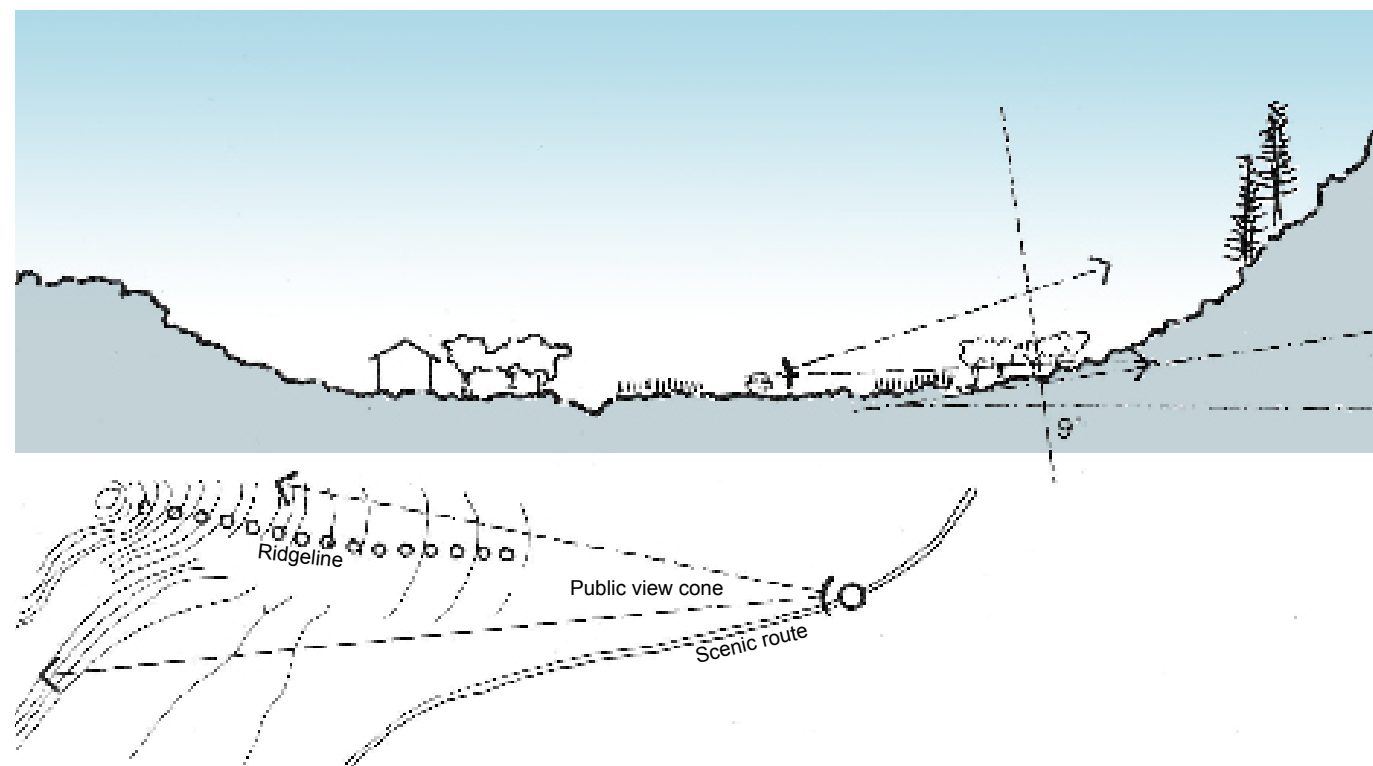




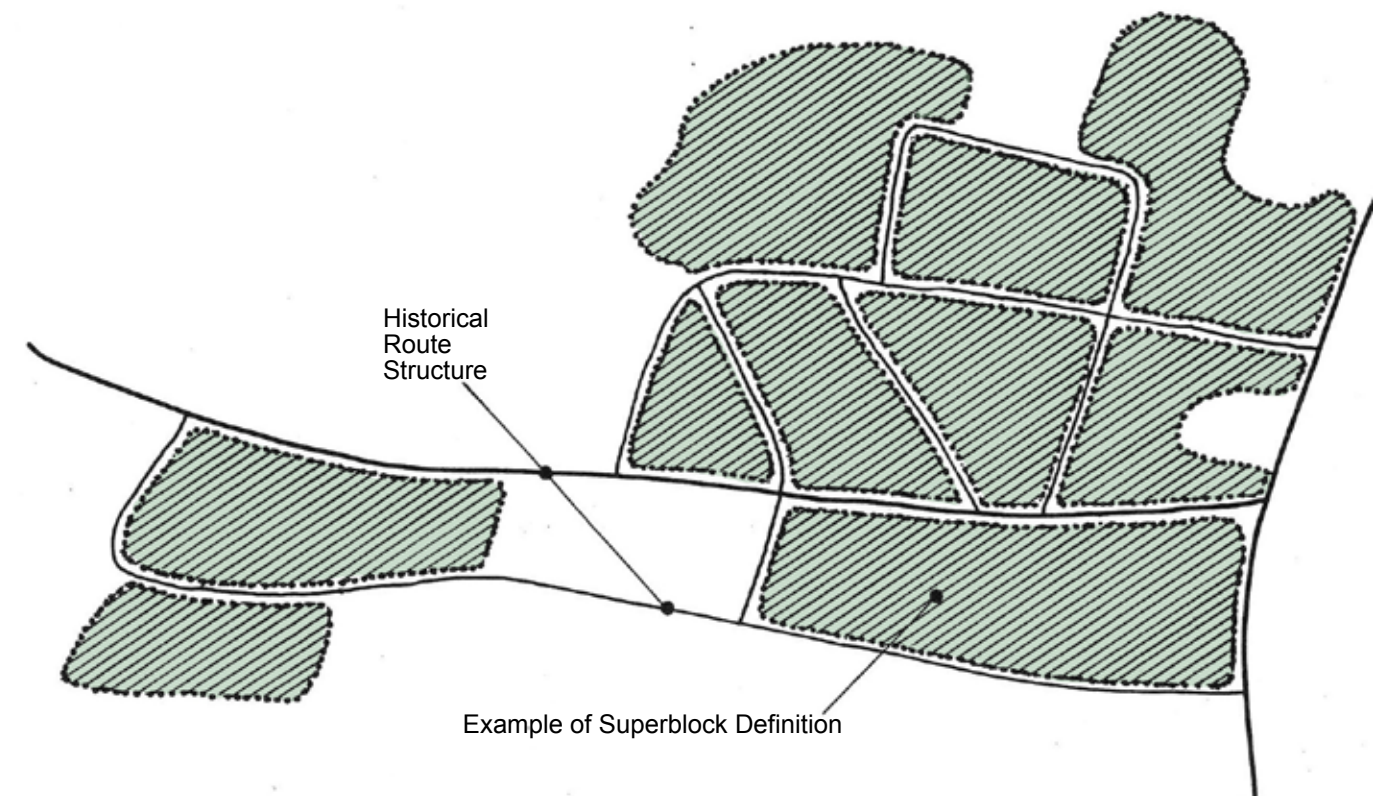
9a) Maintain the Dominance of Wilderness and Working Agricultural Landscape



9b) Maintain and Enhance Agricultural Continuity



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



9d) Respect the Agricultural Superblock

Figure 14. Central considerations and principals relating to rural authenticity (Baumann et al, 2012: 19).



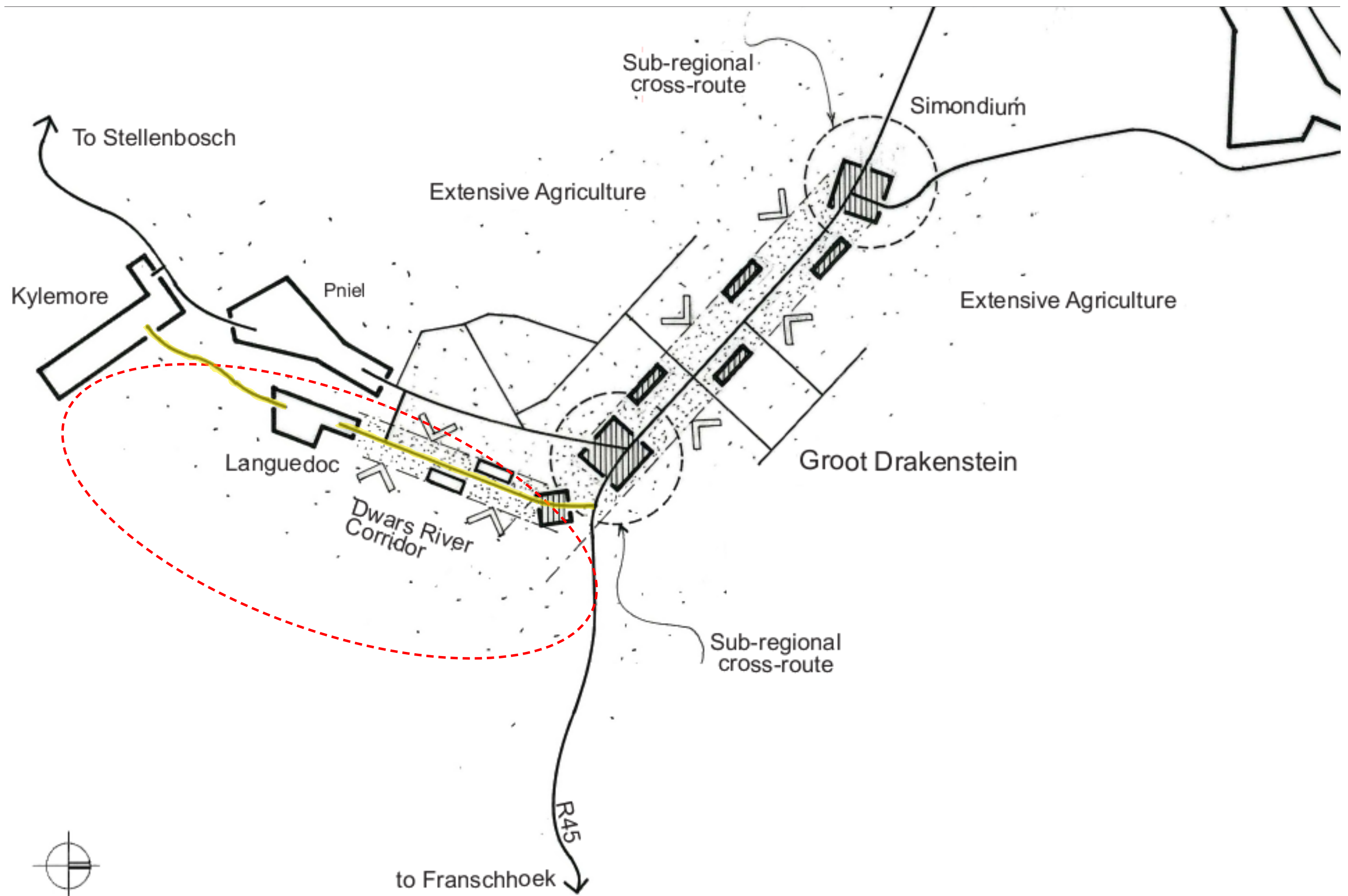


Figure 15. The ideas diagrammatically applied to the East Precinct context, and illustrating the role of the wapad, highlighted here in yellow, as the linking element between the R45 and Kylemore (Adapted from Baumann et al, 2012: 18 with overlay indicating approximate extent of East Precinct).



### 3.3. Boschendal Baseline Report<sup>6</sup>

#### 3.3.1. High Level Informing Principles

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 farmland 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.

Any proposed development should be evaluated through consideration of how it addresses those issues and responds to these challenges.

#### 3.3.2. 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.

### RESTORATIVE REDEVELOPMENT<sup>1</sup>

Restorative Redevelopment represents a vision for the farm that 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 to fill the gaps and amend oversights that have characterised previous developments on the farm that have failed to meaningfully serve the valley.

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.

Notions guiding Restorative Redevelopment:

- Notions of Home, Landscape and Servitude
- Black Leisure Landscapes
- Notions of Labour as Living
- Notions of labour as servitude
- Mining Practice within the Winelands

<sup>6</sup> RSA, 2019.

<sup>1</sup> Wolff Architects in RSA, 2019; Wolff Architects, 2018a, 2018b



### 3.3.3. Opportunities

Heritage assessments and analyses of the farm both by previous heritage practitioners and RSA have arrived at largely the same conclusions about the opportunities for development on Boschendal, despite each prior study being distinct and informed by different applications and/or directives (Figure 16).

With regard to York Farm cottages in particular, the following should be noted:

- Adaptive reuse is appropriate and advisable to conserve historic fabric where necessary
  - Such redevelopment of existing, disused structures allows 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.
- The enhancement of landscape significance can be achieved through the implementation of the principles of Restorative Redevelopment.
- York Farm is located along the alignment of the wapad and, as such, constitutes an appropriate development node. The variety of site types along the wapad alignment provides a framework for varied redevelopment at each site, within the rubric of the "beads on a string" settlement pattern. Mixed use developments that create spaces and facilities of a wide variety of uses and purposes, and serve the broader community, would be an ideal use of existing infrastructure or new developments. Varied facilities would stimulate job creation and generate a sense of participation and belonging that more tourist infrastructure alone cannot.
- Development along the wapad can be beneficial through the reinstatement of historic linkages:
  - At the Valley scale by enhancing the significance of the wapad, a less obvious, but nonetheless extant route through the Valley that holds social and historical significance.
  - At the local scale by providing 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.

"Reinstatement" of the wapad is meant literally, in terms of invigorating its function as a route across the farm, but, as the route already exists and is in use, also figuratively as a linking element in the landscape.

### 3.3.4. Constraints

Constraints have, similarly, been recognized as largely congruent across the body of heritage work pertaining to Boschendal. Most of these constraints recognize the dangers of unregulated development and the negative impacts they would have on the rural, agricultural and wilderness aspects of the Farm.

Constraints include:

- Rural Landscape Form and Coherence:
  - The heritage significance of the landscape has been recognized as Grade IIIB (Todeschini and Jansen, 2017). The landscape can support only limited interventions without this grading being negatively impacted.
  - For the landscape to retain its rural and wilderness qualities, large areas of undeveloped, uninterrupted farmland need to remain in place.
  - 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?
- Sprawl:
  - This will arise from the development of existing infrastructure without due consideration of the location of sites across the landscape, and the cumulative effects of maximising existing structures through. Sprawl 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.



### 3.3.5. Design Principles and Heritage Indicators

Design principles speak to the materiality of structures, landscape features and built forms (Figure 10).

- 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 story 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.
- 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.

A consideration of opportunities and constraints allows for the mapping of development guidelines (Figure 17).



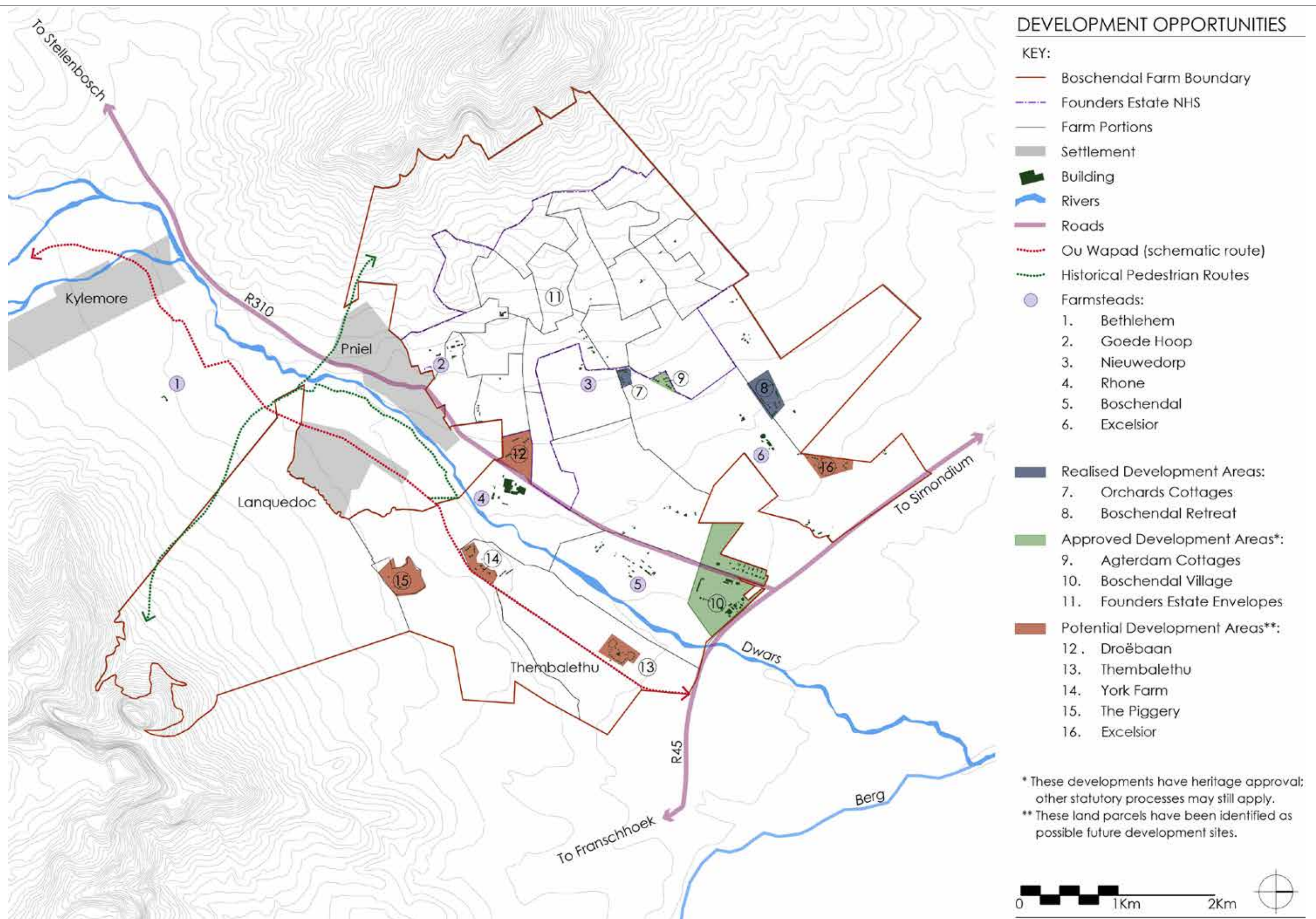


Figure 16. Development Opportunities Map devised as part of the Boschendal Baseline Heritage Report (RSA, 2019).



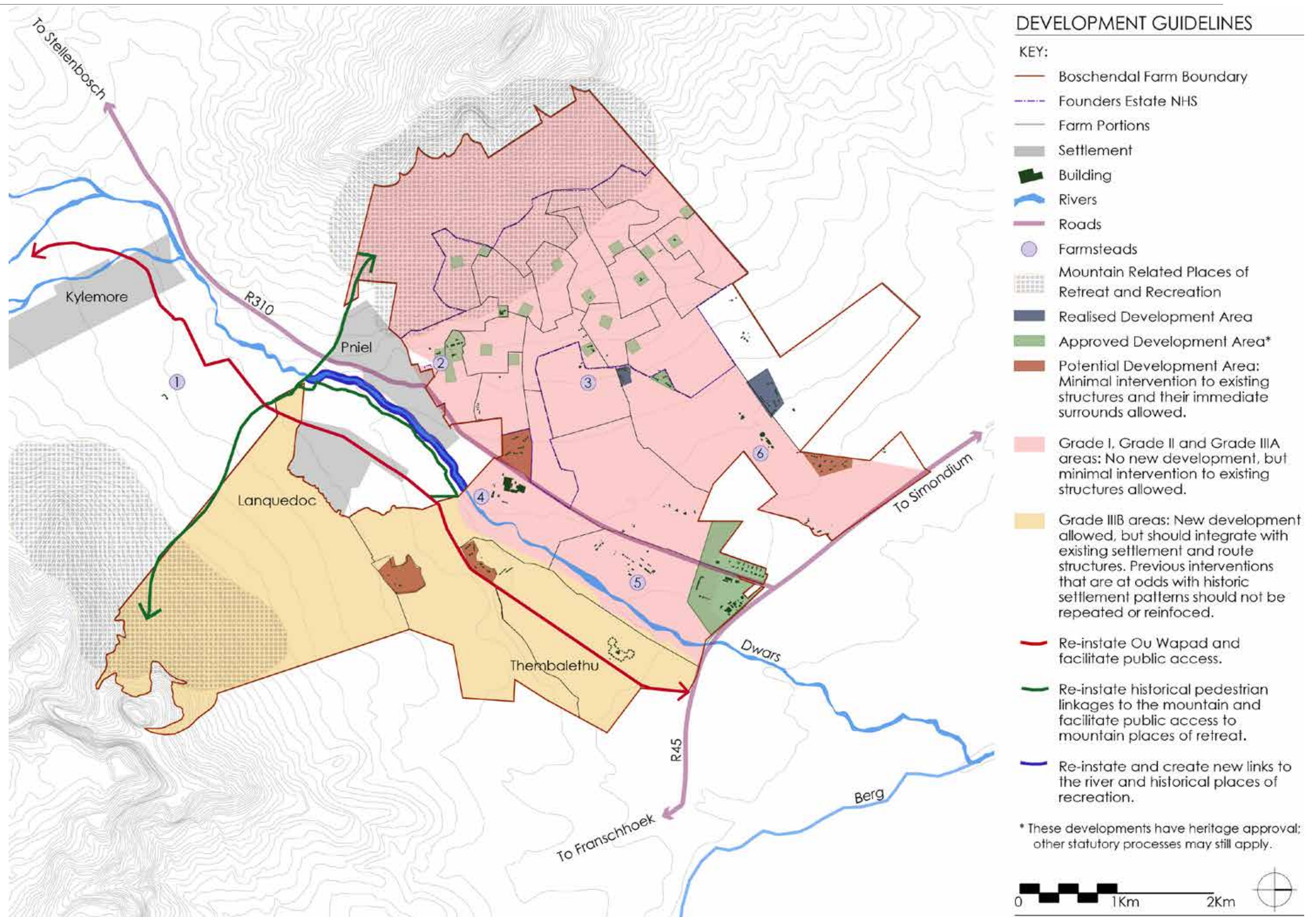


Figure 17. Development Guidelines Map devised as part of the Boschendal Baseline Heritage Report (RSA, 2019).



### 3.4. Boschendal Draft Conceptual Framework Indicators<sup>7</sup>

The Conceptual Framework derived its findings from heritage inputs (RSA, 2019), and specialist studies undertaken by Environmental Assessment Practitioners, Architects, Engineers and Traffic assessors. NM & Associates synthesised this document to provide a further layer of high level thinking pertaining to development opportunities and constraints on Boschendal.

#### 3.4.1. Informing Principles

##### **Socio-cultural sensitivity**

- Cultural landscapes are important to a sense of wellbeing for residents of a certain place, but also serve an economic function by attracting visitors.
- These landscapes develop through time as a combination of natural systems and social, cultural associations and historic landmarks
- While sensitive and requiring respect and acknowledgement, development is not prohibited in such landscapes, provided that it is carefully considered, and protects the intrinsic qualities that lend such places meaning.

##### **Social Justice and Inclusivity**

- Boschendal and the Dwars River Valley are contested spaces.
- Boschendal has acknowledged the farm's role in past injustices, and undertaken to assist in addressing the colonial legacy.
- Planning, design and development should acknowledge the history of social exclusion as a basis of current spatial arrangements and identities in the valley to:
  - Create opportunities for local communities
  - Honour the role, history and heritage of local communities in planning, design and development
- Restorative Redevelopment is a means to achieve this.
- 

##### **Economic resilience**

- Diversification of farming operations, and alternative income streams, allows farmers to weather times of economic downturn and problems with production
- Boschendal has already invested in diversifying their crops, but further opportunities present themselves in agri-tourism, which can provide sustainable financial stimulus to farming practices, to the local community.

<sup>7</sup> NM&A, 2019: 66-68.

##### **Environmental resilience**

- Healthy natural systems provide a cushion against natural disasters, and should be supported, enhanced and maintained.
- Boschendal can achieve this by working with nature, rather than against it.

##### **Agricultural resilience**

- The effects of climate change, as evidenced in drought, increased temperatures, unpredictable weather patterns and more, impact local farming and its viability.
- Sustainable farming practices, specifically that protect the soil and conserve water, are key to mitigating these impacts, and Boschendal needs to ensure they rigorously implement such practices.

##### **Sustainability**

- Existing infrastructure should be repurposed where development requires it in order to
  - Maintain the integrity of the agriculturally productive land
  - Preserve the historic authenticity of the farm's built heritage and its associated social history.
- Services should avoid impacting natural systems.



### 3.4.2. Spatial principles informing design and planning

#### **Agricultural Integrity:**

- Commercial agriculture must be undertaken at scale to optimise viability.
- Farming consolidated land parcels contributes to cost efficiency.
- Fragmentation of agricultural land should be discouraged.

#### **System continuity**

Water and movement based systems need to be continuous:

- Disruption to water systems affects natural habitats;
- Disruption to movement routes people from accessing destinations, businesses from accessing markets, and social support networks from operating effectively.

#### **Landscape predominance and settlement scale**

- The limited scale of settlements allows the agricultural and wilderness landscapes to predominate.
- Settlement and farm developments that do not take cognisance of this order can upset that balance and change the nature of the landscape.
- The scale of future developments should remain small to retain the balance between the built and the un-built.

#### **Definition**

- The layout of buildings in the winelands, and specifically Boschendal, is used to define the domestic vs agricultural space.
- Historically, farmsteads achieved this through formal layouts and low werf walls.
- This spatial design principle of definition is an important characteristic to retain to prevent indiscriminate sprawl and encroachment of the domestic into the agricultural.

#### **Buffering**

- Buffering should be employed to mitigate possible noise, visual, light and/or pollution impacts arising from developments where these could affect sensitive or significant resources.

The following two maps (Figure 18 and Figure 19) have been created by NM&A in response to the early design phase of the proposed Bertha Foundation New Retreat development on York Farm (11/1674) but derive from the indicators and guidelines presented in the CF.



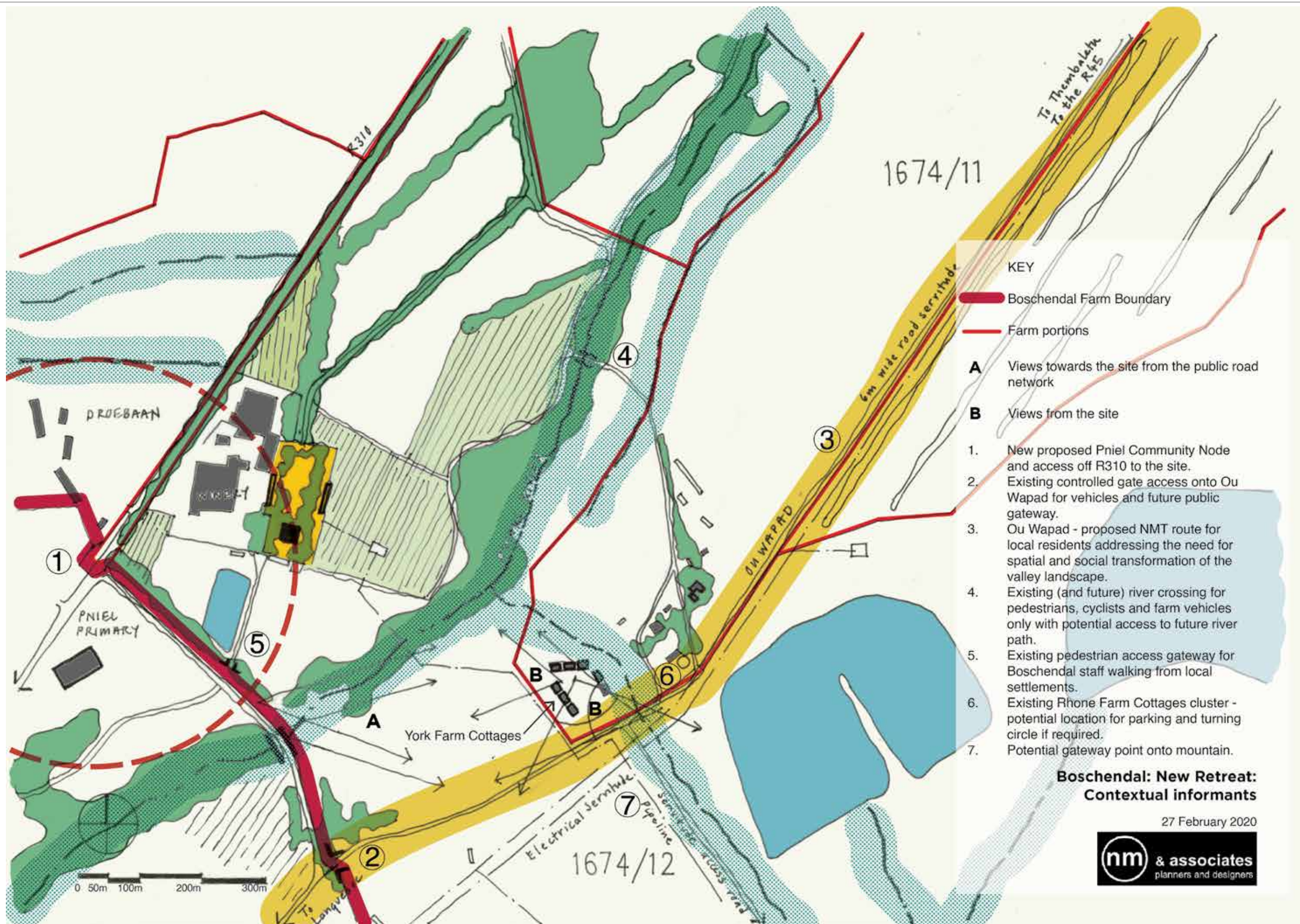


Figure 18. Contextual Informant Diagram (NM & Associates and Designscape Architects, 2020)



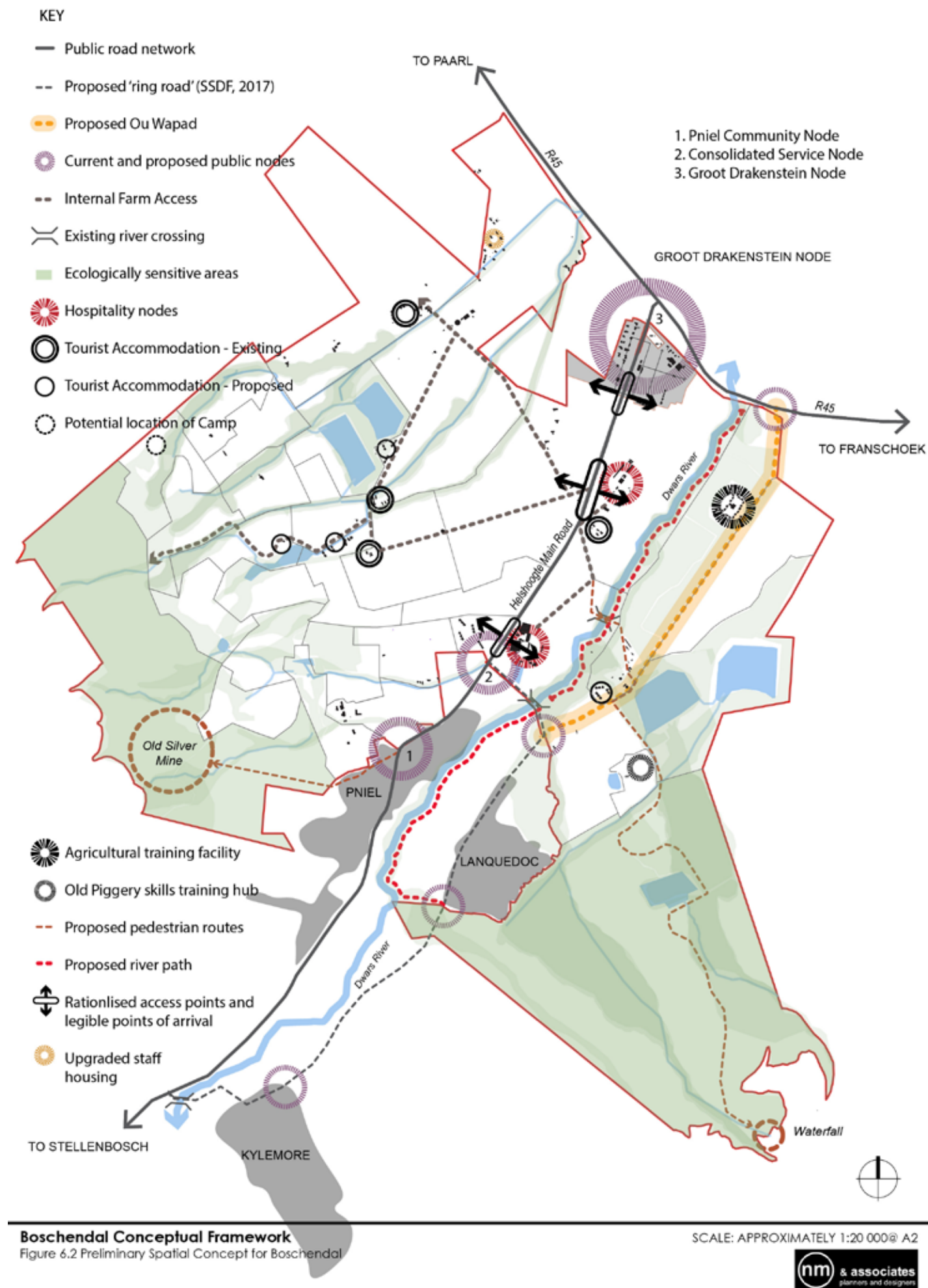


Figure 19. Preliminary Spatial Concept for Boschendal (NM & Associates, 2020).



### 3.5. Summary of Relevant Indicators

The fundamental structuring issues operating at the precinct level are evidenced in all the previous work pertaining to development opportunities on Boschendal, as presented in this chapter.

#### 3.5.1. Redevelopment/Reuse

Primary of these principles is the importance of redeveloping, reusing or repurposing existing infrastructure, or, at the very least, restricting new developments to the footprints of those structures.

This is important for several reasons.

- It respects the organic settlement structure that has arisen historically;
- It acknowledges the historicity of significant fabric, where appropriate;
- It limits the propensity for proliferation of new builds and associated sprawl and suburbanisation of the landscape.

This indicator does not mean that new developments can only occur within existing footprints, nor that all existing fabric should be retained. Rather, it requires that any new development should first consider existing infrastructure, and presents a challenge to make the best use of such spaces innovatively and creatively.

Not all existing fabric should be considered conservation worthy, either. Where a structure is either poorly built, in bad condition, or in a location that itself undermines historic settlement patterns, or simply holds no intrinsic heritage or social significance, demolition can provide the stimulus to create something that enhances the site in its stead.

Where the needs of a new development exceed the opportunities provided by existing infrastructure, it is incumbent on the developer to show how and why this is so, and that their options have been thoroughly explored. Developers must further apply their minds to mitigating the impact of either a new build in a new area, or exceeding and/or changing the footprint of existing facilities.

#### 3.5.2. Scale

Particularly when viewed against the backdrop of the agricultural land, and the wilderness areas of the surrounding mountains, built fabric and settlements within the Dwars River Valley, where these have been successful insertions, are of modest scale and limited footprint.

The retention of this domestic scale is crucial to preserve the sense of place within the valley, and on Boschendal particularly. While some large, semi-industrial structures do exist on the farm, these, such as the factory and the winery on Rhone, are intrinsically linked to agricultural production. Noticeable by their absence are large gated developments, or overly large single residences, both of which would start to swing the balance away from undeveloped towards developed land, and contribute to the sense of sprawl and suburbanisation that is to be avoided at all costs.

#### 3.5.3. Linkages

Linkages through the valley exist and operate at a variety of scale, but are by their very nature, most apparent at the landscape level. These linkages include human systems and transport links, either informal footpaths, local roads, or larger routes that link communities to places and resources, businesses and their goods to their markets. They also include topographic and geological systems, such as the valley itself, and the Dwars River running through it.

Dominant linkages in the valley are the R310, the R45 and the river. Settlements and these routes have developed in response to each other over time, such that each lends the other meaning and context that is now inextricably linked.

The junctures of routes, and their alignments provide opportunities and constraints to development. Settlements tend to cluster at nodes, and along routes, however large roads and rivers can both prove obstacles to the integration of landscapes and communities living in them.

In the instance of Boschendal, with the R310 providing a physical barrier between the eastern and western halves of the property, these principles are actively at play, and have had a substantial influence over the development of the farm, agricultural infrastructure and settlement.

Smaller routes are also significant in this respect, however, and here, particularly, the wapaad can be considered a secondary linking feature, that provides logical structure to potential developments along its alignment.



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#### 3.5.4. Conclusion

Given the extensive body of research and analysis pertaining to heritage management on Boschendal, it is evidence for the robustness of engagement that the same indicators and guidelines are present throughout, despite wide variations in discipline, approach, scope and methodology.

These principles, in operation at the farm scale and precinct scale almost interchangeably, can be summarised as follows:

- Maintain dominance of the wilderness and working agricultural landscape;
- Avoid fragmentation of agricultural landscape, suburbanisation and/or sprawl;
- Protect and enhance significant built structures and landscape settings;
- Respect historic, organic settlement patterns (beads on a string/at intersections etc);
- Integrate new development within existing infrastructure;
- Respect and enhance R45 and R310 scenic routes.

All of these indicators serve to achieve two outcomes.

The first of these is the retention of authenticity, at a landscape level, by maintaining the balance that exists between buildings and infrastructure, on the one hand, and agricultural land and wilderness on the other.

The second is the maintenance and enhancement of traditional settlement patterns. These two aspects are central to the sense of place that lends the Dwars River Valley its particular characteristics and qualities.

The erosion of that balance, or the disruption of traditional settlement patterns can arise through unmanaged development, fragmentation of agricultural land and/or collapse of natural systems and habitats. Such an outcome will have far reaching implications not only for the character of the valley - and Boschendal - but also for the economic viability and sustainability of the region, factors that themselves hinge on the successful balance between agriculture and tourism.



## 4.0. PRECINCT LEVEL DEVELOPMENT OPPORTUNITIES AND CONSTRAINTS

### 4.1. Development Opportunities

With caveats, the Boschendal East Precinct can be considered to hold development potential, in that parts of it fulfil and respect the indicators provided in Section 3.0 of this report (Figure 20).

The developable area of the East Precinct is located between Lanquedoc to the south and the R45 to the north. This section of Boschendal contains three discrete clusters of existing infrastructure that lend themselves to reuse or redevelopment. These clusters, comprising Thembaletu, York Farm Cottages and the Piggery (Delta Farm 3/1674), are all of modest scale, with the size and extent of Thembaletu mitigated by its particular design and layout which both make it sit well and unobtrusively in the landscape. All three clusters are linked together and to the major routes of the R45 and the road to Lanquedoc by the old wapad, which in turn follows the alignment of the Dwars River (Figure 21).

As such, these three nodes fulfil that important settlement pattern of “beads on a string”, lent structure and function by virtue of the linking wapad which positions them on a route between places and therefore logical sites for settlements and development. Further infill development between these nodes could also be considered, provided this development is low-key, modest in scale and appropriate to the surroundings. The planning of infill developments needs, however, to consider the carrying capacity of this area, and ensure that the cultural landscape is not adversely impacted by poorly planned interventions (Figure 22). While development along the wapad makes sense in terms of settlement patterns and logical development growth, overdevelopment would negatively impact the sense of place of the Precinct, and destroy the balance of wilderness-agriculture-settlement.

Such significance as might be held by the York cottages or Delta Farm piggery buildings are social, symbolic and associational. These less tangible types of significance require careful consideration to ensure that such importance as is held by the sites is retained and carried forward in some way or another in new developments, new configurations, and new functions for the sites. The wapad and Thembaletu, on the other hand, carry intrinsic significance, which will mean that development will require enhancement of these elements, rather than the broader reworking possible at the Piggery and York Farm sites.

### 4.2. Development Constraints

Further infrastructure is present in the landscape in the form of a scattering of isolated and loosely clustered buildings north of the York Farm cottages are larger, standalone houses, predominantly built to accommodate farm managers under Amfarms. By virtue of their bulk, form and loose spatial arrangement, they do not lend themselves to redevelopment, and, particularly, any attempts to convert them to tourist accommodation would be inappropriate. Extension or alterations are likely to transform them from generally unremarkable in the landscape to overtly noticeable, visually intrusive and generally out of character. These structures, ideally, should continue to be utilised as single residences, preferably for people employed on the farm.

The south eastern portion of the Precinct serves as an important buffer between the developed settlements of Pniel, Lanquedoc and Kylemore, the historic farmstead of Old Bethlehem, and the scenic slopes of Hutchinson's Peak. Some limited utilisation of this area of site is currently underway, with the expansion of the Lanquedoc cemetery, but absent of existing infrastructure, this area does not lend itself to development, and should not be considered suitable for such. In this area, the agricultural potential of the soils, the sensitivity of the natural ecosystems, and the slope of the terrain all offer further constraints to development (Figure 23).

Should the proposed Boschendal Village development proceed, this would also serve as a development constraint that would require consideration. Although the proposed Village development is not in the East Precinct, it would, nonetheless, serve to increase the perception of Boschendal as a settled, developed space.

The potential impact of localised nodal developments at a farm-wide scale illustrates the effect of developments in any area of the farm on the entire property, and highlights the delicate balance that must be maintained in order not to oversaturate the farm with developments and developed areas.. This can only be achieved through the application of and adherence to development guidelines (Figure 24).

It is the wide-reaching impacts of development that make an assessment such as this a useful planning tool, while the interdependent relationship between development at the local scale, and the farm-wide and precinct-wide carrying capacity makes this an iterative process.



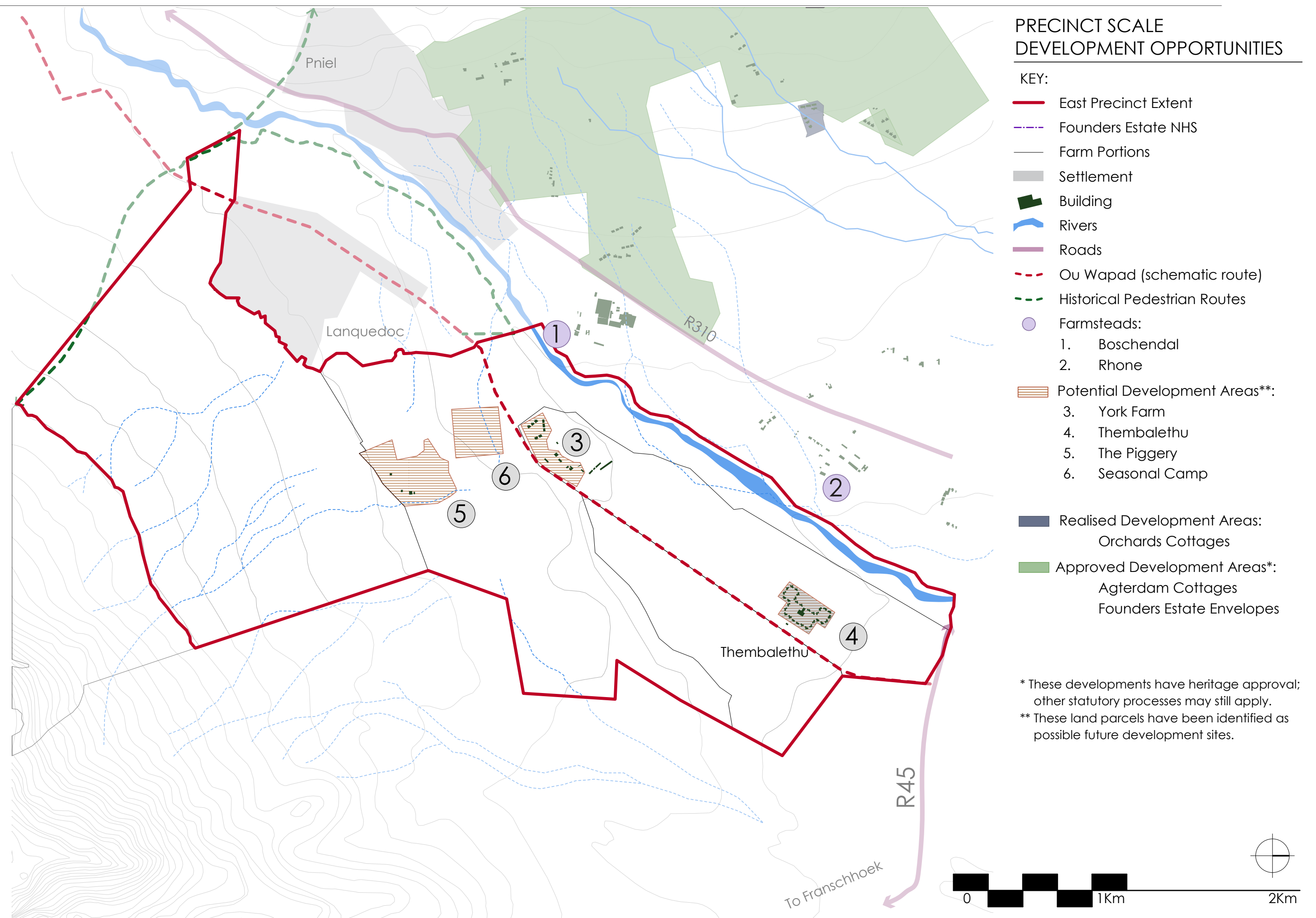


Figure 20. Boschendal East Precinct Development Opportunities (RSA, 2020).



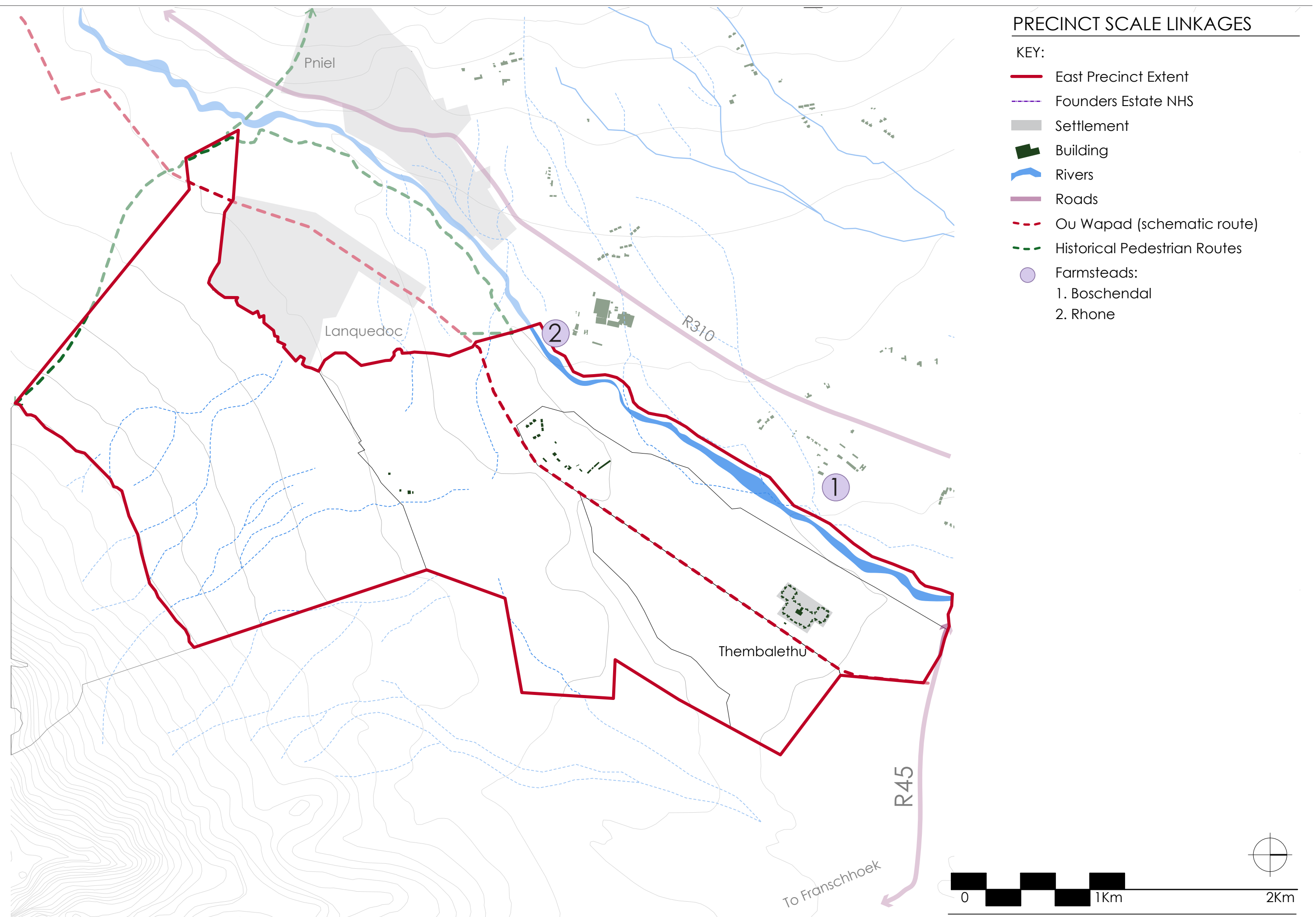


Figure 21. Boschendal East Precinct Linkages (RSA, 2020).

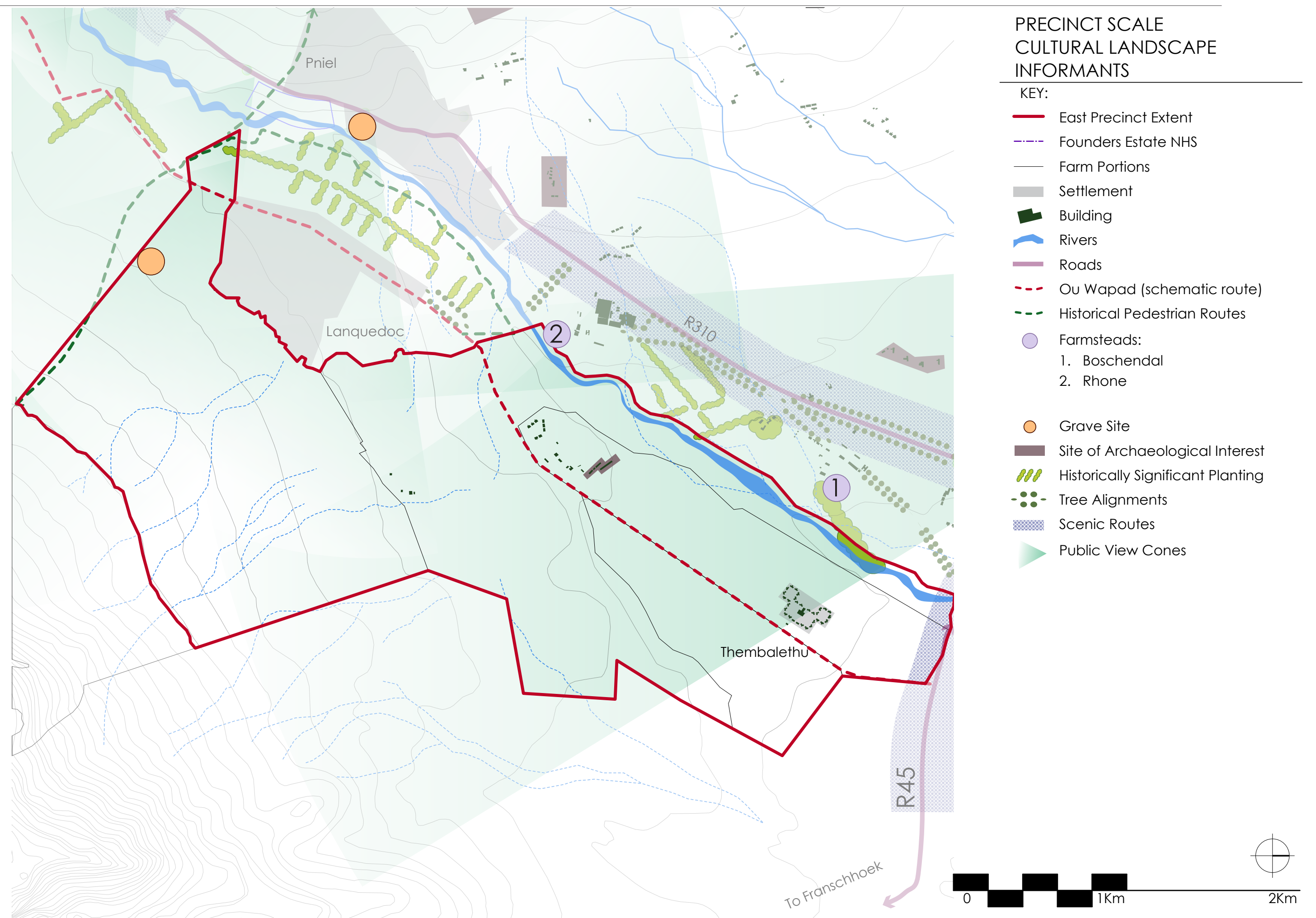


Figure 22. Boschendal East Precinct Cultural Landscape Informants (RSA, 2020).



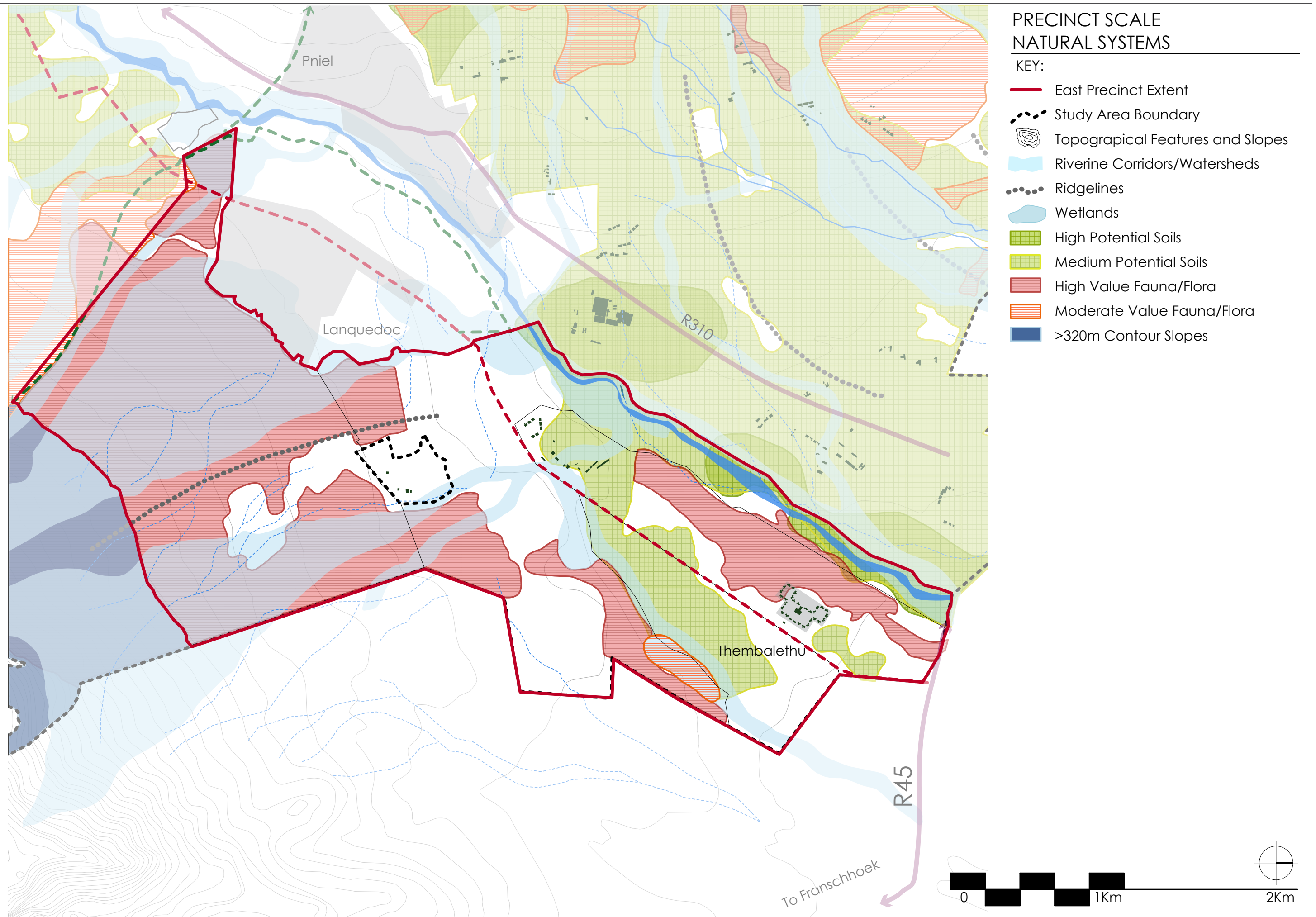


Figure 23. Boschendal East Precinct Natural Systems (Extract from Baumann et al, 2012: 13 at East Precinct scale).

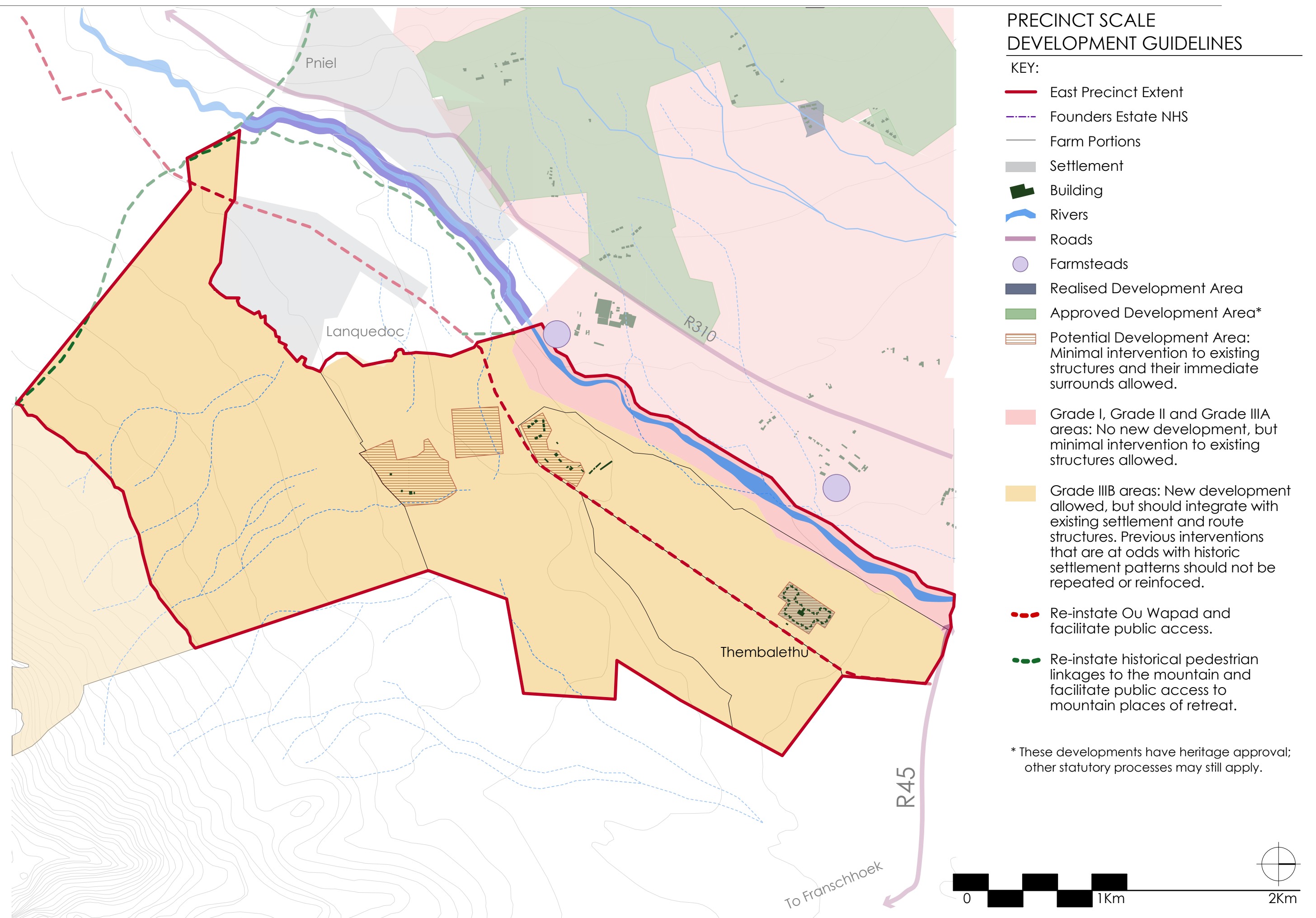


Figure 24. Boschendal East Precinct Development Guidelines (RSA, 2020).



## 5.0. CONCLUSION AND RECOMMENDATIONS

In conclusion, then, it is clear that the East Precinct holds potential for development that is different from those opportunities - or constraints - that apply on the western side of the R310.

The East Precinct represents a vastly different cultural landscape, and one that has been shaped by different processes than those that created the vineyards, orchards and historic werfs that characterise the western parts of Boschendal.

The predominantly open, undeveloped lands of the East Precinct are subject to fewer development constraints than the highly ordered, structured systems of the core agricultural lands of Boschendal. Added to this less formalised landscape, the alignment of the wapad that runs through the Precinct, provides a logical, authentic structuring system along which to thread developments in a way that holds meaning and repeats historic settlement strategies. Its 'reinstatement' can be understood both as a literal reinstatement of its use as a route between places and settlements, and figuratively as a linking element across the landscape.

The three nodes along the wapad alignment - Thembaletu, York Farm and the Delta Farm Piggery - present as opportunities for imaginative redevelopment, repurposing and rebuilding of sites that are already disturbed, and already have some form of built infrastructure. These sites thereby conform to the existing heritage indicators for Boschendal that promote the redevelopment of existing structures or sites over the development of new areas.

An open area adjacent to the wapad presents opportunity for some low key, landscape-sensitive accommodation to be considered in a way which does not create novel impacts, and which builds on the rural connections being remapped.

However, in this Precinct, the poor agricultural potential, the historic and current underutilisation for either settlement or farming, and the existence of the wapad as structuring element all provide for excellent motivation for the creation of one or two further development nodes.

New developments in this Precinct would still need to remain low-key and modest in scale, mass and detailing. Their articulation with the existing nodes, and the open spaces separating them would need to be carefully considered to ensure that they respect both without encroaching, overwhelming or blurring the distinction between settlements or settled area and farmland.

Finally, as indicated previously, this document should not be considered a standalone, final report on the status quo at Boschendal. Rather, this document should be incorporated into the planning framework for the farm, and be consulted and updated as development plans are revisited, progress, and change. This document, together with assessments, studies and/or Conservation Management Plans for each of the separate precincts, should be considered and consulted as part of an adaptive, responsive strategy for future developments at Boschendal.

Such an approach to future developments will ensure that the extensive heritage work that has gone before, and the knowledge derived from that work, is not lost or forgotten. It is only by retaining and building on these tools and this knowledge that Boschendal can hope to retain its authenticity, while allowing it to capitalise on such opportunities as are available to it to maximise its heritage resources for tourism, social upliftment and other viable growth strategies.

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## **ANNEXURES**



**Our Ref:** HM/ CAPE WINELANDS/ STELLENBOSCH/ FARM 1674/3  
**Case No.:** 20032005SB0331E  
**Enquiries:** Stephanie Barnardt  
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**Date:** 14 April 2020



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**RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: HIA REQUIRED**  
**In terms of Section 38(2) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape**  
**Provincial Gazette 6061, Notice 298 of 2003**

**NOTIFICATION OF INTENT TO DEVELOP: PROPOSED NEW RETREAT, PORTION 3 OF FARM BOSCHENDAL 1674, SUBMITTED IN TERMS OF SECTION 38(2) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)**

**CASE NUMBER:** 20032005SB0331E

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received on 4 April 2020. This matter was discussed at the Heritage Officers meeting held on 8 April 2020.

You are hereby notified that, since there is reason to believe that the proposed new Retreat, Portion 3 of Farm Boschendal 1674 will impact on heritage resources, HWC requires that a Heritage Impact Assessment (HIA) that satisfies the provisions of section 38(3) of the NHRA be submitted. This HIA must have specific reference to the following:

- Impacts to archaeological heritage resources
- Visual impacts study of the proposed development
- Social study of the proposed development
- Landscape study of the proposed development

The required HIA must have an integrated set of recommendations.

The comments of relevant registered conservation bodies and the relevant Municipality must be requested and included in the HIA where provided. Proof of these requests must be supplied.

HWC reserves the right to request additional information as required.

Applicants are strongly advised to review and adhere to the time limits contained the Standard Operational Procedure (SOP) between DEADP and HWC. The SOP can be found using the following link <http://www.hwc.org.za/node/293>

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

Yours faithfully

.....  
Dr. Mxolisi Dlamuka  
Chief Executive Officer

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



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No. 516

3 June 2005

## SOUTH AFRICAN HERITAGE RESOURCES AGENCY

PROVISIONAL PROTECTION OF THE CAPE WINELANDS CULTURAL  
LANDSCAPE AS A HERITAGE RESOURCE

By virtue of the powers vested in the South African Heritage Resources Agency in terms of section 29 (1) of the National Heritage Resources Act no 25 of 1999 ( the Act ), read with section 29 (1) (a) (iii) of the Act , the properties described in the schedule hereunder are hereby provisionally protected for a period of two years .

## SCHEDULE

## 1. Description

A PORTION OF THE CAPE WINELANDS CULTURAL LANDSCAPE, COMPRISING IDAS VALLEY, STELLENBOSCH; THE DWARSRIVER VALLEY, STELLENBOSCH; SIMONSBERG NATURE RESERVE, STELLENBOSCH; AND A PORTION OF GROOT DRAKENSTEIN-SIMONDUM, DRAKENSTEIN VALLEY IN THE BOLAND REGION.

## 2. The following properties are hereby included in the protected area:

Description of properties + extent of sites

## IDAS VALLEY

	FARM/ ERF NO.	FARM NAME	TITLE DEED	EXTENT
1.	50	Klippiers Rivieren	T4554/1967	51.9426H
2.	50/1	Klippiers Rivieren	T4554/1967	51.9426H
3.	53	Rustenburg	T4554/1967	205m71r
4.	55	Rustenburg	T4553/1967	18.2659H
5.	55/4	Rustenburg	T4554/1967	6.2605H
6.	56	Schoongezicht	T4554/1967	216.7362H
7.	56/1	Schoongezicht	T4554/1967	58.2533H
8.	105	Rustenburg	T4554/1967	252.4870H
9.	106	Heather Hill	T4554/1967	34.7620H
10	106/1	Heather Hill	T35962/1998	1.1140H
11	106/2	Heather Hill	T24288/1973	8949sqm
12	107	Consolidated Farm High Rustenberg	T27503/1966	40.8827H
13	107/1	Consolidated Farm High Rustenberg	T26458/1970	1.5243H
14	108	Rustenburg	T4554/1967	2.6933H
15	109	Rustenburg	T4554/1967	6.3769H
16	111	Farm 111	T91909/1999	1.2215H
17	111/1	Farm 111	T42187/2003	5253sqm
18	111/5	Farm 111	T105723/2004	2.5H
19	111/7	Farm 111	T28822/1994	1.6738H
20	111/8	Farm 111	T3205/1965	6998sqm
21	111/9	Farm 111	T80412/1996	1.0802H
22	111/10	Rustenburg Road	T64912/1991	1706.SQM
23	112	Farm 112	T40310/1990	4.9308H

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24	123	Idas Valley & Nazareth	T4554/1967	85m 49241f
25	123/9	Idas Valley & Nazareth	T46964/2004	2613sqm
26	157	Farm 157	T4554/1967	45m253r
27	159/1	Glenelly	T4554/1967	1m 282r30f
28	164/1	Idas Valley Proper	T88170/2000	3.5179H
29	164/2	Idas Valley Proper	T4554/1967	9m254sqrd
30	164/3	Idas Valley Proper	T4554/1967	9m 192sqrd
31	164/4	Idas Valley Proper	T23171/1989	1.2564H
32	164/5	Idas Valley Proper	T34349/1971	1927sqm
33	165/1	Idas Valley Proper	T8261/1950	170.4148m
34	167	Lindani	T8261/1950	16.6696m
35	1067	Farm 1067	T39253/1975	43.1598H
36	1075/3	Undosa	T28886/1975	6.10H
37	1075/6	Ida's Valley	T28890/1975	6.8947H
38	1092	Farm 1092	T28891/1975	14.79H
39	1274	Heather Cottage	T35138/1988	1.3224H
40	1408/1	Rust en Vrede Trust	T77197/2001	
41	1408/9	Kelsey Farm (Pty) Ltd	T65565/2004	17.7857H
42	1408/10	Kelsey Farm (Pty) Ltd	T65566/2004	12.2331H
43	167,4	Lindani	T15756/1968	4.0.001M
44	167,6	Lindani	T8642/1968	3,4217H

## DWARS RIVER VALLEY

Including the certain portions (as identified below) of the historical settlements of Pniel, Lanquedoc  
Johannesdal and Kylemore

1)	FARM ERF NO	FARM NAME	TITLE DEED NO	EXTENT
1	153	Old Bethlehem	T17499/2004	78.2330h
2	153,7	Old Bethlehem	T17499/2004	11.7002h
3	153,1	Old Bethlehem	T17499/2004	13.1701h
4	153,4	Old Bethlehem	T17499/2004	27.6944h
5	153,5	Old Bethlehem	T17499/2004	28.5183h
6	153,6	Old Bethlehem	T17499/2004	91.5997h
7	153,2	Old Bethlehem	T17499/2004	20.2962h
8	153,9	Old Bethlehem	T17499/2004	17.8637H
9	153,10	Old Bethlehem	T17499/2004	21.2846H
10	153,11	Old Bethlehem	T17499/2004	19.1588H
11	153,12	Old Bethlehem	T17499/2004	69.6436H
12	153,13	Old Bethlehem	T17499/2004	29.8347H
13	1674	Boschendal	T17496/2004	2.5903H
14	1173*	Boschendal	T81716/1993	25.6688H
15	1173/6	Rhonen+Lanquedoc	T41201/1989	4640.00sm
16	1171	Farm 1171	T86619/2002	10.2925H
17	1172	Farm 1647	T2464/2002	568.7646
18	1170/7	Normandy	T93366/1995	134.5194ha
19	1170/4	Now erf 9262, Kuilsriver	T2464/2002	568.7646ha
20	1170/8	Normandy	T100180/2000	
21	1170	Normandy	T56463/2004	27.79H
22	1202/1	Farm 1202	T50583/1995	2.89H
23	1219	Kyk in de pot	T3571/1981	9100.sqm
24	1218	Kyk in de pot	T3571/1981	6.6H
25	1218/1	Kyk in de pot	T5540/1998	1429.sqm



26	140	Kylemore	T17238/1962	8.5161H
27	140/2	Kylemore	T67628/2004	2019.sqm
28	151	Kylemore	T56137/1983	1.75H
29	150	France	T67628/2004	9.1286H
30	149	Murray	T67628/2004	3.9291H
31	146/1	Parsley	T19119/1978	1.58.8H
32	147/8	Roode Hek	T12893/1978	3541.sqm
33	147/5	Roode Hek	T78442/1993	7435.sqm
34	1345	Rust en Vrede	T28468/2001	1.3778H
35	124/62	Rust en Vrede	T26531/1974	1.7676H
36	124/37	Rust en Vrede	T6574/1965	3128.sqm
37	124/64	Rust en Vrede	T36469/1979	1.71.92H
38	1206	Farm 1206	T72735/1992	1.73H
39	1206/3	Farm 1206	T15407/2002	2.41H
40	1207/1	Farm 1207	T2237/1998	1.11.35H
41	1207	Farm 1207	T301/1999	R1.99H
42	1208	Farm 1208	T44656/1992	3.27H
43	1209	Johannesdal	T15122/1979	5.74H
44	1209/1	Johannesdal	T30834/1976	1.92H
45	1204	Farm 1204	T12487/1960	5F69sqm
46	1210	Farm 1210	T3808.1996	3.42H
47	1211	Farm 1211	T41518/1975	R1.29H
48	1211/1	Farm 1211	T650/1990	1.54H
49	1331	Zeven Rivieren	T27699/1994	213.15H
50	1202	Farm 1202	T12487/1969	54.83H
51	1173	Boschendal	T17496/2004	2.5H
52	1281/1	Farm 1281	T64312/2004	85.066H
53	1281	Farm 1281	T30826/1998	84.5H
54	1674/1	Boschendal	T17501/2004	200H
55	1201/5	Farm 1201	T26206/2001	5.2H
56	1201/8	Farm 1201	T67304/1995	7.56H
57	1193/4	Boschendal	T17496/2004	2.5H
58	1193/5	Boschendal	T17496/2004	2.5H
59	1194/8	De Goede Hoop	T4964/1895	4262sqm
60	961/1	Farm 961	T80436/1999	2.456H
61	969	Rachelsfontein	T7263/1904	84M
62	966/5	Wolwekloof	T2158/1965	145.8H
63	1647	Boschendal	T17496	2.5903H
64	1647/2	Farm 1647	T17500/2004	69.2H
65	1647/1	Farm 1647	T17499/2004	49.537H
66	1647/3	Farm 1647	T17495/2004	8.7H
67	1674/8	Boschendal	T17501/2004	50.H
68	1674/9	Boschendal	T17501/2004	80.1969H
69	1674/6	Boschendal	T17499/2004	42H
70	974	Farm 974	T61045/1991	9.9234H
71	1674	Boschendal	T17496/2004	2.5H
72	1674/9	Boschendal		80.1969H
73	975	Farm 975	T61045/1991	
74	976	Farm 976	T61045/1991	1.1594h
75	977	Rachelsfontein	T17289/1987	6997.sqm
76	1674/5	Boschendal	T1750/2004	123.2H
77	1674/2	Boschendal	T1750/2004	166.H
78	1674/4	Boschendal	T17499/2004	165.2H
79	1674/7	Boschendal	T17499/2004	106.H

80	1674/10	Boschendal	T17501/2004	106H
81	1674/11	Boschendal	T17499/2004	76.H
82	1674/1	Boschendal	T17501/2004	200.042H
83	1674/6	Boschendal	T17499/2004	42.4H
84	1674/8	Boschendal	T17501/2004	50.2H
85	116/1	Farm 116	T82569/2002	10.9H
86	1674/3	Boschendal	T17499/2004	115.912H
87	1674/12	Boschendal	T17501/2004	188.3H
88	1674/14	Boschendal	T17502/2004	9.9H
89	1674/13	Boschendal		341.94H
90	1173/2	Rhonen & Lanquedoc	T9361/1906	143sqrd
91	1007/2	Weltevreden	T9364/1906	594sqrd
92	1169	Farm 1169	T21721/1991	79.3368H
93	1165	Farm 1165	T28080/1984	21.58
94	1162/9	Farm 1162	T41009/1987	27H
95	1162/10	Farm 1162	T4315/1988	16.39H
96	1162/8	Farm 1162	T19292/1999	4.3298H
97	116	Farm 116	T74091/2000	35.H
98	1509	Farm 1509	T86155/1993	54.H
99	1510	Farm 1510	T86154/1993	92.42H
100	978/3	Tonis Fontyn	T32944/1991	1.17H
101	978/5	Tonis Fontein	T48094/1994	3.42H
102	982/2	Werda	T89555/1997	4.28H

## SIMONSBERG FOREST RESERVE

	FARM/ERF NO	FARM NAME	TITLE DEED NO	EXTENT
1.	967	Farm 967	T15758/1903	200sqrd
2.	46	Wegda	T55462	106.56H
3.	1201	Boschendal	T17496/2004	2.5903H
4.	1217	Farm 1217	T71275/1997	25H
5.	1217/1	Farm 1217	T22352/1999	17.57H
6.	1217/2	Farm 1217	T77685/1991	3.911H

## GROOT DRAKENSTEIN-SIMONDIUM

	FARM/ERF NO	FARM NAME	TITLE DEED NO	EXTENT
1	968	Le Plaisir Merle	T2158/1965/1904	593M
2	1264	Antonisfontein	T36385/1988	37.7H
3	1264/1	Antonisfontein	T18276/1980	12.1H
4	945	Farm 945	T8366/1977	5.6272H
5	1477	Farm 1477	T104005/2002	18.9H
6	1221	Watervliet	T96982/1997	41.09H
7	941	Nieuwe Hoop	T29425/2000	21.64H
8	1223	Nieuwe Hoop	T29425/2000	26.207H
9	1223/1	Nieuwe Hoop	T65512/2000	20.414H

9/2/069/0041

STAATSKOERANT, 13 FEBRUARIE 2009No. 31864 7

GOVERNMENT NOTICES  
GOEWERMENTSKENNISGEWINGS

DEPARTMENT OF ARTS AND CULTURE  
DEPARTEMENT VAN KUNS EN KULTUUR

No. 120

13 February 2009

SOUTH AFRICAN HERITAGE RESOURCES AGENCY

DRAFT

GOVERNMENT GAZETTE NOTICE FOR THE DECLARATION OF  
A PART OF THE CAPE WINELANDS CULTURAL LANDSCAPE,  
DWARSRIVIER VALLEY, BOSCHENDAL FOUNDERS ESTATE,  
TO BE PUBLISHED IN THE GOVERNMENT GAZETTE AS A  
NATIONAL HERITAGE SITE

DECLARATION OF THE BOSCHENDAL FOUNDERS ESTATE a  
portion of THE CAPE WINELANDS CULTURAL LANDSCAPE AS A  
NATIONAL HERITAGE SITE

By virtue of the powers vested in the South African Heritage Resources Agency in terms of section 27 (5) of the National Heritage Resources Act no 25 of 1999 (the act), SAHRA hereby declares a PORTION OF THE CAPE WINELANDS CULTURAL LANDSCAPE, identified as BOSCHENDAL FOUNDERS ESTATE, DWARSRIVIER VALLEY, STELLENBOSCH IN THE BOLAND REGION, WESTERN CAPE PROVINCE, A NATIONAL HERITAGE SITE.

8 No. 31864GOVERNMENT GAZETTE, 13 FEBRUARY 2009

STATEMENT OF SIGNIFICANCE

The CWCL is significant because of its idyllic setting, rich history associated with living heritage *and* a distinctive cultural and natural environment *with* unique planned landscapes boasting an architectural and aesthetic form unique to South Africa. To the naked eye, it appears as an open-air museum. Exhibiting magnificent cultural treasures ranging from fine historic monuments, small towns and villages with a rich Cape vernacular architectural tradition, to routes of high scenic value ‘dotted’ with low hills and valleys. The **Boschendal Founders Estate**, Dwarsrivier Valley, Cape Winelands Cultural Landscape is a product of the interaction between the natural landscape of great scenic beauty, the tireless labour of a slave population, biodiversity and human activities and responses over a long period which have created features and settlement patterns that are equally celebrated for their beauty, richness and diversity. The Dwarsriver Valley, more than any of the other CWCL landscapes is a showcase of the genius of the slave infused society of the Cape, with the majority of the slave descendents still working the soil. This cultural landscape encompasses a great variety of significant heritage resources, developed out of the interaction between peoples of many cultures with each other and with the place. The Cape Winelands has played an important role in the cultural development, economy and evolution of the local community and the nation, and is of local, provincial, national and international significance. At an international level, the CWCL is a physical manifestation that reflects the achievements of both slaves and their masters.

DESCRIPTION

The following properties are included in the protected area:

	FARM ERF NO.	FARM NAME	OWNER	TITLE DEED	EXTENT
1	1674/2	Boschendal	Boschendal Ltd	T17501/2004	166.4995H
2	1674/5	Boschendal	Boschendal Ltd	T17501/2004	123.2548H
3	1674/8	Boschendal	Boschendal Ltd	T17501/2004	50.2598H
4	1674/9	Boschendal	Boschendal Ltd	T17501/2004	80.1969H

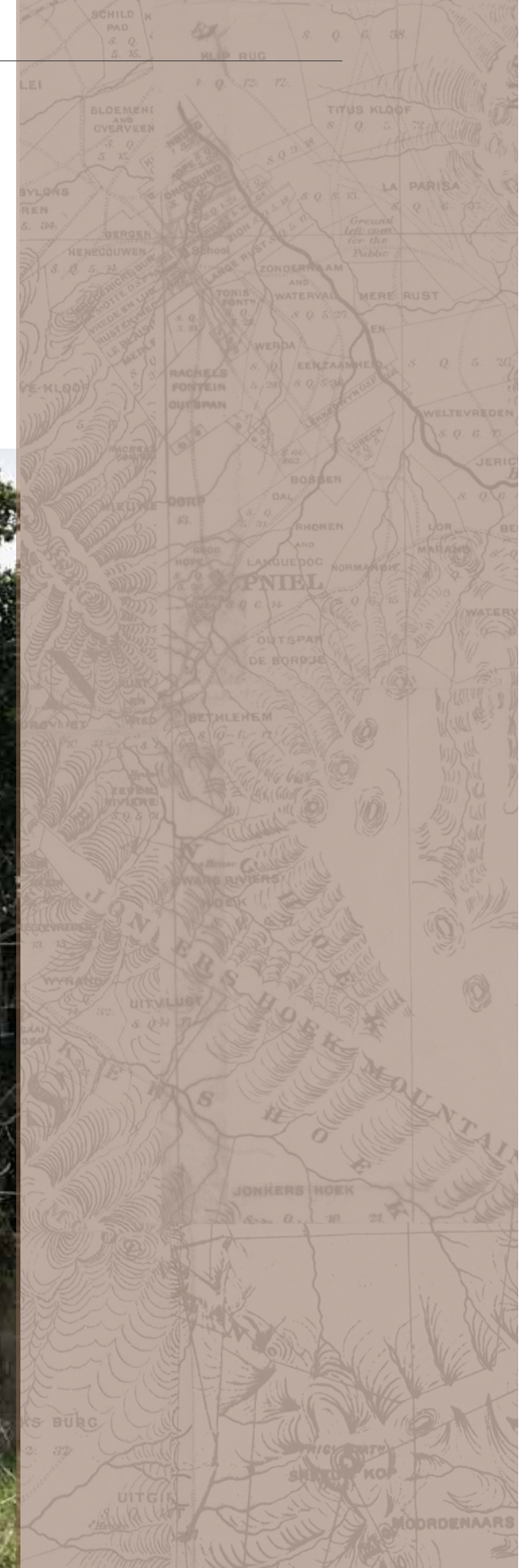


# ARCHAEOLOGICAL IMPACT STUDY PERTAINING TO BOSCHENDAL: NEW RETREAT FOR THE BERTHA FOUNDATION

**HWC REF: 20032005SB0331E**

submitted in terms of Section 38(8) of the NHRA (1999)

YORK FARM COTTAGES, R310, DWARS RIVER VALLEY, STELLENBOSCH, FARM 11/1674



25 August 2020

Prepared by Katie Smuts, Archaeologist at Rennie Scurr Adendorff  
on behalf of Boschendal (Pty) Ltd for the Bertha Foundation







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## 1.0. INTRODUCTION

### 1.1. Purpose of Report

The Bertha Foundation intends to develop a purpose designed facility on Portion 11 of Farm 1674 (Figure 1). The site currently contains several derelict farmworkers' cottages, and these will be redeveloped variably, with structures either largely retained or partly demolished and rebuilt (Annexure A and Annexure B).

Rennie Scurr Adendorff submitted a Notification of Intent to Develop pertaining to this proposal, recommending that a Heritage Impact Assessment be undertaken. This recommendation was upheld by HWC, as recorded in the Response to the NID (RNID) issued on 14 April 2020 (Annexure C).

The RNID called for an HIA inclusive of an archaeological study, and this report is provided in fulfilment of this stipulation. This report is not a full Archaeological Impact Assessment as this was not requested by HWC.

This report finds that high significance archaeological material - of the historic or pre-Colonial past - is unlikely to occur on site. A site survey conducted identified no archaeological material on site, related to either the historic or pre-Colonial past.

However, the possibility of subsurface features and/or deposit cannot be ruled out. Noting this possibility is particularly important given the proximity of the development area to the highly significant Later Stone Age site located at Solms Delta, and the similarity in the location and position of the development area to that site. Unmarked burials from either the historic, or pre-Colonial past could also possibly occur.

As such, this report recommends that:

- This report be endorsed as fulfilling the requirements of Section 38(3)
- 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.

### 1.2. Statutory Context

The development triggers the National Environmental Management Act (NEMA, No. 107 of 1998), and the HIA is submitted as a component of a Basic Assessment Report.

The study site comprises a cluster of disused workers' cottages that are in a state of considerable disrepair. As these were built in the 1970s/80s by Amfarms, they are not protected in terms of the National Heritage Resources Act (NHRA, No. 25 of 1999). The wider landscape setting comprises part of the Grade I Cape Winelands Cultural Landscape (CWCL), while the Stellenbosch Municipal Heritage Survey has identified the part of Boschendal Farm on which the study area is located, as a Grade IIIB landscape (Todeschini and Jansen, 2018). Neither of these gradings, while formally promulgated, has any statutory bearing, however.

### 1.3. Study Methodology

An archaeological site survey was undertaken on 6 June 2020 by the author of this report. This site assessment followed prior site visits as part of the wider HIA team.

The site survey was conducted on foot, track paths were captured by means of the Track-Kit App on a smartphone, and site photographs were captured on a digital camera.



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Supplementary research has been conducted into the history of the site and Boschendal Farm, with much of this information already contained in prior work by RSA (2019), as well as the extensive catalogue of work by Baumann and Winter et al (2009, 2012, 2017) and Wolff Architects (2018a, 2018b).

Report compiled by:  
Katie Smuts - Archaeologist and Heritage Practitioner

#### 1.4. Limitations

There have been no limitations to this study. The archaeologist was able to access site and conduct the survey unimpeded.

While there was thick grass coverage across the site, some exposed areas and several mole holes allowed visual assessment of the nature of the ground. Grass cover might have been reduced somewhat in summer, but the season of the site visit did not greatly affect the visibility across site.

All assessment was, however, limited to surface inspection and, as such, potential subsurface material and features could not be identified.

#### 1.5. Identification of Potential Risks

- Much archaeological material is located below current ground levels and, as such is not readily detectable to non-invasive survey measures.
- Potentially important archaeological resources, including, but not limited to pre-Colonial sites and artefacts, historic artefactual material and unmarked burials may be uncovered/exposed/intercepted during bulk earthworks and other development related activities.

#### 1.6. Statement of Independence

Katie Smuts of Rennie Scurr Adendorff has no legal ties to Boschendal (Pty) Ltd, the Bertha Foundation or other professionals involved in this proposal. There is no financial gain tied to any positive comment or outcome. Professional fees for the compilation of this report are paid by the applicant, but are not linked to any desired outcome.



## 2.0. SITE DESCRIPTION

The proposed development site is located on Portion 11 of Farm 1674, a part of Boschendal Farm known as York Farm (Figure 1 and Figure 2). The site is on the eastern side of the Dwars River, on open ground between the river and the slopes of the Drakenstein Mountains. It is accessed to the south from the R310, off Languedoc Main Road, and to the north off the R45, but entry to the area is security controlled and it is not publicly accessible.

The site comprises eight pairs of semi-detached cottages arranged around three sides of a central open space, west of two large irrigation dams (Figure 3 and Figure 4).

All eight cottages are currently vacant, derelict and stripped of their roofs (Figure 5 and Figure 6). Several have, together with the structures of Thembaletu where the interventions are far more intrusive, been re-purposed as part of a film set, and the context is generally badly degraded (Figure 7 and Figure 8).

The cottages are arranged along the old wapad, an alignment of some historic and social significance that links the R45 to Languedoc (Figure 9). The Boschendal homestead and werf lies approximately 1.5km to the north of the cottages (Figure 10), with the scenic routes of the R310 and R45 some 800m and 2.2km away respectively. To the west of the cottages is the sprawling expanse of the Rhone winery, a compound of, predominantly, modern facilities, and the hub of wine production on Boschendal Farm.

A seasonal watercourse runs to the north east of the site, while the surrounding area is predominantly open, uncultivated grazing land (see Figure 3 and Figure 4). The bed of the watercourse reveals that the substrate, which is directly below the thin topsoil, is composed of the rounded cobbles that characterise the palaeo-floodplain of the Dwars River

Some managers' cottages and associated agricultural infrastructure are located to the north east of the York Farm cottages, while further along that trajectory is the disused workers' hostel, Thembaletu.

The area along the eastern side of the Dwars River, within which York Farm cottages are located, is fenced off, with secured access gates at the northern end, leading out towards the R45, and at the south where the wapad diverges as a footpath from the road to Languedoc.

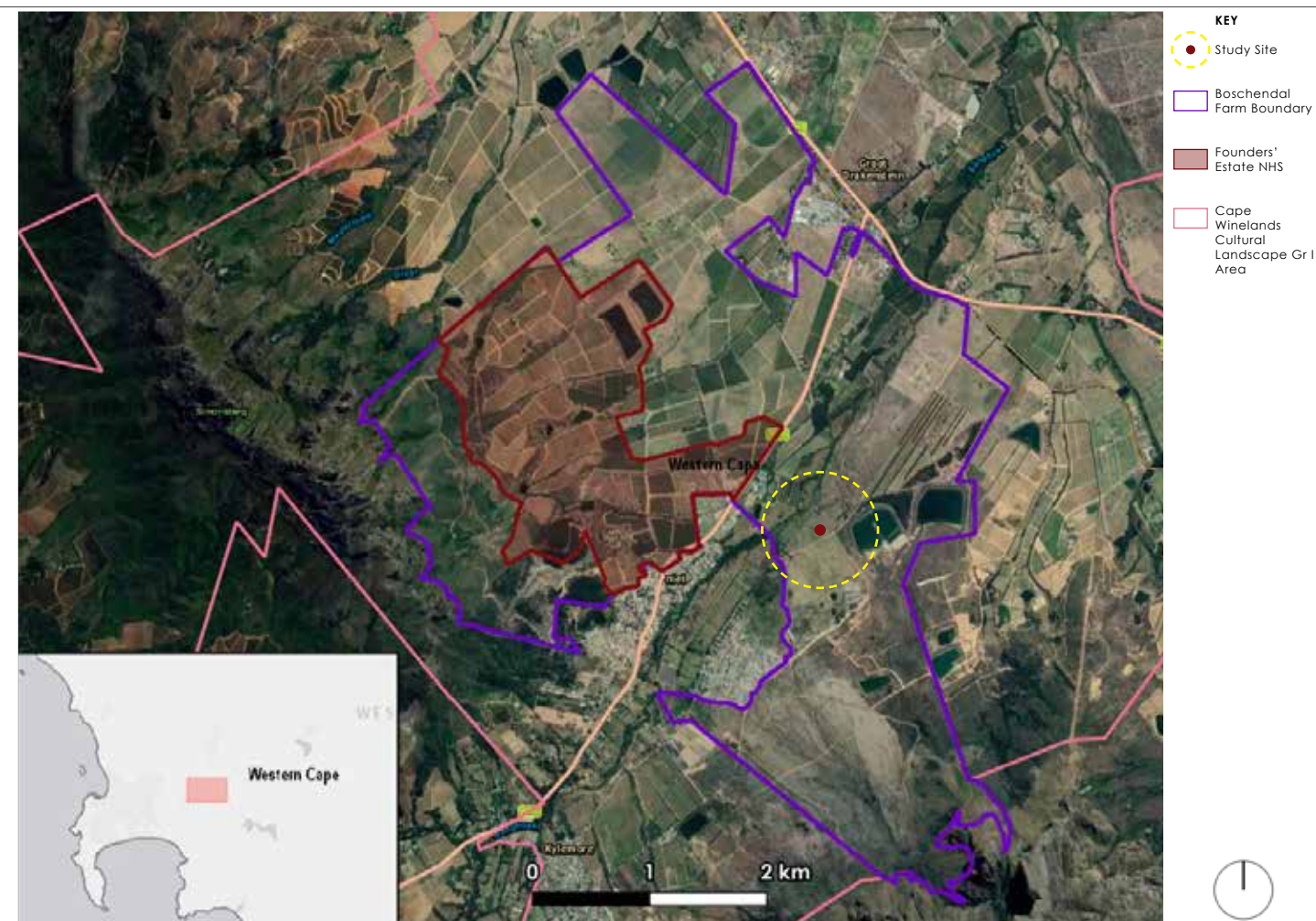


Figure 1. Locality Map (RSA, 2020).

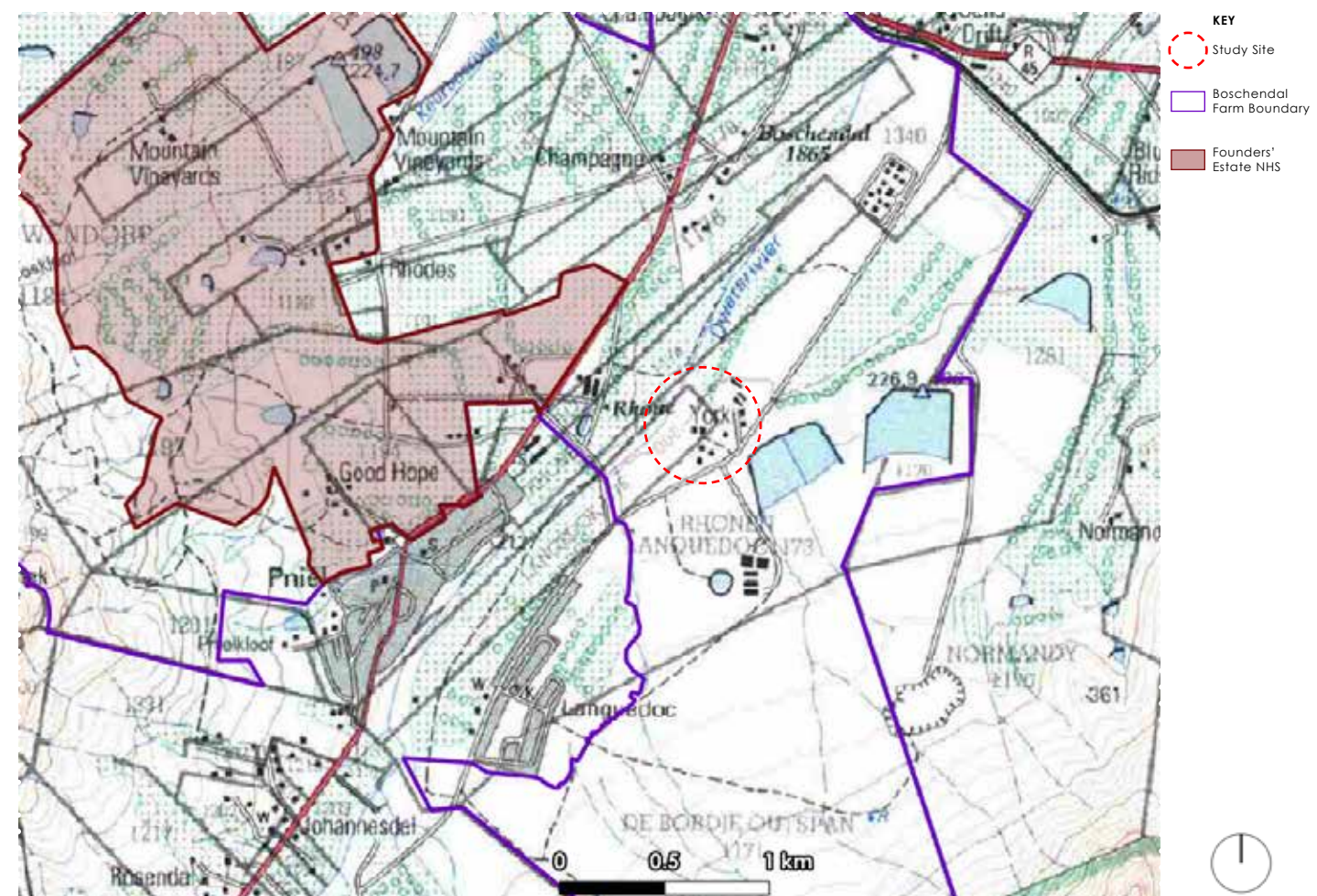


Figure 2. Topographical map of site location (RSA, 2020; CSG 3318DD Stellenbosch).





Figure 3. Aerial image of the eight York Farm Cottages; note dry watercourse to north east of cottages (RSA, 2020).



Figure 4. Aerial image of the York Farm Cottages in their immediate context with Rhone winery to west and managers' cottage at north east. (RSA, 2020).



Figure 5. York Farm cottages arranged around the central open space (RSA, 2019).



Figure 6. Detail of the cottages (RSA, 2019).



Figure 7. Detail of one of the altered cottages used as a film set (RSA, 2020)



Figure 8. Disturbed condition of the site (RSA, 2020).



Figure 9. View along the wapad with the cottages indicated in red RSA, 2019).



Figure 10. Proximity of Rhone werf, indicated in yellow (RSA, 2019).



### 3.0. HISTORICAL OVERVIEW OF THE SITE AND ITS CONTEXT

#### 3.1. Pre-Colonial Past

Human habitation of the Dwars River Valley dates back to the Early Stone Age (ESA), with evidence for this long standing occupation and utilisation of the landscape predominantly found in stone tools spanning the Early, Middle and Later Stone Ages (Figure 11 and Figure 12). Maps and records from the early arrivals of Europeans into this area attests to the continued use and occupation of this landscape by indigenous people into the recent past (Figure 13).

ESA tools are fairly ubiquitous in the region (Figure 14 and Figure 15), and are the most commonly identified Stone Age material in locally undertaken surveys (Kaplan, 2006, 2011; Orton, 2009a; Patrick, 2007). Handaxes, cleavers and similar definitive ESA tools, predominantly from river terraces, eroded gulleys and other secondary contexts (Van Riet Lowe, 1929, Kaplan 2005a, 2005b).

Boschendal itself has been the site of several such finds (Kaplan, 2005a), where they are typically found in piles of rocks cleared from cultivated fields, with concentrations near Rhodes Cottage, and on the Dwars River floodplain. Further, ESA tools were identified from higher elevations on the Simonsberg Mountains, near water courses and in an old gravel quarry. Further ESA material has been located on the slopes of Hutchinson's Peak, south east of Boschendal (Kaplan 2005b).

Occupation of the area continued through the Middle Stone Age (MSA), although such occurrences are not common (Hart and Webley, 2009a, 2009b). Kaplan (2005a) recorded some MSA material in the local area. A survey of Languedoc prior to its extension (Kaplan 2000) yielded diffuse scatters of unmodified MSA flakes in sheet washed gravel slopes south east of the town, as well as isolated flakes in gravel borrow pits and spoil dumps, and in tracks across the area. Orton (2009b) records a single diagnostic MSA artefact from his excavations at Solms Delta some 2km from Boschendal.

The Later Stone Age is similarly poorly represented in the Franschhoek area, possibly a reflection of the extensive occupation and utilisation of the region in the colonial past that has resulted in material and sites being destroyed and/or reworked. Exceptions to this general pattern, and noteworthy for their rarity, are the rock art site at Wemmershoek (Manhire and Yates, 1994) and the site identified and excavated at Solms Delta (Orton, 2009b).

The excavations at Delta revealed an occupation site with two broad periods of occupation, as determined by stone tool types, and the presence of pottery in the second occupation (Orton, 2005). The site, occupying a high lying piece of ground overlooking the wide river terrace, was probably chosen for its proximity to the Dwars River, and its views out over the flat, fertile terrace that would have attracted game and, later, provided good grazing. The site, significantly, spans the arrival of ceramic technology at the Cape, the advent of which heralded the replacement of ancient hunter-gatherer systems with pastoralism, some time in the past 2000 years.

The hunter-gatherers who had occupied the landscape until that point were either assimilated into nomadic pastoralist groups or displaced by them. These pastoralists, predominantly, occupied the landscape when the Europeans arrived. Their presence in the Dwars River Valley specifically, is attested to in travel accounts and maps of the time (Figure 13). Indeed, European expeditions to barter for cattle with these pastoralists was responsible for much of the early incursion of the settlers into the interior (Malan, 2017).



Figure 11. Flaked ESA cobble (l) and ESA flake (r) (see SAHRIS SID 128245 and 128246 , respectively in Figure 14) as identified during archaeological survey for a sewage pipe alignment (Kaplan, 2011: 4).



Figure 12. ESA chopper tool (see SAHRIS SID 95560 in Figure 14), as identified during an archaeological survey of Farm Weltevreden (Patrick, 2007: 9).



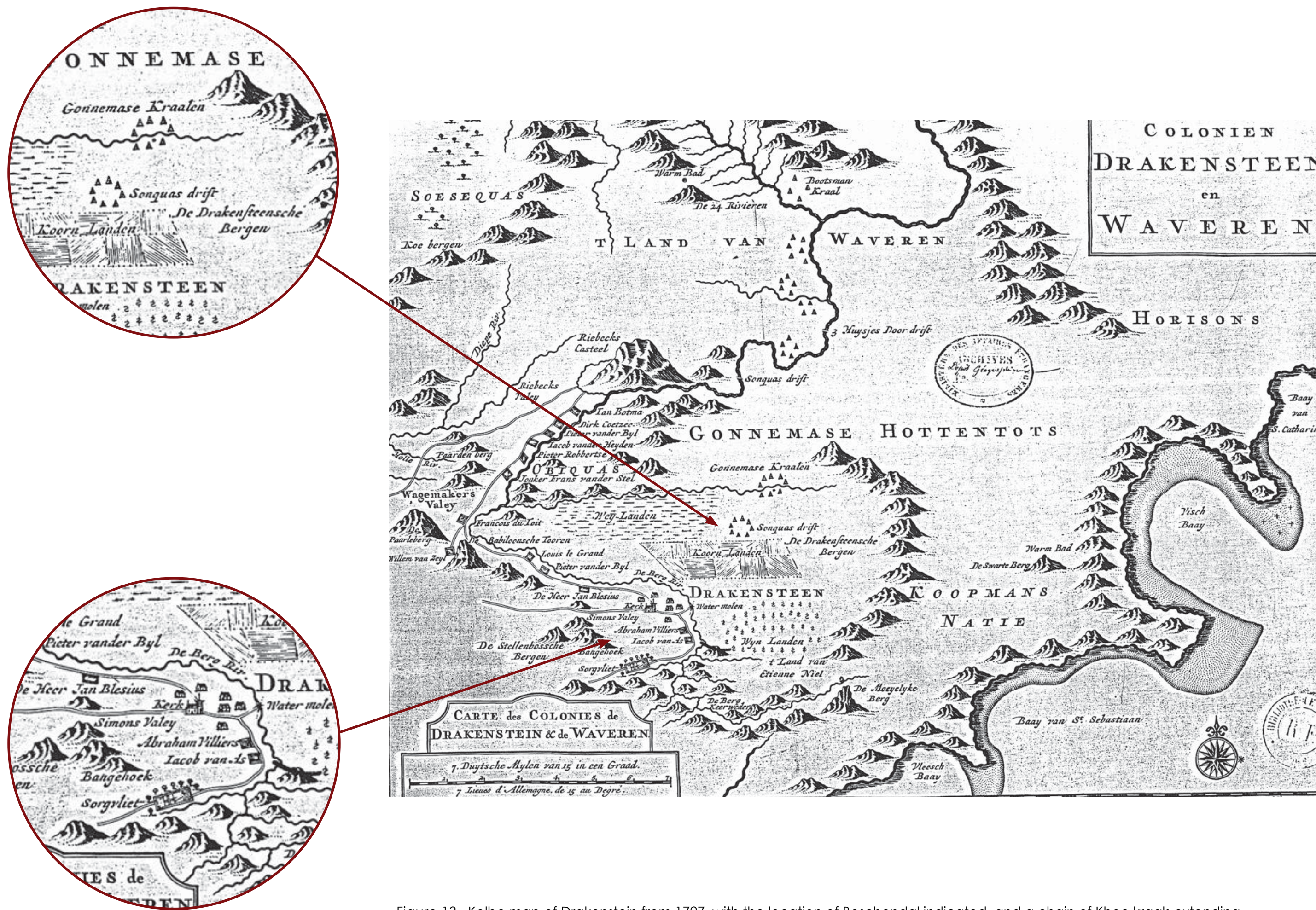


Figure 13. Kolbe map of Drakenstein from 1727, with the location of Boschendal indicated, and a chain of Khoe kraals extending northwards (Glatigny et al., 2018: 314).



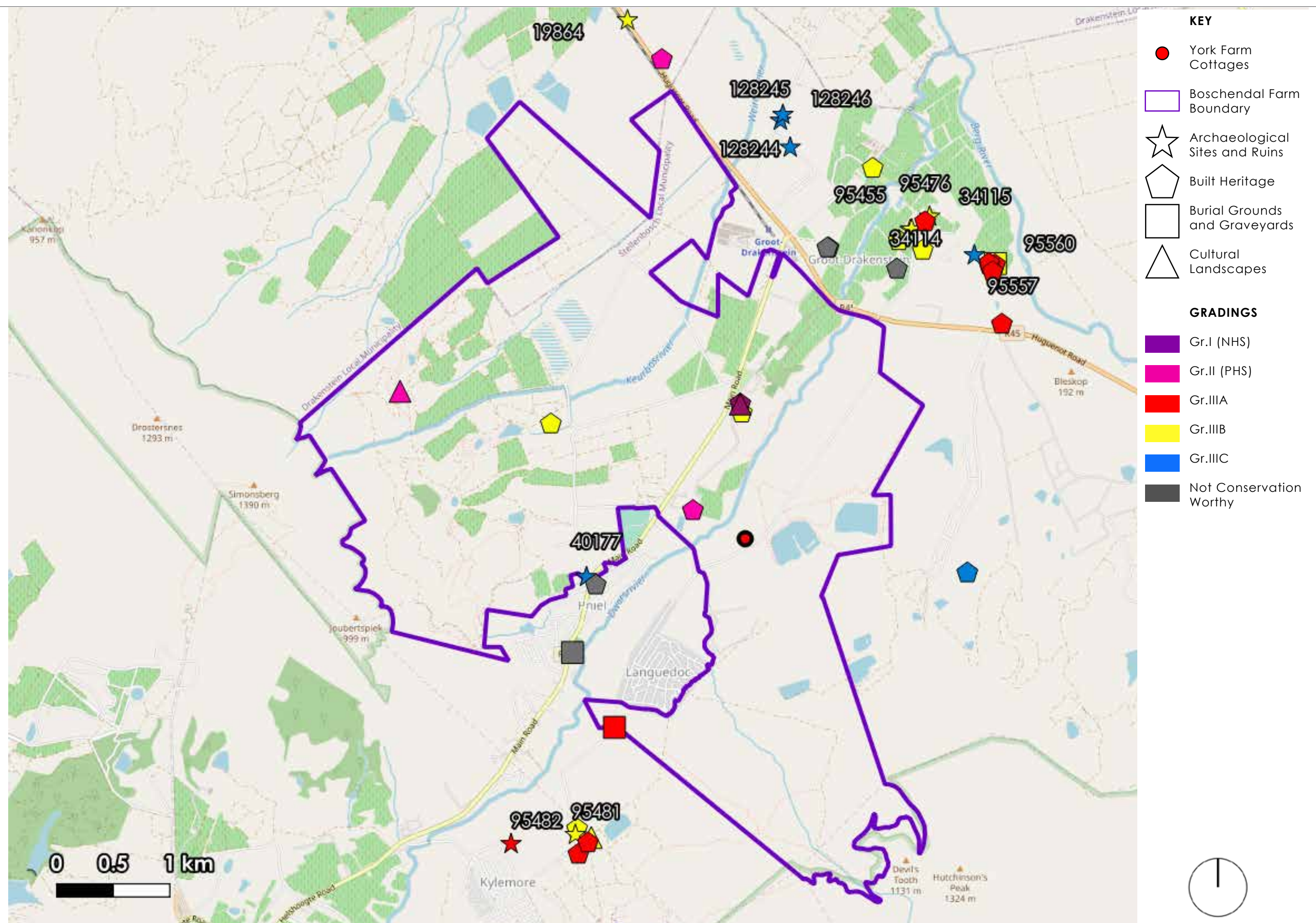


Figure 14. All known heritage resources within approximately 5km of York Farm Cottages as captured to SAHRIS (. SAHRIS SiteIDs are provided for all archaeological sites (RSA, 2020)



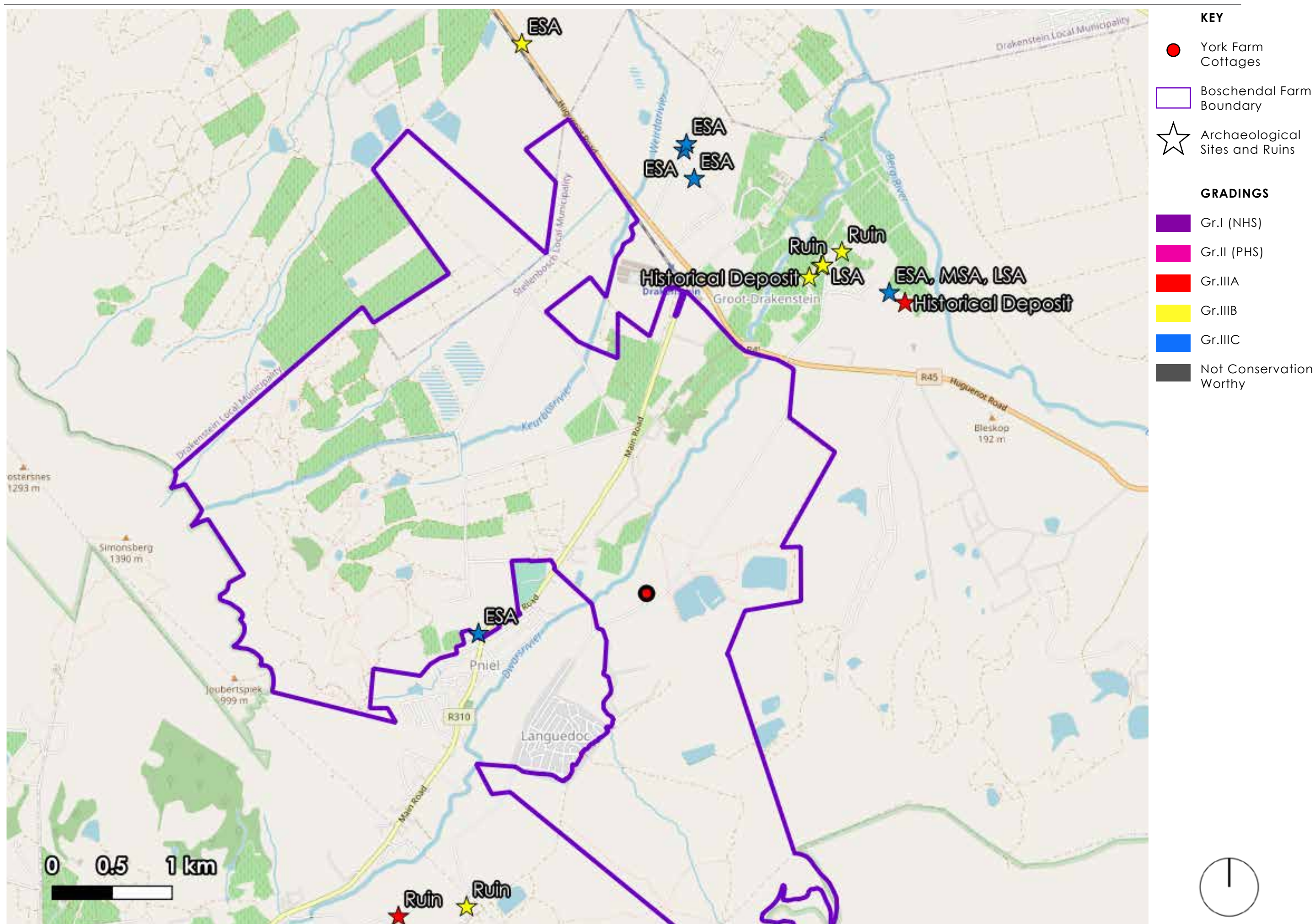


Figure 15. Detail of archaeological sites captured to SAHRIS, with the range of site types within the category indicated (RSA, 2020)



### 3.2. Boschendal History

Boschendal was first owned by Jean le Long, who farmed there from 1685, and called the property Bossendaal. The farm was bought from him in 1715 by one of the three original de Villiers brothers, Abraham who farmed it until his death in 1719. On his death, the farm was transferred to his brother, Jacques who likely both lived and farmed there until his death in 1736.

In 1739 Boschendal was transferred to Jaques' youngest son, Jan, who built a house, likely completed in 1746; whether this was a new structure or an extension and improvement to an older, existing house is not known. After Jan's death in 1796, the farm passed on to his youngest son, Paul, who received transfer of the farm in 1807, acquiring an additional 80 morgen of quitrent land in 1810. It is likely that much of the rectangular farm werf was already built around this time.

In late 1839, the farm was transferred to their two sons, Jan Jacobus and Hendrik Francois, and Hendrik bought his brother out in 1843, and Jan Jacobus bought the entire farm back in 1860 after Hendrik became too ill to farm. The transfer document at this point provides the modern spelling of the farm. Boschendal remained in the de Villiers family until 1879.

The collapse of the wine economy in the 1890s, following the outbreak of *phylloxera* proved fertile ground for the establishment and rapid expansion of fruit farming in the Dwars River Valley under Rhodes Fruit Farms (RFF), established by Cecil John Rhodes. Individual, family owned farms rapidly disappeared, replaced with "corporate farming" (Winter and Baumann, 2013: 17), while rationalising production led to massive growth of the industry.

The expansion and diversification of fruit farming under new farming methods meant the need for high numbers of labourers and managers, all of whom needed accommodation. Thus, the early years of the C20<sup>th</sup> saw a proliferation of new structures, both in the form of standalone residences for managers, planned labourers' villages, and on site workers' accommodation.

De Beers took over RFF in 1925, and then sold on to Abe Bailey. After Bailey's death in 1940, a business syndicate acquired the company and managed it until 1969. De Beers, operating together with Anglo American as Amfarms, bought RFF and ran the company until 2003 when a consortium of investors operating as Boschendal Ltd bought Boschendal. In 2012 a new consortium bought the farm, and retain it to this.

As the York Farm Cottages site is separated from the historical Boschendal werf by the Dwars River, it is unlikely that any cultural material related to the old werf is likely to be found at the site, and proving such a link would be almost impossible from archaeological remains.

### 3.3. York Farm

York Farm is a deduction from the historic Rhone and Langeudoc grants, which were granted in 1691. Jean Gardé acquired both properties and merged them, building a structure which survives today, encapsulated in the existing Rhone house. Claudine Lombard bought the properties in 1727, passing them on to her son-in-law, Pieter Joubert in 1752. He began construction of the Rhone homestead, and his widow, Magdalena van Hoeting, remarried, and completed the house with her new husband Gerrit Victor in 1760; the house gable carries the date of 1795.

The York Farm Cottages relate to the modern part of the Boschendal's history, having been built to house workers under Amfarm ownership in the 1970s/1980s. The occupants were evicted in the early 2000s, and moved to newly built accommodation at Languedoc, and cultural material pertaining to the occupation of the cottages will likely be present on site. This would not be considered archaeological material, given its recent origins, but, in light of the principles of restorative justice, and in acknowledgement of the long history of unfair and racially discriminatory labour practices on the farm, such material should be considered to hold some measure of social and associational significance.

No historic buildings of any architectural significance occur on this portion of Boschendal. Historic maps show the land largely uncultivated, while a series of topographic maps starting from 1935 similarly show the area underutilised and undeveloped until recently (Figure 16 to Figure 18). Some ruins are mapped to the north of the cottages (Aikman 2005; Winter and Baumann, 2014). These have not been assessed as part of this study, and their nature, age and significance have not been established.

While the presence of subsurface foundations from the historic use of this land cannot be discounted, there are unlikely to be significant built structures this far from the main werfs. General farming features from the earlier period, such as field boundaries, water channels and similar could possibly be preserved below the current ground level, but, again, the long standing use of the area as pasturage makes even such finds unlikely.





Figure 16. Cape Malmesbury Map, 1890, approximate site location shown in red (RSA, 2020).



Figure 17. Extract from 1901 Inch Series Map showing the York Farm cottages site as undeveloped, and the surrounding land open grazing (KR CPA1901 in Winter and Baumann, 2013: 22).



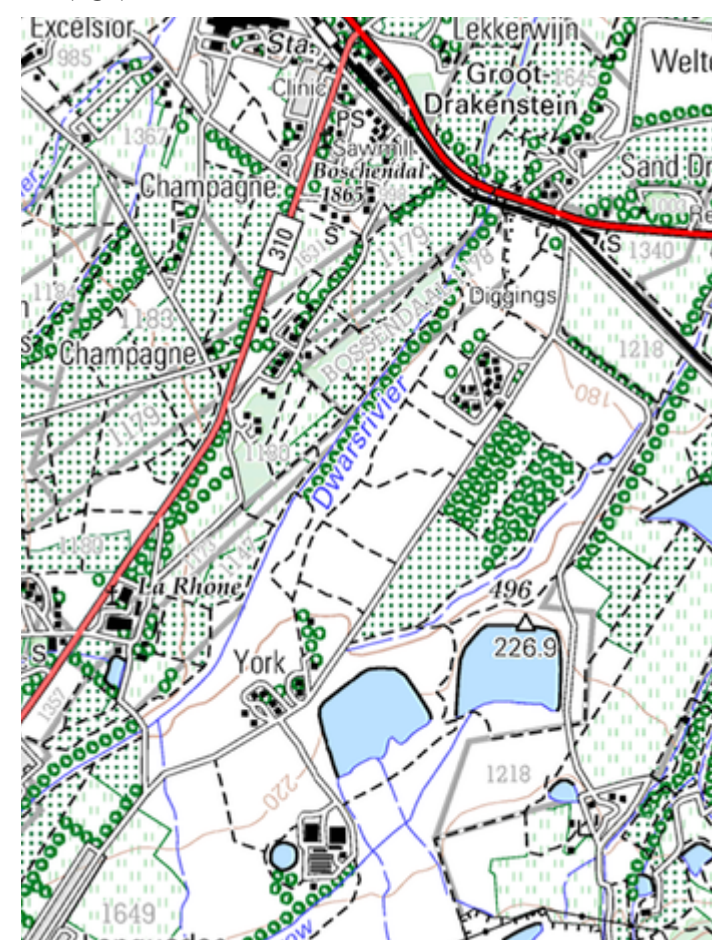
1935



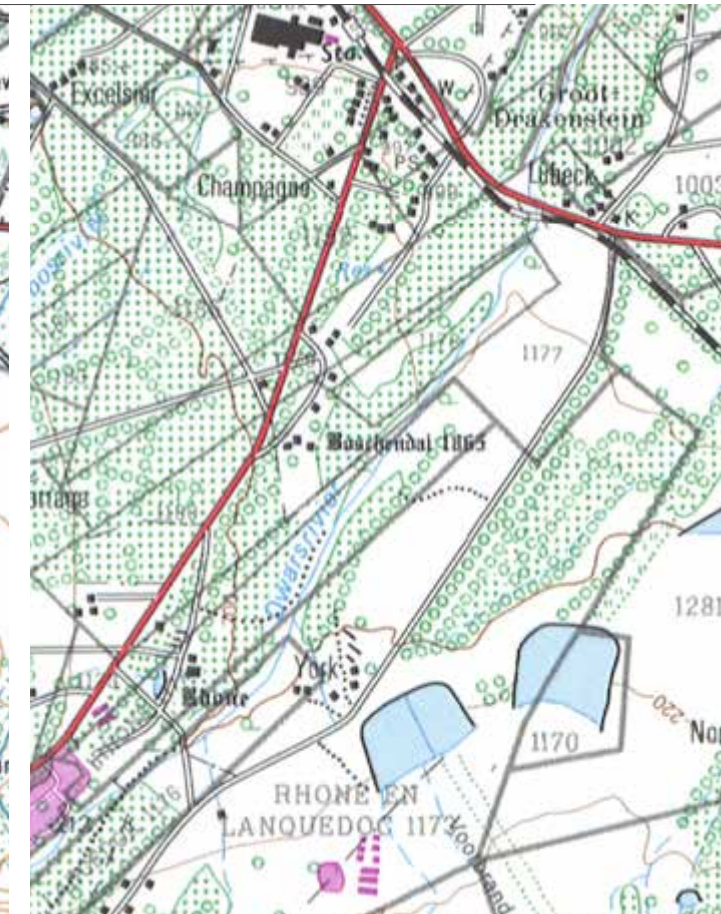
1992



1959



2000



1988



2010

Figure 18. Series of historic topographical maps showing the changing settlement and landuse patterns of the immediate vicinity of York Farm cottages. Note transformation of original quarry, seen in 1935 and 1959 maps, into western of two later dams. Interventions of some nature are visible at the development site from 1959, and recorded as ruins by 2010 (Frith, 2015) ,



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### 3.4. Summary

In light of the above, it is anticipated that the most likely archaeological material that might be prevalent on site would be related to the historic period. Substantial ruins or below ground features - footings or foundations - are unlikely as this area has always been used as undeveloped, unimproved grazing land, and is remote from any established werfs or historic structures. For the same reason, while stray finds related to the historic period are possible, significant dumps are unlikely, and, if uncovered, might prove difficult to link to a particular residence or group on the farm.

Stone Age material is not uncommon across the landscape, with ESA artefacts being fairly ubiquitous. Here, in a part of the farm that has not been ploughed and planted extensively, it is possible that these might be found in less obviously disturbed contexts than elsewhere where they are churned up and, often, moved to the edges of fields. The passage of time, and the effects of ordinary taphonomic processes, however, mean that these finds are always likely to be in secondary context, isolated and of only low to moderate significance.

Given the location of the site some 160m from the Dwars, and on a slight rise, the possibility that development in the area might unearth similar finds to those identified at Solms Delta cannot be discounted. Again, should such a site exist, the history of the area as pasturage, rather than ploughed, cultivated land could mean that such finds would be undisturbed. There might be no surficial indicators as to the presence of such an occupation site, thus, uncovering such material would constitute a chance - lucky - occurrence. Only monitoring of subsurface works, and checking for the presence of mid to late Holocene material would provide evidence for the existence of a similar site, and allow for mitigation.



## 4.0. DESCRIPTION OF HERITAGE RESOURCES IDENTIFIED

### 4.1. Resources Identified

Hart and Webley (2009) surveyed this sector of the farm as part of their assessment of the wider Boschendal landscape, noting the extensive and widespread disturbance to the soils of the area. They recorded no pre-Colonial archaeological material anywhere in the eastern parts of Boschendal. This assessment was borne out during the field assessment conducted on 9 June 2020 (Figure 19 and Figure 20). It should be worth noting, that while surficial disturbance is prevalent, this area has not been subject to cultivation and ploughing like the rest of Boschendal, and this disturbance could be limited to surface churning by grazing animals.

No pre-Colonial or historic age artefacts were identified during the survey. Recent ceramics and glassware were noted, as well as stone alignments of old cottage gardens (Figure 21 to Figure 28). Mole holes, open fencepost holes, and the bed of the on site watercourse were all inspected for archaeological material, but none yielded evidence for subsurface material.

The remains of a row of ruined semi-detached cottages was identified north of the watercourse from York Farm cottages, but these do not form part of the development area and will not be impacted by the proposed activities. Further to this, although they likely predate the York Farm cottages, they are neither of great age nor high significance, and are unlikely to constitute archaeological ruins in terms of S.35 of the NHRA (No. 25 of 1999) as they are not more than 100 years old.

### 4.2. Impacts to Heritage Resources

#### 4.2.1. Construction

Any impacts that might occur will largely take place during construction, and will arise from vegetation clearing and earthmoving activities, which can result in the displacement, damaging and/or destruction of archaeological sites, features and materials.

#### 4.2.2. Operation

The operational phase is not anticipated to result in significant impacts to archaeological heritage resources, as these are likely to be buried. As such, they will not be susceptible to damage from increased use of the site by residents and visitors to the facility.

#### 4.2.3. Decommissioning

The decommissioning phase is unlikely to have any direct impacts on archaeological material as the extent of such activity on site would be restricted to the footprint and extent of works undertaken during construction.

#### 4.2.4. Indirect

Indirect impacts to tangible archaeological material are unlikely.

#### 4.2.5. Cumulative

While archaeological material is widespread across the landscape, much of it, particularly Stone Age material, is *ex situ*, and not of high significance. Development under such circumstances can offer a valuable opportunity to conduct survey and excavation of sites that would otherwise remain unidentified or unexposed, and can be viewed as holding some positive outcomes for archaeological research into the past.

### 4.3. Mitigation

Mitigation strategies will be informed by the nature, extent and significance of archaeological material present on site, if any occurs.

Mitigation could include *in situ* recording prior to destruction, excavation and analysis, or, should very high significance sites or burials be discovered, avoidance of the sites by means of buffers/protective fencing, and/or moving of structural elements from their originally proposed locations to ensure that sites are not encroached upon by development.

### 4.4. Mapping

No mapping of identified resources has been undertaken, although trackpaths of the archaeological survey are provided (Figure 19).

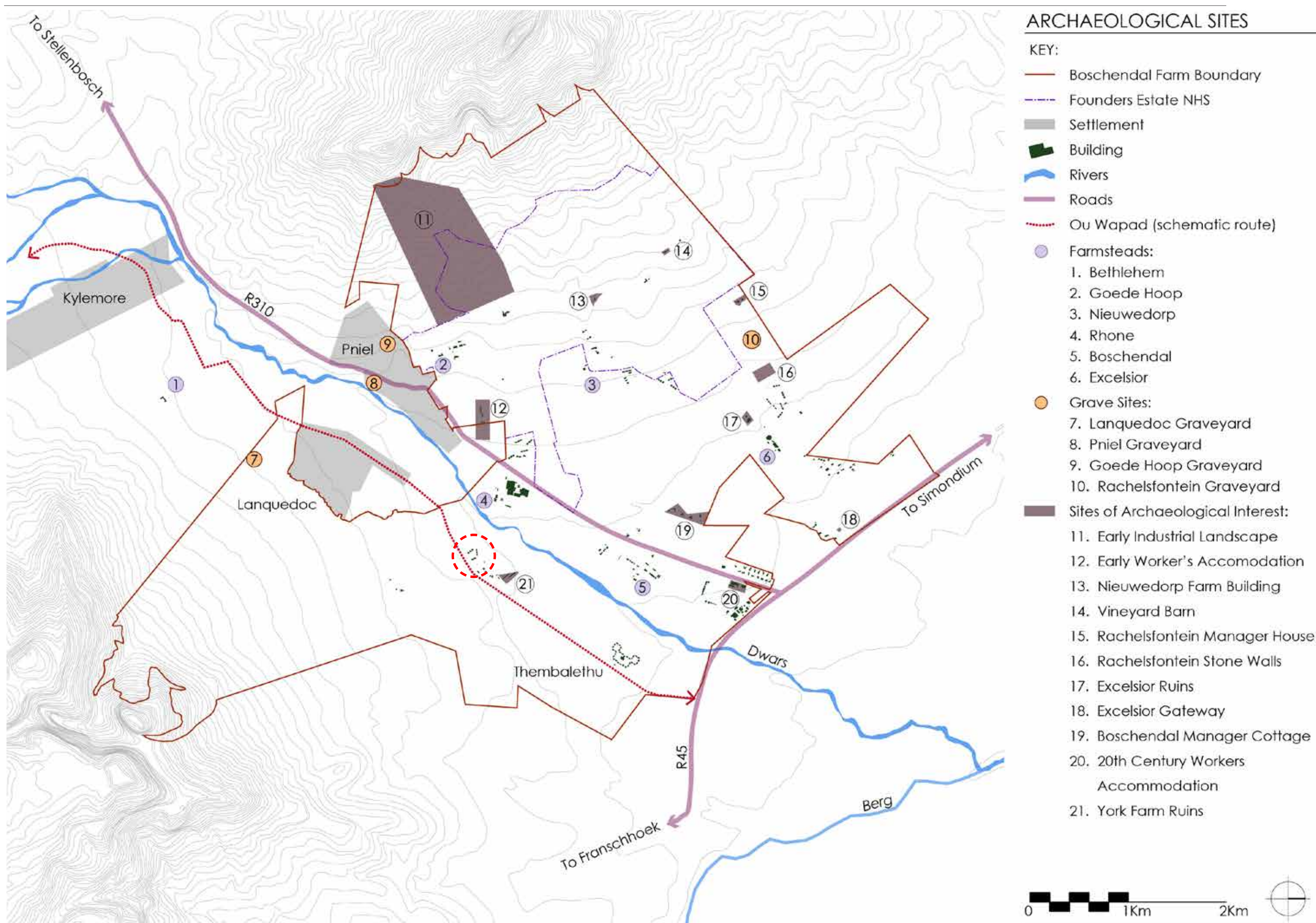
Known sites as captured on SAHRIS have been noted (see Figure 14), and those identified from existing literature, as captured in the Boschendal Baseline Heritage Study (RSA, 2019) are also provided (Figure 20). The Stellenbosch Municipal Heritage Inventory map does not capture any Boschendal archaeological sites aside from the sites and features associated with the Silvermine Industrial Archaeological complex on the slopes of the Simonsberg, which are not captured to SAHRIS (Todeshini and Jansen, 2018); this map is not reproduced here.





Figure 19. Trackpaths showing extent of area surveyed on 9 June 2020 (RSA, 2020).







#### 4.5. Site Survey Photographs



Figure 21. Thick grass cover across much of the site (RSA, 2020).



Figure 22. Fence post holes located along the northern edge of site (RSA, 2020).



Figure 23. Clear patches, likely recently burnt, located sporadically across site (RSA, 2020).



Figure 24. Substrate exposed in watercourse at north of site (RSA, 2020).





Figure 25. Recent dumping on site adjacent to cottages (RSA, 2020).



Figure 26. Mid to late C20th Indonesian glassware (RSA, 2020).



Figure 27. Modern ceramics: William & James post 1950s tea and coffee set (RSA, 2020).



Figure 28. Stone alignments delineating gardens and yards around the cottages (RSA, 2020).



## 5.0. PUBLIC CONSULTATION

This report will be integrated into the HIA for this application, and provided in full as an annexure to that report. Public consultation will be undertaken for the integrated HIA as part of the Basic Assessment Report Public Participation Process.

All comments received, where these relate to archaeological heritage concerns, will be included in this report and responded to.

## 6.0. CONCLUSION AND RECOMMENDATIONS

In conclusion then, while it is not foreseen that anything of great significance will be uncovered during site clearance or construction activities, it is possible that, particularly sub-surface archaeological material, might be identified.

Recent cultural material related to the former occupants of the York Farm Cottages could be found, and this, while not strictly archaeological, would carry social and associational significance. Older, historical material is likely, though nothing of great significance is expected due to the distance of the site from historic werfs, and the long-standing use of this part of Boschendal as pasturage.

There is **moderate likelihood** that Stone Age material could occur on site, and this is most likely to be low density, *ex situ*, ESA material of **low significance**. There does remain a **low likelihood** of encountering **highly significant**, sub-surface LSA open sites along the Dwars River banks, as located at Solms Delta.

It is recommended that:

- this report should be endorsed as fulfilling the requirements of Section 38(3);
- 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.



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## LIST OF FIGURES

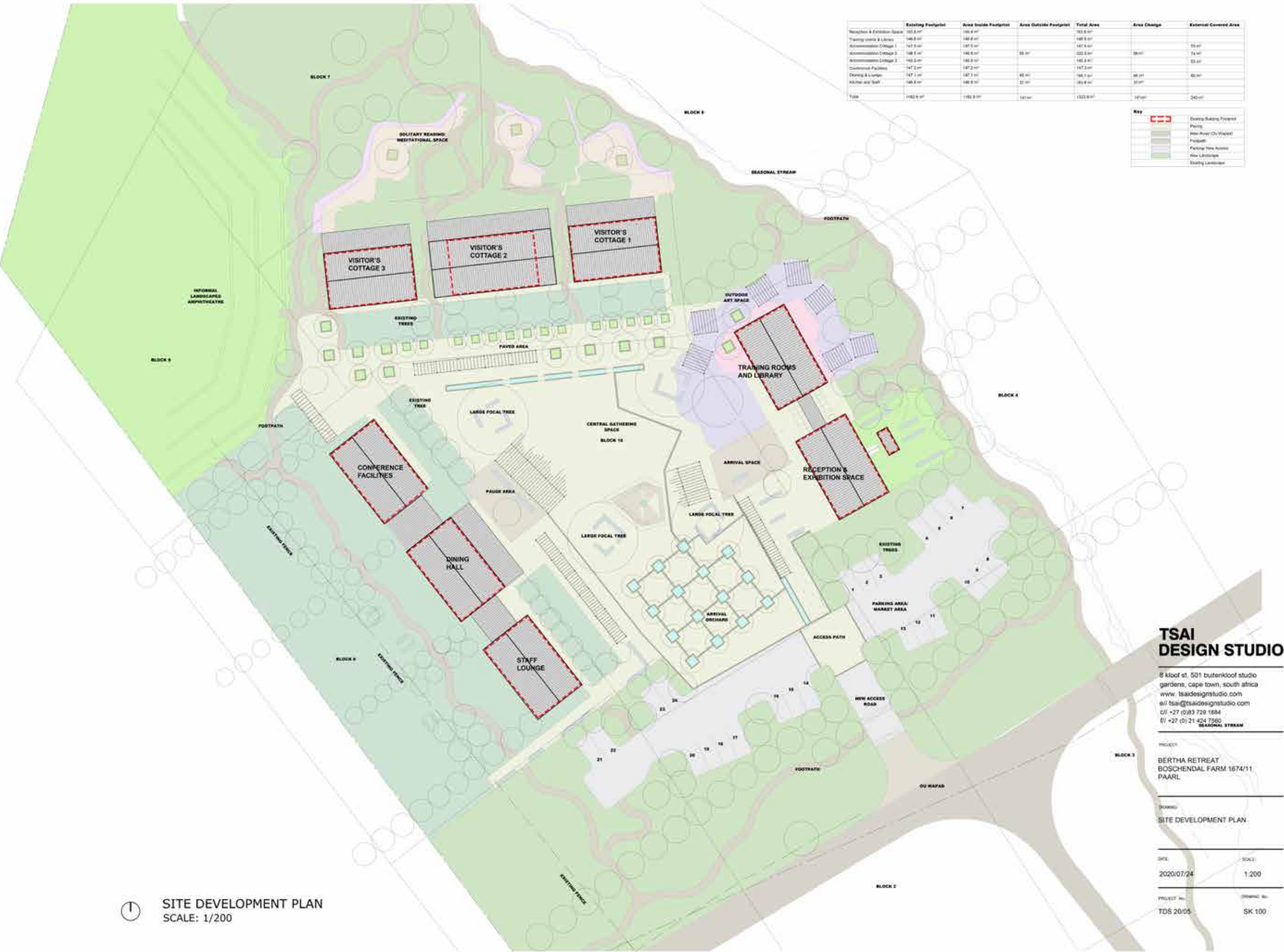
- Figure 1. Locality Map (RSA, 2020).
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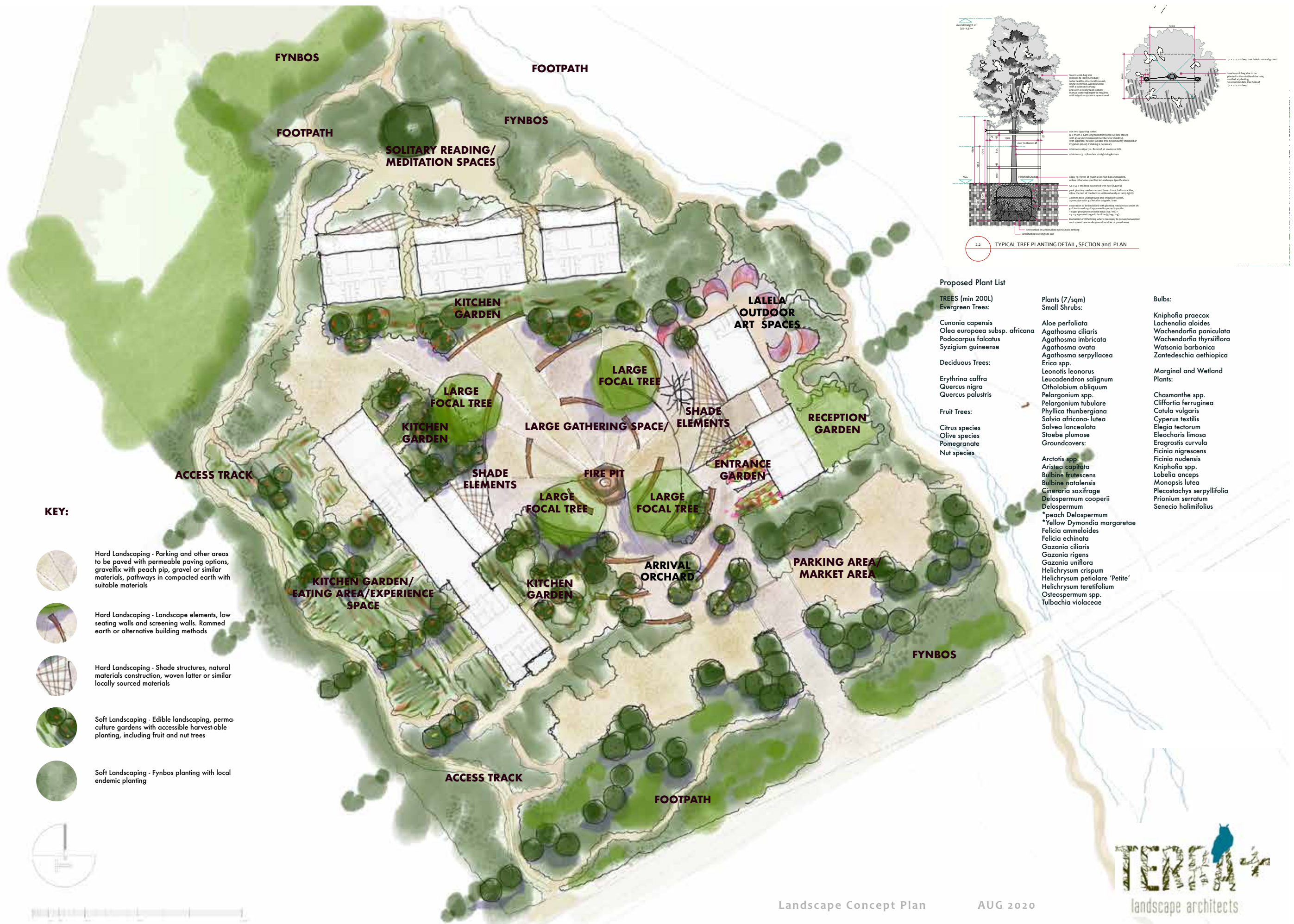
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## **ANNEXURES**











**Our Ref:** HM/ CAPE WINELANDS/ STELLENBOSCH/ FARM 1674/3  
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**RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: HIA REQUIRED**  
**In terms of Section 38(2) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003**

**NOTIFICATION OF INTENT TO DEVELOP: PROPOSED NEW RETREAT, PORTION 3 OF FARM BOSCHENDAL 1674, SUBMITTED IN TERMS OF SECTION 38(2) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)**

**CASE NUMBER:** 20032005SB0331E

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received on 4 April 2020. This matter was discussed at the Heritage Officers meeting held on 8 April 2020.

You are hereby notified that, since there is reason to believe that the proposed new Retreat, Portion 3 of Farm Boschendal 1674 will impact on heritage resources, HWC requires that a Heritage Impact Assessment (HIA) that satisfies the provisions of section 38(3) of the NHRA be submitted. This HIA must have specific reference to the following:

- Impacts to archaeological heritage resources
- Visual impacts study of the proposed development
- Social study of the proposed development
- Landscape study of the proposed development

The required HIA must have an integrated set of recommendations.

The comments of relevant registered conservation bodies and the relevant Municipality must be requested and included in the HIA where provided. Proof of these requests must be supplied.

HWC reserves the right to request additional information as required.

Applicants are strongly advised to review and adhere to the time limits contained the Standard Operational Procedure (SOP) between DEADP and HWC. The SOP can be found using the following link <http://www.hwc.org.za/node/293>

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

Yours faithfully

.....  
Dr. Mxolisi Dlamuka  
Chief Executive Officer

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



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