

# **Portion 9 of Farm 1685 (FE9): Heritage Baseline Report**

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## **A. INTRODUCTION**

The heritage report has been prepared to accompany design proposals for a new farmstead on the Portion 9 of Farm 1685 (FE 9) situated on Boschendal Founders' Estates national heritage site. The report provides:

- A brief background to the Founders' Estates.
- A statement of heritage significance.
- An overview of the Founders' Estates Design Guidelines.
- An overview of the Founders' Estates Master Review Committee including submission requirements and the outcome of its review of sketch proposals for FE 9.
- A set of conclusions for the design development process.

## **B. BACKGROUND TO THE FOUNDERS' ESTATES**

Boschendal (Pty) Ltd has acquired the rights to the subdivision and development of eighteen (18) so-called Founders' Estates. The Founders' Estates effectively comprise 18 different farms measuring between 21 and 44 hectares each with a defined area to accommodate a farmstead (Excluded Area of 0.8ha) and the remaining farm being included in an agricultural lease area where the agricultural land is managed as a single entity including no cadastral expression of individual farms.

The Founders' Estates application was approved by SAHRA in 2008 subject to a number of conditions. These conditions have been largely satisfied including a set of Design Guidelines approved by SAHRA in 2010.

A key principle of the Founders' Estates subdivision application was to limit the effects of incremental development being scattered across the landscape and eroding its integrity and authenticity. While it restricts further subdivision of the land, it also restricts development to one farmstead per subdivision subject to a number of development parameters relating to the siting, scale and form of building development. A second key principle of the Founders' Estates application was to protect the consolidated agricultural landholding within the concept of a single working farm. This was achieved through a 99-year agricultural lease area registered across the 18 subdivisions.

## **C. STATEMENT OF HERITAGE SIGNIFICANCE**

The Founders' Estates is a national heritage site and is described in the gazetted declaration notice as follows:

*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 Dwarsrivier 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 descendants 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 the place. (Government Gazette Notice 31884, 13-02-2009)*

Outlined below is a more detailed unpacking of heritage significance.

**Historical value:**

- It reflects a pattern of early colonial settlement and expansion during the late 17th and 18th centuries with an emphasis on agricultural production concentrated in the well-watered fertile valleys.
- The role of the landscape as both a pioneering and continuous agricultural base since late 17th century, when rectangular plots were granted at the foot slopes of Simonsberg in relation to the Berg and Dwars Rivers.
- Although almost entirely cadastrally redefined, the enduring nature of this role is evident in the continuity of the Goede Hoop and Nieuwedorp farms from the 17<sup>th</sup> century.
- The temporal and thematic layering of the landscape in terms of:
  - Land ownership patterns (colonial dispossession, freehold, quitrent, feudal, family networks, institutional/corporate).
  - Patterns of labour (slavery, indentured labour, wage labour, migrant labour) and related shifts from a feudal to a corporate to a democratic order.
  - Patterns of built form (18<sup>th</sup> century origins of Goede Hoop farm werf, possible remains of 18th century Nieuwedorp farm werf and its later early 20<sup>th</sup> century expression, cottage clusters dating from the early 20<sup>th</sup> century onwards)
  - The planted landscape (windbreaks, tree lined routes, forests, field patterns).
- Historical-associational linkages across the landscape in terms of ownership patterns with most of the farms being owned by extended family networks for more than a century and then farmed as a single entity since 1897 under Rhodes Fruit Farms, later Amfarms until 2003.
- The role of Goede Hoop farm werf as an agricultural entity dating to late 17th century and evidence of layering relating to shifting social-economic trends over time (livestock farming, wine production, fruit farming, labour, family networks).
- The contribution of Goede Hoop and Nieuwedorp to a collection of historical farmsteads (Boschendal, Rhone, Rhodes Cottage, Champagne).
- The role of the landscape in the history of the fruit industry with the establishment of Rhodes Fruit Farms and its association with important figures in the development of the export fruit industry at the turn of the 20<sup>th</sup> century.

- The presence of a major corporate institution (Rhodes Fruit Farms- Amfarms) spanning more than a century and its associated impacts on the landscape in terms of farming, infrastructure, built form, patterns of labour and institutional memory.
- The incorporation of an early industrial mining landscape, possibly one of the earliest colonial-period in mines in South Africa; representation of a mid-18th century VOC mining operation linked to global trade and other VOC prospecting efforts at the Cape; layering of use over time from intensive mining activities to a place of refuge/retreat and 'passive' forms of natural resource utilisation.

***Social value:***

- Enduring value of the upper slopes of the Simonsberg to local community as a landscape of memory, retreat/exploration and natural resource utilisation.

***Aesthetic value:***

- The cohesive and iconic visual quality of a broad agricultural sweep framed by the Simonsberg and forming a spectacular backdrop to a collection of historical set pieces located on the lower slopes (Goede Hoop, Rhodes Cottage and Nieuwedorp).
- Views towards the landscape from the main movement network through the Dwars River Valley (R45 and R310).
- A coherent landscape structure in terms of an orthogonal field pattern reinforced by windbreaks and tree lined routes, a system of water courses feeding the Dwars and Berg Rivers and the movement network.
- The strong east-west axis terminating at Rhodes Cottage (Cottage 1685) at the base of Founder's Estates reinforced by the yellowwood avenue and linking the historical set piece with the Boschendal-Rhone Historic Core Precinct.
- The primary north-south movement route linking the historical set pieces of Goede Hoop, Rhodes Cottage, Nieuwedorp and eventually Excelsior near the R45.
- Positive response in the form of a range of historical built form typologies (farmsteads, managers' houses and farm cottages) that reveal a sense of fit in the landscape in terms of a response topographical conditions (following the contours, avoiding steep or visually exposed slopes, below the 320m contour), generally with limited footprint embedded in an agricultural landscape and located within a copse of trees.

***Architectural value:***

- The representative nature of the built form in terms of typology, hierarchy and historical layering.
- The intact and representative nature of Goede Hoop reflecting various stages in evolution of Cape farm werf tradition with strong evidence of historical layering and possessing a distinctive linear layout.
- The significance of Rhodes Cottage at the base of Founders' Estates as a formal set piece in the landscape, its visual spatial linkages with Boschendal Rhone, its associations with the work of Herbert Baker and Rhodes Fruit Farms; an intact, representative and fine example of the cottage typology with Arts and Crafts stylistic influences. (It should be noted

that while Rhodes Cottage is not within the Founders Estates boundaries, they are visually spatially and historically connected).

- The significance of Nieuwedorp with visual-spatial and historical linkages with Rhodes Cottage and having architectural significance in its own right.

#### ***Archaeological value:***

- The primary area of archaeological significance in the Founders' Estates is the Silvermine Landscape which has national and international significance.
- Portion 9 is not considered archaeologically sensitive (Hart and Gribble, 2021).

#### **C.1 Heritage Significance of FE 9**

Refer to the grading sheet of FE 9 attached.

The farm cottage located on FE 9 has no intrinsic heritage value. It was built between 1938 and 1949 and was renovated as guest accommodation in the last 10 years. The site has contextual value in terms of mature trees, its location overlooking the Nieuwedorp dam and its location within a national heritage site

### **D. FOUNDERS ESTATES DESIGN GUIDELINES**

#### **D.1 Principles**

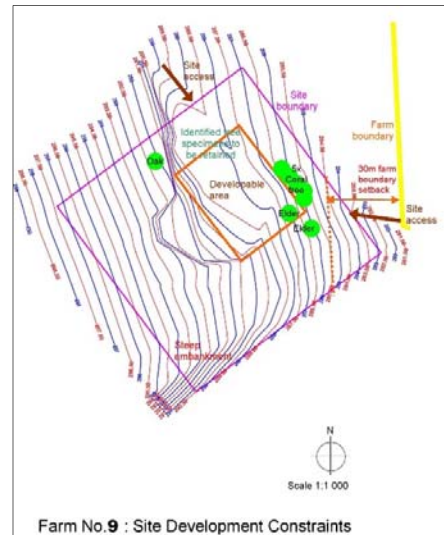
The principles of the Founders' Estates Design Guidelines are summarised below:

- The need for development to harmonise, complement and respond to the qualities of the broader landscape and also the unique features of each Founders' Estate.
- The principles of authenticity and integrity being applicable in terms of ensuring a positive response to all historical layers of the landscape as well as its role as a consolidated working farm as opposed to an ornamental, suburban or fragmented landscape.
- A positive response to the historical patterns in the landscape that have endured over time specifically the pattern of buildings in relation to topography, water and patterns of access; buildings did not occur randomly in the landscape but in response to a carefully considered and environmentally based set of structural principles.
- New development should be subordinate to the landscape in terms of scale, massing, design and movement patterns.
- The addition of a new contemporary layer in the landscape but not at the expense of existing layers of heritage significance.
- Structures should not compete or contrast sharply with the rural landscape qualities in terms of massing, scale, height and architectural treatment; no urban or suburban built form typologies.
- Structures should be visually recessive in the landscape; they should be nestled into rather than being superimposed onto the landscape.
- Foreign stylistic architectural expressions or imitation of Cape vernacular architecture is not permitted.
- Natural features such as mountain backdrops, significant vegetation, slopes and water courses should be carefully considered in the design and planning of improvements.
- Retain the landscape setting of heritage places including views towards and from a place, as well as historical and visual spatial relationships between places.

- Do not introduce built form or landscaping patterns which erode the agricultural character of the working farm by establishing a clear interface between the agricultural components of the working farm and the farmstead domains.
- Maintain landscape features contributing to the aesthetic and historical character of the landscape, e.g. treed settings of homesteads, tree lined avenues, windbreaks, forests, indigenous thicket, orchards and vineyards.
- Protect the rural quality of farm roads with careful consideration to the appropriate nature of boundary treatments, entrances, signage and road engineering interventions (road width, surfacing and edge treatments).

## D.2 Development Constraints for FE 9

SITE	DEVELOPABLE AREA	LANDSCAPE DOMAIN
2	2400M <sup>2</sup>	A
3	1200M <sup>2</sup>	C
4	1200M <sup>2</sup>	C
5	1200M <sup>2</sup>	C
6	1200M <sup>2</sup>	C
7	1600M <sup>2</sup>	B
8	1200M <sup>2</sup>	C
9	1600M <sup>2</sup>	B
10	1600M <sup>2</sup>	B
11	2400M <sup>2</sup>	A
12	1600M <sup>2</sup>	B
13	1600M <sup>2</sup>	B
14	2400M <sup>2</sup>	A
15	1200M <sup>2</sup>	C
16	1600M <sup>2</sup>	B
17	2400M <sup>2</sup>	A
18	2400M <sup>2</sup>	A
19	1600M <sup>2</sup>	A



The table above is a summary of the broad development constraints applicable to the various Founders Estates. Extracted from the Design Guidelines is the definition of the “Development Area” within the 8000m<sup>2</sup> Excluded Area.

FE 9 is located within Landscape Domain B with a Developable Area of 1600m<sup>2</sup>.

The Design Guidelines define the “Development Area” as that area of an Excluded Area upon which Improvements may be erected in the manner and form described in the Guidelines.

“Improvements” are defined as either the construction of a new Farmstead or the alteration of Existing Improvements on a Founder’s Estate, which includes verandahs, stoeps, patios, pergolas, swimming pools, tennis courts, recreational areas, hard landscaping interventions, Private Roads, walls, fencing and gardens.

Other relevant parameters include the following:

1. Any Improvements within Landscape Domain B shall be single storey structures.
2. The Main Building and Secondary Buildings with double pitched roofs to be a maximum width of 4.5m to 6.5m ensuring that the width to height proportions follow traditional building typologies.
3. Secondary Buildings with Flat Roofs and Abutments to be a maximum width of 4.5m.

### **D.3 Amendments to the Development Area**

In accordance with the Design Guidelines, modifications to the Developable Area may occur under exceptional circumstances and where the philosophy, objectives and principles of the Design Guidelines would be served by the modifications, and ultimately any such modifications are subject to approval by SAHRA and written consent of the parties to the Memorandum of Agreement (as defined in the Design Guidelines),

### **E. FOUNDERS' ESTATES MASTER REVIEW COMMITTEE**

The Founders' Estates Design Guidelines make provision for the establishment of a Master Review Committee (MRC) which was recently reconstituted including the following members:

- A representative of Boschendal Pty Ltd
- An attorney to chair the Committee
- Two heritage specialists appointed by Boschendal Pty Ltd
- A representative of SAHRA.
- A representative of the Stellenbosch Municipality (optional)

Prior to submitting a site development plan to SAHRA for approval, a draft site development plan (i.e. sketch plan) must be submitted to the Cape Institute for Architecture (CiFA) for approval in terms of the Memorandum of Agreement concluded between Boschendal, the Cape Institute of Architects, the Drakenstein Heritage Foundation and the Franschoek Valley Conservation Trust.

Furthermore, Boschendal is obliged to invite the Drakenstein Heritage Foundation and the Franschoek Valley Conservation Trust to send one representative (i.e. only one person representing both organisations) to the MRC meetings.

#### **E.1 Master Review Committee Process**

A two stage process is recommended to facilitate the co-ordination and integration of the design development process and approval mechanisms.

- Sketch plan submission for approval in principle by the MRC.
- Council submission drawings indicating design development for stamping of approval by the MRC.

#### **1. Sketch Plan Submission (Stages 1 and 2)**

- Statement of Design Intent including compliance with Design Guidelines, Site Analysis (fixes, opportunities and constraints diagram) and the assessment of potential impacts on the upward views from the R310, Rhodes Avenue and the cross route, and historical homesteads (Cottage 1685 and Nieuwedorp).
- Clarification of other applicable legislation (NEMA).
- Statement of Landscaping Approach including compliance with Landscape Guidelines.
- Location plan within the broader landscape of the Founders Estates national heritage site.
- Draft SDP 1:100 showing the footprint of the proposed development including garages and carports, swimming pools, roads and driveways, all hardened surfaces and lawn areas, utilities including solar panels and satellite dishes, retaining walls, site grading, including existing and proposed contours at 0,5m intervals and topographic features such as water courses, existing trees, rocky outcrops, etc.

- Roof plans, floor plans and elevations at 1:100 scale.
- Cross sections through the site.
- Proposed pallet of exterior materials and colours.
- 3D renders and/model with a clear indication of massing, form and fit within the landscape.

## **2. Final Plan Submission (Stage 3 Council Submission)**

- Council Submission Drawings for stamping by the MRC. To clearly indicate design development and accommodation of any comments by the MRC at the concept or sketch plan stage.
- Final Site Plan, cross sections, elevations and plans. To clearly indicate the use of exterior materials.
- Landscape Development Plan (LDP).
  - Plan to indicate all earthworks, retaining walls, fencing, structures (e.g. pergolas), site drainage, detention ponds, dams, paving layout / materials, swimming pools / water features and planting layout / plant species including existing mature trees to be retained.
  - Plan to be prepared by a suitably qualified / professional landscape architect or horticulturist with experience and knowledge of local conditions.

### **E.2 Outcome of the Review of the Sketch Proposals for FE 9**

The sketch proposals for FE 9 were tabled at the MRC meeting held on the 29<sup>th</sup> July 2022. Also tabled were comments on the proposals from CiFA which are attached. Minutes of the meeting and the recommendations of the MRC are also attached. Following the meeting, the proposals were uploaded onto the SAHRA online application system (SAHRIS) for a Letter of Advice. A copy of this letter is attached.

The review of the sketch proposals for FE 9 included the following interim comments:

- There is no objection to the demotion of the existing structure on FE 9 as the building has no heritage value.
- The sketch proposals are in accordance with the Design Guidelines.
- The recessive architectural approach and the concept of embedding the building into the landscape is strongly supported.
- The landscaping approach is also supported and should be developed further in terms of a Landscape Plan.
- The amendment of the Development Area is supported given that this will allow for the configuration of the new farmstead to follow the contours and thus create a better fit in the landscape.
- Both CiFA, SAHRA and the MRC requested further visual information.

In order to clarify the request for further visual information the MRC requested a Visual Statement which addresses the following two components:

#### **1. Impacts on Views from the Historical Scenic Routes and Historical Werfs**

- Views from the R310 scenic route and the R45.
- Views from the yellowwood avenue situated on the approach to Cottage 1685.
- Views from the historical cross route linking Goede Hoop, Nieuwedorp and Excelsior.
- Views from the historical werfs comprising Cottage 1685 and Nieuwedorp.

## **2. Visual Information to Demonstrate a Sense of Fit within the Founders' Estates Landscape**

- The extent to which the proposed new Farmsteads fit into and blend with the landscape needs to be understood and demonstrated.
- The most easily understandable way of achieving this is by means of an aerial oblique perspective with a photomontage indicating the overall massing of the structures in the broader landscape.
- This should be done at two scales including both far and near views showing the buildings in the landscape.

## **F. CONCLUSIONS**

The sketch proposals for FE 9 are endorsed from a heritage perspective.

It is recommended that design development proceed taking into account the recommendations of the MRC for a Visual Statement to accompany the final plans.

Final plans to include the following:

- Council submission drawings to clearly indicate design development and accommodation of any comments by the MRC at the concept or sketch plan stage.
- Final SDP, cross sections, elevations and plans. To clearly indicate the use of exterior materials.
- Landscape Plan to all earthworks, retaining walls, fencing, structures (e.g. pergolas), site drainage, detention ponds, dams, paving layout / materials, swimming pools / water features and planting layout / plant species including existing mature trees to be retained. This should be prepared by a suitably qualified / professional landscape architect or horticulturist with experience and knowledge of local conditions.

## **LIST OF ANNEXURES**

- FE 9 Grading Sheet (Annexure I)
- Comment from CiFA dated 21<sup>st</sup> July 2022 (Annexure K)
- Minutes of meeting of the MRC held on the 29<sup>th</sup> July 2022 (Annexure L)
- Letter of Advice from SAHRA dated 22<sup>nd</sup> August 2022 (Annexure M)
- Interim Comment of the MRC dated 26<sup>th</sup> August 2022 (Annexure N)