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HERITAGE IMPACT ASSESSMENT FOR BOSCHENDAL FARMLANDS, DWARS RIVER VALLEY

**Heritage scoping study for the entire Boschendal Farmlands and
HIA for the proposed Founders Estates development**

APPENDICES: VOLUME 2

(Final HIA for submission to SAHRA)



Prepared by
Sarah Winter and Nicolas Baumann

With specialist input from
Bernard Oberholzer, Dave Dewar & Piet Louw, Sally Titlestad, Juanita Pastor-Makhurane,
Tracey Randle, Henry Aikman & Andrew Berman, Tim Hart, Paul Andrews, Doug Jeffrey
Environmental Consultants, Jonathan Kaplan and Quahnita Samie

Prepared for
Boschendal Limited

16 January 2006



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VOLUME TWO

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PREFACE

The appendices contained in this report should be regarded as provisional as they relate to the Residual Lands and Boschendal Development Precinct and will be subject to further investigation in terms of the EIA process.

Appendix 16: Built Form Chronology and Catalogue prepared by
Aikman Associates (2005)

BOSCHENDAL HERITAGE ASSESSMENT: BUILT ENVIRONMENT SURVEY AND EVALUATION



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May 2005

1. INTRODUCTION

Aikman Associates: Heritage Management has been appointed by Nicolas Baumann and Sarah Winter, Heritage Resource Consultants to undertake a survey of the elements of the built environment in the study area depicted on the map below. These range from historic farmsteads to modest labourers' cottages and water furrows.

This survey forms part of a broad range of studies being undertaken to provide the new owners with an understanding of the development constraints and development opportunities. Aikman Associates: Heritage Management has also undertaken the tree survey and evaluation.

The work has involved a series of visits to the area extending over a period from December 2004 to May 2005. Extensive background reading and an analysis of aerial photographs and historical maps has been undertaken.

No archival material relating directly to the features of the built environment such as plans or building files was made available. The survey was undertaken before any historical archaeological survey was initiated. The findings of the social historical study were also not available. Reliance had therefore to be made on the fieldwork, visual observation and architectural experience. The findings of the survey must be seen in the light of these limitations.

The products of the analytical work are this report, which sets out a series of guiding principles relating to the evolution of the built environment of the Dwars Valley and a map showing the position of each feature, cross-referenced to the catalogue. The catalogue entry includes various details of the feature, a Statement of Significance and a suggested grading of significance. Its current vulnerability has been assessed and recommendations for future management are made. The catalogue is attached as Annexure A.

2. THE EVOLUTION OF THE DWARS VALLEY LANDSCAPE

The main factors that have influenced the development of the typology found in the Dwars Valley at the beginning of the 21st Century are discussed below.

2.1 Building materials.

The VOC supplied these first settlers with tools, muskets, powder and ammunition, provisions for a few months, wood to build shelters and a team of oxen to break the soil.¹ They were able to cut timber in the forests for the first primitive structures, probably little more than huts. More substantial structures began to be built from the beginning of the 18th Century.

The walls of these first buildings were made of clay or rubble (river cobbles) and were protected inside and out with lime plaster, which was coated with lime wash. The lime was brought by wagon from limekilns at the coast. The plaster vernacular is not found in any of the former VOC possessions. At the Cape it led to the development of a unique architectural expression.²

¹ Coertzen, P. 1988. The Huguenots of South Africa. Tafelberg. Cape Town.

² Fransen, H. 2004. The Old Buildings of the Cape. Jonathan Ball. Cape Town. P. 1

buildings were roofed with this cheap material. Concrete roof tiles have also been widely used as have concrete masonry building blocks.

Tarmac roads, wire mesh security fencing and electric lighting are probably the most visible of the 20th Century introductions.

2.2 Human use and cultural factors

Each period in the centuries of development in the Dwars Valley saw distinctive structural and design forms emerge. Eventually architectural expression was to be given to the development and fortunately much of this has survived. Human use and cultural factors have shaped the built form and this is outlined below.

The Dutch Colonial Period: VOC: 1652 – 1806

It has been argued that the origins of the Cape long house that emerged in the 18th Century lay not in Holland but in the Baltic countries from where the VOC recruited most of its workforce.⁶ The archaeological record shows how the rural long house of north Western Europe started as a single and undifferentiated space. Over time this evolved into a two-cell house with animals occupying one end and humans the other. This form of building was unknown in Holland and Belgium but was common along the coasts and in rural districts of northern Germany, Denmark and the Baltic countries. This long house form became entrenched at the Cape and endured as the dominant form until the end of the 19th Century.⁷

As the economy of the colony improved and farmers moved beyond subsistence agriculture, functions were differentiated and separate structures were built to house animals, implements and wagons. The two-celled house became the norm with a living room on one side of the central entrance and sleeping accommodation on the other. As more space was needed this evolved into the L-shaped and then U-shaped house form of the Cape Peninsula. The T-shaped form became the norm in country districts like the Dwars Valley. It was a form unknown in Europe.⁸

The development of the centre gable was also unique to the Cape and is its most distinguishing feature. By the end of the 18th Century it was being used not only on the main dwellings but also on wagon houses, wineries and barns. The decoration of the gables followed European style periods from the Baroque to the Neo-classical.⁹

The British colonial period 1806-1910

The long house form persisted under British rule through the 19th Century as the farms in the rural districts remained in the ownership of the burghers. One of the consequences of British occupation was a boom in wine production. Cape farmers became very wealthy in a short period of time through preferential tariffs and surplus funds were lavished on their farmsteads and manor houses. The unique

⁶ Floyd, H. 1983. Architecture S A, Journal of the Institute of South African Architects, pp 28-31.

⁷ Ibid Fransen, p 1

⁸ Ibid Fransen p 2

⁹ Ibid Fransen p 6

of the farms, derived from the initial grants of the 1690's and the edicts of VOC Commissioner Hendrik van Rhee de tot Drakenstein had led to a very orderly layout of fields, tracks and irrigation furrows in the Dwars Valley. When the first cottages were built soon after emancipation they were set out in an equally orderly pattern. The linear layout of these groups of cottages became a distinctive and characteristic settlement pattern throughout the Western Cape.

They were generally sited some distance away from the werf along the edge of a farm track often shaded by oaks and with a water supply from a furrow for their small garden plots. The typical cottage of the mid 19th Century was in the Cape vernacular, a narrow two bay house with a large projecting hearth and chimney at one end, Thatch was used for roofing until the advent of corrugated iron. The cottages of the mission station were similar in the mid 19th Century.¹⁴

Sir Herbert Baker also used this pattern in his design of the Languedoc Village 50 years on although there he also used the old L-shape and T-shape. He designed a church, school and a house for the pastor. No drink was allowed as Rhodes apparently opposed the infamous "dop" system. This settlement because of its size is a kind of hybrid between the mission station and of the farm cluster.¹⁵

This pattern endured for much of the 20th Century but since the 1950's other settlement model patterns have been used in the valley.

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The 20th Century

Intensive commercial forestry and fruit farming as well as mechanisation led to a range of new structural forms appearing in the Dwars Valley.

Lionel Baker, a younger brother of Herbert Baker the architect, went into partnership with Pickstone in 1892 soon after both arrived at the Cape. Herbert also came to the Cape in the same year, sent by the family to the Cape to assess what was going on as Lionel demanded more and more money to be invested into the fruit farming venture at Groot Drakenstein. Herbert Baker was soon introduced to Rhodes and became involved in all of his architectural projects. He set up a practice in Cape Town with Francis Massey and went on to become one of the greatest architects in South Africa's history. Lionel became one of the first managers at RFF.

RFF management certainly altered the valley landscape. They created wind-protected orchards of plums, pears, citrus, apricots and peaches protected by windbreaks of pines and gums. They planted blocks and avenues of eucalyptus to provide nectar for bees and they erected new buildings to process the produce and to house their staff. Under the guidance of Pickstone, RFF not only exported fresh fruit to Europe but also processed dried fruit, canned fruit and jam.

¹⁴ Walton, J. 1995. Cape Cottages. Intaka. Cape Town. Part 5.

¹⁵ Baker, H. 1934. Cecil Rhodes: By His Architect. Oxford University Press. London. Pg. 66.

nevertheless remains a major feature of the Groot Drakenstein landscape and some attempts have been made to revive it as a tourist facility running between Paarl and Franschhoek.

Motor transport became increasingly common from the turn of century, but it was not until after World War I that cars and lorries became more common as well as paraffin powered tractors. After WWI as a result of tank technology, tracked vehicles became available and areas that had previously been too steep or too stony to plough could be exploited. A range of new motorised farm vehicles began to appear and Dwars Valley farms could begin to reduce the number of animals and labourers. As a consequence of the reduction in the number of animals artificial fertilisers had to be used increasingly on the farms. This trend towards mechanisation has gained momentum. In 2005 operators sit in air-conditioned cabs at the controls of grape-picking machines, doing the work that would have involved hundreds of seasonal pickers just a few years ago. The number of permanent farm employees in the Dwars Valle is a fraction of what it used to be.

Heavy machinery also allowed huge storage dams to be built and quarrying to take place. The dams are a prominent feature of the Dwars Valley landscape, particularly those on the slopes of the Drakenstein Mountains. Because water levels drop significantly in summer when water is needed for irrigation, their raw red clay banks are visually jarring against their setting of green.

The quarries are however visually more obtrusive as the un-rehabilitated scars now stretch for kilometres across the lower slopes of the mountain. The noise of the heavy machinery can be heard across the valley.

Improved pumps, irrigation systems and four-wheel drive tractors have made the exploitation of steep slopes viable. Given that the soils and climate on the upper slopes generally produces better quality grapes, it is understandable that vineyards have been creeping up the slopes of the Dwars Valley mountains over the last 10 years. Ordered vineyards have replaced pine and gum forest. This trend also seems set to continue. A consequence of this may well be that old vineyards on the valley bottom may become less viable and pressure for alternative uses will grow.

A characteristic feature of the Dwars Valley landscape are the trees along the valley bottom, the poplars and acacias along the river corridors, the oaks of the historic werf precincts and cottage clusters and the avenues of planes lining the roads. Single storey buildings are almost entirely screened except perhaps for a glimpse of dappled whitewashed wall.

New institutional buildings

New institutional buildings are however visually very prominent elements in the contemporary landscape. The double storey primary school at the northern end of Pniel stands starkly on the side of the Stellenbosch road. Little attempt has been made to integrate it into its leafy setting. The same can be said of the rugby and cricket club buildings, which are also visually jarring. This provides an important lesson if large structures are to be accommodated comfortably.

Farm Managers' Houses

Baker established the prototype farm manager's house, Champagne and Nieuwedorp, in his Cape Revival style, with twin curvilinear gables and Cape vernacular detail. This free standing villa form has been built over the years in whatever style was popular at the time. There are examples of Arts and Crafts, Art Deco, face-brick and stripped Cape style of the 1970's. These are all similar to examples in any middle class suburban environment in the Cape. There are stand-alone managers' houses on the estate as well as rows or groups forming conventional suburban settings, albeit within a larger rural context.

There are two main characteristic styles, firstly the highly particular Baker Cape Style and secondly the later, circa 1970's, generic stripped plain Cape style.

The post-Baker houses are generally low-key, low impact, modest background buildings of little architectural merit.

Farmworkers' Housing

Following the emancipation of slaves in 1840, farm workers were housed in simple two roomed dwellings with an external hearth and thatched roofs. These were invariably arranged in a linear pattern parallel to farm roads and water furrows. Only one such complex remains on the estate although now much altered.

Sir Herbert Baker introduced a new form at Boschendal and at Languedoc but nevertheless retained elements of the traditional form and layout. This was semi-detached unit with steeply pitched corrugated iron roofs. There was a central gable, which was not functional as the entrances to the units were located to the side. The front doors however separated the central gable from the flanking wings, thereby creating a sculptural effect. Two windows and two ventilators higher up punctuated the gables. These are in the form of dovecotes. These, combined with cottage paned casement windows with shutters, place these buildings firmly in the Arts and Crafts tradition.

With few exceptions, this type of structure, i.e. the semi-detached unit, has been employed ever since, though the form it has taken has been reduced to that of a stripped box-like structure with low-pitched roofs with little or no detail. Over the twentieth century the units have been simplified resulting in extremely basic functional structures.

The units are grouped in rows, or in parallel rows, or loosely around communal open space, depending on the size of the clusters. These range in number from a few to as many as thirty.

Farm Buildings

This category pertains mainly to utilitarian shed-like industrial, simple form structures used as workshops, stores, garages, etc. Earlier structures would have been the generic 6 metres wide whitewashed thatched structures, but few of these survived as ordinary barns.

- Groot Drakenstein station complex
- Old RFF Administration building
- Fruit processing factories
- York piggery
- Smallholdings

4. CONCLUSION

As can be seen from the catalogue, each era is well represented in the Dwars Valley by significant elements of the built environment. Some elements have been superbly conserved while others have been neglected and are in poor condition.

A conservation plan for the built environment is essential if the cultural landscape is to retain its strength and coherence.

This study should contribute to guiding the development of any new layer that is to be imposed on the landscape to ensure that its integrity is respected and even enhanced. This is the role of heritage management.

INTRODUCTION

Aikman Associates: Heritage Management was appointed by Nicolas Baumann and Sarah Winter, Heritage Resource Consultants to undertake a survey of the elements or features of the built environment of the Boschendal Estate. These range from historic farmsteads to modest labourers' cottages and water furrows.

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The products of the analytical work are a report, which sets out a series of guiding principles relating to the evolution of the built environment of the Dwars Valley and a map showing the position of each feature, cross-referenced to this catalogue of features.

The catalogue entries are set out as follows:

FEATURE NUMBER

Features are listed and numbered (in broad typologies for convenience) and are numbered roughly sequentially from north to south. For example, Rhodes Cottage, which is used as a company guesthouse is listed as Farm Building (dwelling) 12. The following typologies have been used:

Farmstead Complexes: FS
Farm Buildings: FB
Managers Houses: MH
Cottage Clusters: CC
Graveyards: G

OFFICIAL NAME

This is the current name of the feature or the portion of the farm where it is sited, e.g. Mountain Vineyards.

POSITION

The height above mean sea level and coordinates for each feature have been provided. A Garmin GEKO 101 Global Positioning System device was used.

HISTORIC NAME

The historic name of the feature or farm on which it is sited is provided. Good Hope was originally Goede Hoop for example.

ASSOCIATIONAL SIGNIFICANCE

- Highly significant association with an historic person or social grouping
- Highly significant association with historic events or activities
- Highly significant association with the key uses or roles of a place over time
- Highly valued in terms of its association with public memory
- Highly valued in terms of its association with living heritage

CONTEXTUAL SIGNIFICANCE

- Historical and/or visual-spatial landmark within a place
- Contributes significantly to the environmental quality of a Grade 1 or 2 heritage resource

GRADE 3B:

INTRINSIC SIGNIFICANCE

- Historical fabric is partially intact (past damaged is reversible)
- Some evidence for historical layering
- Some elements of construction are authentic
- Fabric dates to an historical period in the evolution of a place
- Typical or good example of a type and form
- Fabric illustrates an historical period in the evolution of a place
- Fabric illustrates the key uses and roles of a place over time

ASSOCIATIONAL SIGNIFICANCE

- Some association with an historic person or social grouping
- Some association with historic events or activities
- Some association with the uses or roles of a place over time
- Some association with public memory
- Some association with living heritage

CONTEXTUAL SIGNIFICANCE

- Contributes significantly to the historical, visual-spatial character of a place
- Contributes significantly to the quality of setting of a Grade 3A heritage resource.

GRADE 3C:

INTRINSIC SIGNIFICANCE

- Historical fabric is significantly altered (scale and form still intact)
- Limited evidence for historical layering
- Few elements of construction are authentic
- Remaining fabric has historical value (older than 60 years)
- Remaining fabric contributes to understanding of uses and roles of place over time

ASSOCIATIONAL SIGNIFICANCE

- Limited association with historic person/s or social grouping/s
- Limited association with historic events and activities
- Limited association with the uses or roles of a place over time
- Limited value in terms of public memory
- Limited association with living heritage

DWARSVALLEY LIST OF FEATURES:

FEATURE NAME	FEATURE NO	NAME	SUGGESTED GRADING	RECOMMENDATIONS
Farmsteads	FS 1	Excelsior	3B	Archaeological research , appropriate renovation
	FS 2	Boschendal	1	Conservation management plan required
	FS 3	Rhone	1	Conservation management plan required
	FS 4	Good Hope werf	1	Full HIA, conservation management plan, landscape plan required. Conservation architects to be used.
	FS 5	Old Bethlehem	1	Conservation management plan required. Urgent
Managers Houses	MH 1	Excelsior: West Riding	0	Record
	MH 2	Rachelfontein	0	Record
	MH 3	Rachelfontein	cannot determine	Archaeological survey
	MH 4	Mountain Vineyard	3C	
	MH 5	Mountain Vineyard	0	Record
	MH 6,7,8,9	Champagne	3C	Record
	MH 10	Champagne	0	Record
	MH 11	Champagne	1	Conservation management plan
	MH 12	Loft house	0	Record
	MH 13,14,15	Boschendal	3B	Record
	MH 16	House at Nieuwedorp	0	Record
	MH 17	Nieuwedorp	3A	HIA, archaeological study required.
	MH18	Rhone	0	
	MH 19	Second House Good Hope	3A	Conservation plan required.
Farm Buildings	FB 1	Excelsior	0	Record
	FB 2	Gatehouse	3C (core building)	Record
	FB 3,4,5,6	Excelsior	0	Record
	FB 7	Rachelfontein	0	Demolish
	FB 8	Excelsior (farmshop / store)	3C	Record
	FB 9	Sawmill	3C	Reuse. Record
	FB 10	Boschendal	0	Record
	FB 11	Rhone	0	
	FB 12	Rhodes Cottage Annexe	3C	Change must involve conservation architects.
	FB 13	Rhodes Cottage	1	VIA, landscape, management plans required. Archaeological study required.
	FB 14	House on Nieuwedorp	3C	Archaeological potential. Record.

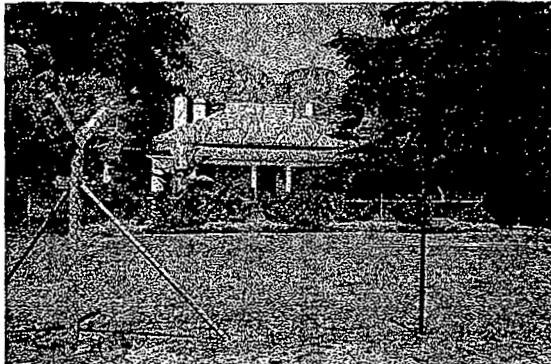
FEATURE NO: Farmstead 1 (FS1)

OFFICIAL NAME: Excelsior

POSITION: 609' S33° 51.874 EO 18° 57.908

HISTORIC NAME: Excelsior

CHRONOLOGY: British Colonial



DESCRIPTION:

Victorian Style single storey symmetrical villa with lean-to front stoep and hipped stoepkamers at each end. Main form square plan with kitchen lean-to at rear. Building compromised by ugly roof finish and windows. 'Canadian Pattern' roof sheets on 30° hipped roof with small gables. There are three chimneys with another 'bakoond' type at the rear. There are timber sliding sashes on the front facade flanking the front door with fanlight. Later windows are galvanised steel.

STATEMENT OF SIGNIFICANCE:

Local farmhouse with outbuildings at rear. Trees are also late 19th century. Absorbed within RFF estate and used as offices and workshops. Landmark building with trees.

Historical: check historian

Aesthetic: Compromised Victorian with Cape bakoond'. Dramatic setting with trees.

Social: not known

Scientific:

Suggested Grading: 3B

VULNERABILITY:

Protected by 60year clause. Potential encroachment by development.

RELATED FEATURES:

Farm Building 8,9

MANAGEMENT RECOMMENDATION:

Archeological research to establish if earlier fabric is present in main building and at rear. Suitable roofing and windows would be desirable.

REFERENCES:

FEATURE NO: Farmstead 3 (FS 3)
POSITION: S33° 52.766. EO 18°57.438
OFFICIAL NAME: Rhone
HISTORIC NAME: Le Rhone
CHRONOLOGY: Dutch Colonial



DESCRIPTION:

Splayed walled werf with manor house, slave quarters, winery, wagon house and stables. Most of the complex is in use as offices and part of the extensive Boschendal winery. Iconic Cape farmstead appearing prominently in all publications on Cape architecture. The complex is in a good condition.

CONTEXT: Rural. Valley floor

STATEMENT OF SIGNIFICANCE: Provincial Heritage Site (Proclaimed National Monument 1979)

Suggested grading: Grade 1

VULNERABILITY:

Threat of gentrification and the impact of tourism and commercialisation. Expansion to Boschendal winery and associated impacts.

RELATED FEATURES: Farm Building (Winery) 11. Boschendal related in terms of external and internal details.

MANAGEMENT RECOMMENDATIONS: A conservation management plan has to be developed for the complex.

REFERENCES:

Attwell, M, and Berman, A. 1998 The Cape Country House: Colonial Architecture in a Post-Colonial Landscape. Conference Proceedings, Department of Archaeology, Centre for Advanced Architectural Studies, University of York
De Bosdari, C. 1953. Cape Dutch Houses and Farms. A.A Balkema. Cape Town.
Fransen, H. 2004. The Old Buildings of the Cape. Jonathan Ball. Cape Town.
Lucas, G. 2004 An Archaeology of Colonial Identity: Power and Material Culture in the Dwars Valley, South Africa. Kluwer Academic. New York
Vos H. 2004. Historical Study (See MH19)

CONTEXT: Rural with mountain backdrop

STATEMENT OF SIGNIFICANCE:

Important early 19th Century Cape farmstead complex with the archetypical mountain backdrop.

Historical: Site of one of the earliest settlements in the Dwars Valley. Multi-layered complex.

Aesthetic: Primarily early 19th Century architectural expression but interesting additional layers.

Social: Dwelling of prominent landowners and General Managers of RFF

Scientific: unknown

Suggested Grading: Grade 1

VULNERABILITY:

Medium. Enjoys formal protection in terms of Section 34. Inappropriate "suburban gardenesque" planting in werf is changing the historical character (see Elliot photograph). Gentrification is an issue.

RELATED FEATURES:

CQ1 (Oak lined furrow), CQ4 (Oak lined furrow), BP 3 (Poplar block), Managers House 19, Graveyard 2. Relationship to Bethlehem.

MANAGEMENT RECOMMENDATION:

Development requires full HIA. A conservation management plan required in any event. This will include a landscaping plan. A Conservation architect must be involved in any future building initiative.

REFERENCES:

Attwell, M, and Berman, A. 1998 The Cape Country House: Colonial Architecture in a Post-Colonial Landscape. Conference Proceedings, Department of Archaeology, Centre for Advanced Architectural Studies, University of York

De Bosdari, C. 1953. Cape Dutch Houses and Farms. A A Balkema. Cape Town.

Fransen, H. 2004. The Old Buildings of the Cape. Jonathan Ball. Cape Town.

Lucas, G. 2004 An Archaeology of Colonial Identity: Power and Material Culture in the Dwars Valley, South Africa. Kluwer Academic. New York

Vos H. 2004. Historical Study (See MH19)

de Bosdari, Cape Dutch Houses and Farms, Balkema 1971 Pg. 80

FEATURE NO: Manager's House 2 (MH2)

OFFICIAL NAME: Rachelfontein

POSITION: 33°52.061 18° 57.056

HISTORIC NAME: Rachelfontein

CHRONOLOGY: Republic of SA: RFF: Amfarms



DESCRIPTION:

Ranch style house with Big 6 sheet roof, wide eaves, plastered and painted on face-brick plinth. Steel window frames. Probable rebuild on pre-existing site.

CONTEXT: Rural

STATEMENT OF SIGNIFICANCE: The house is not conservation worthy. The site has some archaeological potential

Historical: Unknown

Aesthetic: Little

Social: Unknown

Scientific: Some archaeological potential

Suggested Grading: Cannot determine grading at this stage.

VULNERABILITY: Occupied

RELATED FEATURES: Graveyard 1, Managers House 3

MANAGEMENT RECOMMENDATION:

Not conservation worthy but should be subject to archaeological investigation

REFERENCES:

None

FEATURE NO: Managers House 4 (MH4)

OFFICIAL NAME: Farm name Mountain Vineyards

POSITION: 945' S33° 52.482 EO 18° 56.962

HISTORIC NAME:

CHRONOLOGY: Rep of SA (1970's)



DESCRIPTION:

'Longhouse' single storey building with forward projecting bay and rear wing. Stripped 'Cape' style with 45° IBR roof and parapet gables with restrained stepped mouldings. Unpainted sliding sashes with small panes and shutters. There is a swimming pool. Monterey pine and palms in the garden. Beautiful elevated setting. Constantia suburban quality.

STATEMENT OF SIGNIFICANCE:

One of a number of managers houses, architect designed displaying stripped Cape influences, with clean lines, and architectural treatments typical of its period. Some significance. Part of a recognisable distinctive layer on the landscape

Historical: Evidence of success in farming during the period

Aesthetic: Careful and considered attempt at a contemporary Cape style. Of some architectural merit. Do not 'read' as farmhouse.

Social: Displays style and lifestyle of the period

Scientific:

Suggested Grading: 3C 0

VULNERABILITY:

Vacant and unsecured. Vulnerable as may be considered to be 'unworthy' of its setting. Vulnerable to unsympathetic alterations and additions

RELATED FEATURES: Manager Houses 6,7,8 and 9

CONTEXT: Rural

MANAGEMENT RECOMMENDATION:

Consideration could be given to retention.

REFERENCES:

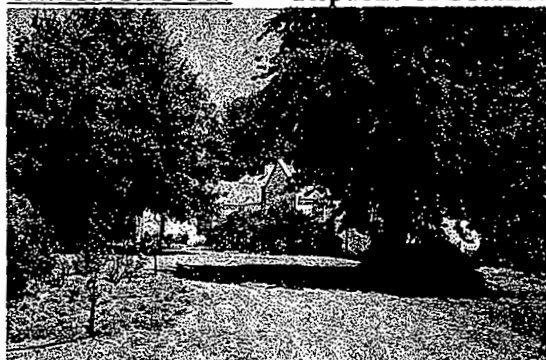
FEATURE NO: Managers House 6,7,8 and 9 (MH 6,7,8,9)

OFFICIAL NAME: Champagne

POSITION: 33° 52.367 18°58.239

HISTORIC NAME: Champagne

CHRONOLOGY: Republic of South Africa: RFF: Amfarms



DESCRIPTION:

Similar to MH5 probably built in 1970's. Stripped "Cape" style with 45° IRB roofs and parapet gables. Wood sash windows and louvre shutters. Suburban character. Suspect 1970's origin. Well built and maintained in attractive gardens.

CONTEXT: Rural

STATEMENT OF SIGNIFICANCE: Four similar houses with "clean" lines typical of the period. Part of a recognisable layer on the landscape. Constantia suburban quality.

Historical: None

Aesthetic: Distinctive late 20th C Cape style

Social: Displays style and lifestyle of the period

Scientific: Unknown

Suggested Grading: 3C

VULNERABILITY: Occupied

RELATED FEATURES: Managers House 4

MANAGEMENT RECOMMENDATION: Record. Consideration should be given to retention.

REFERENCES: None

FEATURE NO: Managers House 11 (MH11)

OFFICIAL NAME: Champagne

POSITION:

HISTORIC NAME: British Colonial

CHRONOLOGY:



DESCRIPTION:

Typical Herbert Baker twin gabled house. H shaped plan. Thatch roof with covered entrance stoep with doric columns. Combination of Cape vernacular and arts and crafts. Combination of unpainted sash and casement windows hooded in the arts and crafts manner. The four alternated shaped gables are moulded and curvilinear with circular louvered vents. A rear gable end is fitted with a modern ranch style casement window and the rear court has been enclosed by means of a low pitched IBR roof. There is a typical Baker style verandah bench on the north elevation. The interior is largely intact. There are two impressive palm trees in the front garden close to the house. The house has recently been renovated and a parking area with new low white walls constructed on the south.

STATEMENT OF SIGNIFICANCE:

High significance as a good example of Sir Hebert Bakers Cape Revival Style.

Historical: 1904

Aesthetic: see statement. Building and trees form a landscape in the valley.

Social: Shows status of farm manager

Scientific:

Suggested Grading: 1

VULNERABILITY:

The building is vulnerable to unsympathetic alterations recent building work could be unauthorised.

RELATED FEATURES: Rhodes Cottage FB 13

CONTEXT: Gateway at M310

MANAGEMENT RECOMMENDATION:

Conservation management plan for the building and gardens should be prepared. Unsympathetic alterations and additions could be improved.

FEATURE NO: Managers House 12 (MH12)

OFFICIAL NAME: Lofthouse

POSITION:

HISTORIC NAME:

CHRONOLOGY: Union of SA



DESCRIPTION:

L- shaped house C 1950. 45° pitch roof under cement ties with parapet gables providing slight Cape reference. Sited at oblique angle to the R310. Trees largely hide the house from view.

STATEMENT OF SIGNIFICANCE:

Some

Historical:

Aesthetic:

Social: Name said to have been given to it by Gen. Manager Appleyard who came from Lofthouse in Yorkshire

Scientific:

Suggested Grading: 0

VULNERABILITY: none

RELATED FEATURES:

Part of 'gateway' with Champagne

CONTEXT Gateway at R310

MANAGEMENT RECOMMENDATION: none

REFERENCES:

Suggested Grading: 3B

VULNERABILITY:

unknown

RELATED FEATURES:

Cottage Cluster 5, Farmstead 2 (Boschendal)

MANAGEMENT RECOMMENDATION:

Record. "Baker" house should be retained but could be enlarged

REFERENCES:

None

FEATURE NO: Managers House17 (MH 17)

OFFICIAL NAME: Nieuwedorp

POSITION: 816' S33° 52.671 EO 18°57.398

HISTORIC NAME: Nieuwedorp

CHRONOLOGY: British Colonial



DESCRIPTION:

Typical Baker Cape twin gabled H-plan house with central veranda with close resemblance to Champagne also designed by Baker (MH11). The two buildings are about 1 km apart but are visually linked across orchards. Rear courtyard has been unsympathetically enclosed as at Champagne. Exaggerated moulding on curvilinear gables. Beautiful setting on convex slope and impressive mountain backdrop. Beautiful old camphor trees on the northern side. Roof appears to be in poor condition. Building in general need of maintenance and repair.

CONTEXT : Rural, open field

PARADIGM: Cape Farmstead paradigm as updated in the Baker style.

SYMBOLIC VALUE: Impressive architecture denoting power and status

STATEMENT OF SIGNIFICANCE:

One of several RFF era manager's houses designed by Baker, possibly on the site of an earlier structure as suggested by the old camphors and the relationship to the barn. Cape farmhouse tradition taken forward with new twin gable arrangement. Part of an important layer in the landscape.

Historical: Emblematic of early RFF era, possible earlier fabric

Aesthetic: Designed by Sir Herbert Baker

Social: Part of RFF hierarchy

Scientific: Archaeological potential possible 18/19th century pre-existing structure

Suggested Grading: 3A

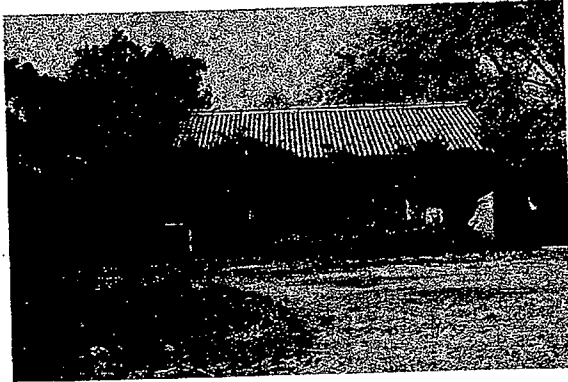
VULNERABILITY:

Some unfortunate alterations and courtyard enclosure. Protected by NHRA and likely redevelopment.

RELATED FEATURES:

Farm Building 20 (barn), Camphor trees, Rhodes cottage

FEATURE NO: Managers House (MH18)
OFFICIAL NAME: Le Rhone
POSITION: 33° 53.727 18°58.544
HISTORIC NAME: Rhone
CHRONOLOGY: Union of SA: RFF: Syndicate



DESCRIPTION:

Rectangular house and related garage and office. Under 35° Big 6 roof. Steel windows plastered and painted. Beautiful setting under old planes. Related to a number of other farm buildings.

CONTEXT: Rural / agro-industrial

STATEMENT OF SIGNIFICANCE:

It is not conservation worthy. An ordinary dwelling.

Historical: Unknown

Aesthetic:

Social: Unknown

Scientific:

Suggested Grading: 0

VULNERABILITY:

Currently occupied

RELATED FEATURES:

Farm Buildings 17 and FB 21 (FB17, FB21), Cottage Cluster 11 (CC11)

MANAGEMENT RECOMMENDATION:

Record. Not conservation worthy

REFERENCES: None

STATEMENT OF SIGNIFICANCE:

Historical: The house is possibly of late 18th Century or early 19th Century construction. It may have been built for Paulus Retief, owner of Goede Hoop important landowners in Dwars Valley. It is therefore of some historical significance.

Aesthetic: Apart from some unfortunate 20th Century alterations, its 19th Century form remains intact. It is well sited forming part of the Good hope werf. It "lays claim" to the landscape below.

Social: None known

Scientific: Given its age it has some historical-archaeological potential.

Suggested Grading: 3A

VULNERABILITY: Some

These type of buildings are robust enough to take some remodelling. Concern is however raised regarding gentrification. The building although somewhat isolated, is a component of the Good Hope werf. Attempts to divorce it with fencing etc. should be resisted.

RELATED FEATURES:

Good Hope werf and components

MANAGEMENT RECOMMENDATION:

A conservation plan should be prepared. Consideration could be given to replacing the roof with thatch to give it a stronger relationship to the werf complex. Archaeological potential should be investigated. Outbuildings could create visual confusion.

REFERENCES:

Vos H,2004, De Goede Hoop Farm, Report 2 Historical Survey of the owners, for Boschendal (Pty) Ltd.

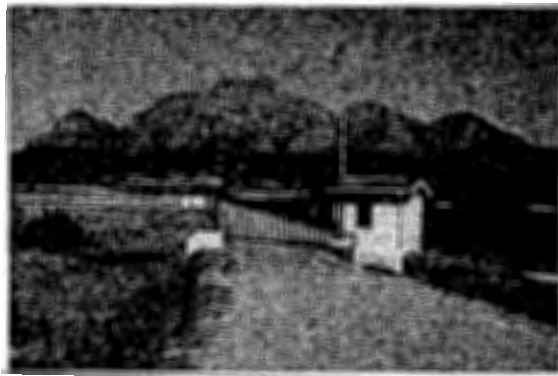
FEATURE NO: Farm Building 2 (Gate House) (FB 2)

OFFICIAL NAME: Excelsior

POSITION: 580' S33° 51.588 EO 18° 58.358

HISTORIC NAME:

CHRONOLOGY: Rep of South Africa



DESCRIPTION:

Gateway with small gatehouse approximately 3 x 2m with boom and sliding metal gate at old road entrance to Excelsior from the R45. It must have been built in the 1990's. Currently unused. It is sited immediately to the west of the large stormwater drain, culvert and headwall. The 1904 railway line and reserve separates the farm boundary from the R45 reservation boundary.

STATEMENT OF SIGNIFICANCE:

The structure is of little significance but this gateway site is important.

Historical: This is the gateway to Excelsior, one of the historic Dwars Valley farms. The intersection of the road with the R45 is of historical significance having been in existence for at least 200 years.

Aesthetic: The gateway is aligned and on the axis of the Excelsior farmstead which can be seen from this position.

Social: Unknown, (check social history). It seems probable that farm workers and their children used this gate to reach shops and schools at Simondium.

Scientific: Unknown. There may have been a pre-existing gateway at this site.

Suggested Grading: none

VULNERABILITY:

Great. This entrance has been closed for some time and this may become permanent. Excelsior would lose its original axial entrance.

RELATED FEATURES:

Farm Building 3,4,5 and 6 and Excelsior

CONTEXT R45

MANAGEMENT RECOMMENDATION: Retain as gateway to Excelsior

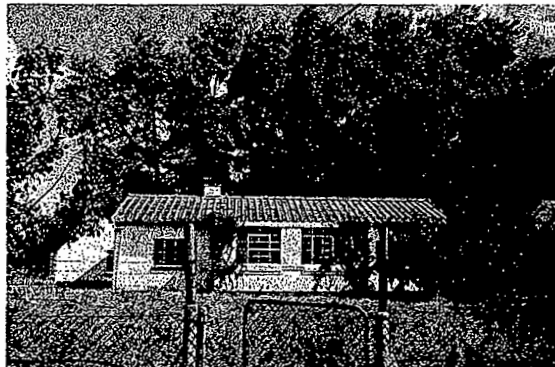
FEATURE NO: Farm Building (Dwelling) 3,4,5, and 6 (FB 3,4,5,6)

OFFICIAL NAME: Excelsior

POSITION: Against western boundary of the cannery.

HISTORIC NAME: Excelsior

CHRONOLOGY: Union of South Africa: RFF: Syndicate



DESCRIPTION:

A group of three dwellings and a garage against the boundary to the cannery. Plastered and painted with steel windows. The building closest to the R45 has corrugated iron roofing while the garage and other two Canadian pattern asbestos sheeting. They are currently occupied and are in reasonable condition. They are more modest than any of the managers houses or the Cannery Row houses.

CONTEXT: Agro-industrial

STATEMENT OF SIGNIFICANCE:

Historical: Unknown

Aesthetic: Little

Social: Unknown

Scientific: Unknown

Suggested Grading: 0

VULNERABILITY: None

RELATED FEATURES: Cannery outside study area

MANAGEMENT RECOMMENDATION: Should be recorded

REFERENCES: None

FEATURE NO: Farm Building 8 (FB 8)
OFFICIAL NAME: Excelsior
POSITION: 609' S33°51.874 EO18°15.908
HISTORIC NAME: Excelsior
CHRONOLOGY: British Colonial - Union of SA



DESCRIPTION:

The core of the complex is a double pitch roofed barn probably 19th C in origin with numerous lean-to and double pitch roofed extensions.

Steel industrial glazing. The complex is used as workshops and store and is within a high security fenced area. It is in fair condition. There is a large related open yard where trailers, implements etc. are stored.

STATEMENT OF SIGNIFICANCE:

The core of the complex is probably contemporary with the homestead and is therefore of some historical significance.

It is of some scientific significance given the archaeological potential of the site.

Historical:

Aesthetic:

Social:

Scientific:

Suggested Grading: 3C

VULNERABILITY:

The complex is being actively used and the historic core be subject to damage.

RELATED FEATURES:

Excelsior Farmstead. FS 1

CONTEXT Rural

MANAGEMENT RECOMMENDATION:

Reintegrate with Excelsior farmstead

REFERENCES:

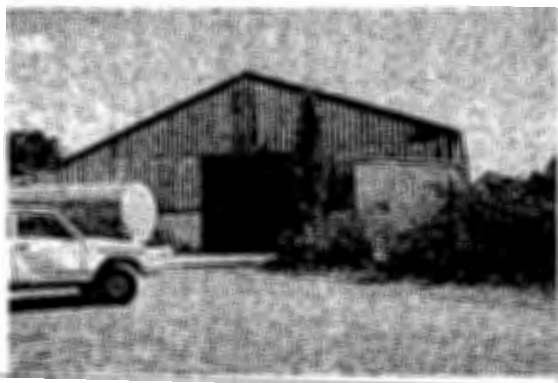
FEATURE NO: Farm Building (Workshop) 10 (FB10)

OFFICIAL NAME: Boschendal

POSITION: Immediately south of railway line at level crossing

HISTORIC NAME: Bossendaal

CHRONOLOGY: Union of South Africa: RFF: Sir Abe Bailey/Syndicate



DESCRIPTION:

Complex of 5 buildings, workshops and dwellings at north east corner of the estate next to the railway line. Parts of the complex (house and brick workshops) are more than 60 years old, probably built in the late 1930's. Appears to be stylistically related to the old jam factory north of the railway line. More recent workshops in plastered and painted masonry. Simple isolated timber frame cottage immediately to the south of the complex's security enclosure. Most of the complex is not in use.

CONTEXT: Agro-industrial

STATEMENT OF SIGNIFICANCE:

None of the structures are of heritage significance from a historical, aesthetic, social or scientific perspective.

Historical: None

Aesthetic: None

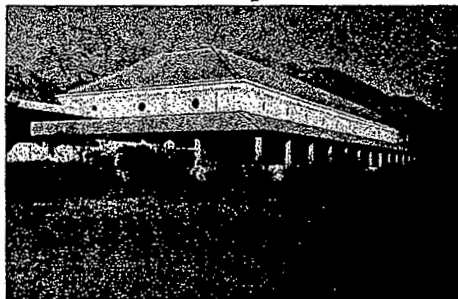
FEATURE NO: Farm Building 11 (FB11)

OFFICIAL NAME: Rhone

POSITION: On M310

HISTORIC NAME: La Rhone

CHRONOLOGY: Rep of SA: RFF: Amfarms



DESCRIPTION:

Very large modern winery adjoining historic Rhone winery building. Free-standing office in centre of complex was probably managers house as is domestic in character. Old oak trees in courtyard. Main building related to R310 is vaguely classical in character; green IBR roof, university plaster, pilasters (idiosyncratic order), giant cove cornice. Verandah reduce scale. Most of complex of the building screened by berm planted with indigenous vegetation and wall grown of cork oak trees.

CONTEXT: Closely relates to M310

STATEMENT OF SIGNIFICANCE:

This industrial complex is of critical importance to wine production but has little aesthetic or scientific significance. May have some social significance as major employment centre.

Historical: None

Aesthetic: None

Social: Unknown

Suggested Grading: 0

VULNERABILITY: None

RELATED FEATURES: BQ3

MANAGEMENT RECOMMENDATION:

REFERENCES:

FEATURE NO: Farm Building (dwelling) 13 (FB 13)

OFFICIAL NAME: Rhodes' Cottage

POSITION: 492' S33° 52.766 E18° 57.438

HISTORIC NAME: Nieuwedorp

CHRONOLOGY: British Colonial RFF: Rhodes



DESCRIPTION:

The cottage was built in 1901 (completed after death of Rhodes in 1902) by Harry Pickstone, then General Manager of Rhodes Fruit Farms to a design by Sir Herbert Baker for Cecil John Rhodes. Pickstone had assembled the Dwars Valley Farms for Rhodes and had established RFF. The cottage was to be used by Rhodes when visiting and could accommodate a secretary and manservant.

The cottage is thought to have been built on the foundations of the Nieuwedorp homestead. The two old oaks in front clearly predate the construction of the cottage and reinforce this. (one oak remains)

The building has a typical Baker U-shape cottage plan. Rhodes generally travelled with a secretary and a manservant and the layout reflects this. The asymmetrical fenestration indicates strong Arts and Crafts influences. The building has undergone some changes. The original corrugated iron roof and original gable was replaced between 1937 and 1942 and a bedroom window has been repositioned. A modern kitchen was installed in the 1990's. The cast-iron stove has been removed from the kitchen though the chimney remains intact. Bathroom mid to late 20C. Cottage closely related to annexe (Farm Building 12), also used as guest accommodation. Said to be built on the site of a mill.

CONTEXT: Terminal to impressive avenue

STATEMENT OF SIGNIFICANCE:

It is of great significance for the following reasons -

Historical: It was one of the buildings built when RFF was established. It was built for important Cape politician, business and imperialist Cecil Rhodes. It was built by H. Pickstone, "father" of the Cape fruit industry.

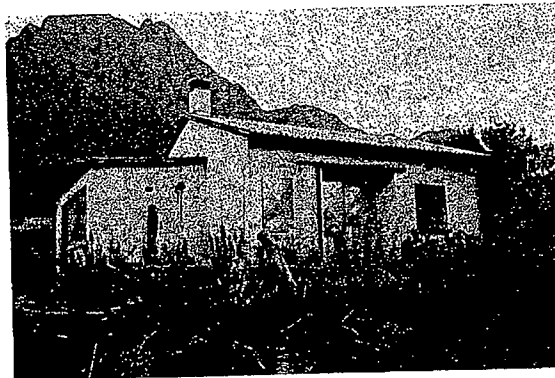
FEATURE NO: Farm Building (dwelling) 14 (FB14)

OFFICIAL NAME: Nieuwedorp

POSITION: 969' S33° 53.732 EO 18'

HISTORIC NAME: Nieuwedorp

CHRONOLOGY: Union of SA RFF: Syndicate



DESCRIPTION:

Individual cottage approximately 6x8m under a double pitch IBR sheeting roof with lean-to additions. Sited on elevated terrace with fine views orientated towards the east, overlooks Nieuwedorp behind homestead and Cottage Cluster 9.

There are 3 beautiful trees related to the house, oak, coral and jacaranda.

It seems likely that this was a senior farmworker's or foreman's cottage. Probably built in the 1960's on site of pre-existing cottage based on age of the trees.

CONTEXT: Isolated rural, visually prominent

STATEMENT OF SIGNIFICANCE:

Beautiful site possible of pre-existing building.

Historical: Unknown

Aesthetic: Some because of beauty of site and setting

Social: Unknown, need to check

Scientific: Archaeologist to check pre-existing structure

Suggested Grading: 3C

VULNERABILITY:

Some, currently vacant and subject to deterioration.

RELATED FEATURES: Cottage Cluster 9

MANAGEMENT RECOMMENDATION:

Investigate archaeological potential: Should be recorded

REFERENCES:

FEATURE NO: Farm Building (Hall) 16 (FB16)

OFFICIAL NAME: Gym, Also prune shed (Aug 2003 Neethling M.)

POSITION:

HISTORIC NAME: Good Hope

CHRONOLOGY: British Colonial period (early 20th Century)



DESCRIPTION:

This is a 15mx7m gable building. It has a green corrugated iron double pitched (45°) roof with slightly projecting eaves. The structure has external buttresses and a stone plinth. A lean-to on the south contains ablution facilities (probable addition). The building is tall, with Paarl type ventilator grilles and a loft door. There is a chimney with a double band plaster moulding at one end. The building is dramatically sited at the top of a road, formerly an avenue (1949 aerial photograph) with its gable front against the mountain. The building is on axis with Rhone and has a church like appearance.

CONTEXT: Isolated rural on axis

STATEMENT OF SIGNIFICANCE: Some significance. It is on axis with Rhone. It is a landmark building visually prominent in the landscape, standing alone in the field with its tree and mountain backdrop. Social historian to investigate to inform grading.

Historical: late 19th, early 20th Century

Aesthetic: carefully sited, prominent building with unusual design features.

Social: unknown

Scientific: not applicable

Suggested Grading: 3B

VULNERABILITY: Robust construction, but could lose its prominence when development and new plantings occur.

RELATED FEATURES: Axis /road previous avenue

MANAGEMENT RECOMMENDATION: Should be conserved

Social historian to investigate use of building.

Re-use recommended and landmark status to be retained.

Link with Rhone to be strengthened by means of avenue planting.

REFERENCES: Neethling

FEATURE NO: Farm Building (dwelling) (FB18)

OFFICIAL NAME: Dröebaan

POSITION: Close to R310

HISTORIC NAME: Good Hope

CHRONOLOGY: Union of South Africa: RFF: Amfarms



DESCRIPTION:

Small rectangular dwelling 8x12m. Plastered and painted on facebrick plinth under 45° pitch IBR roof. Cape style chimney gables. Lean-to kitchen at rear and garage. Sited next to cricket oval and close to large Dröebaan cottage cluster. Appears to be house of senior farmworker or foreman. Some attempt in design to relate to historic context. Some vandalism at rear of building.

CONTEXT: Semi-urban, related to R310

STATEMENT OF SIGNIFICANCE:

Historical: Unknown

Aesthetic: None

Social: Unknown

Scientific: Unknown

Suggested Grading: 0

VULNERABILITY:

Outside secure area. Subject to vandalism

RELATED FEATURES: Cottage Cluster 10

MANAGEMENT RECOMMENDATION:

Not conservation worthy. Should be recorded

REFERENCES: None

FEATURE NO: Farm Building (barn) 20 (FB 20)
OFFICIAL NAME: Nieuwedorp
POSITION: Rear of farmhouse: 816' S33° 52.671 EO 18°57.398
HISTORIC NAME: Nieuwedorp
CHRONOLOGY: British Colonial / Dutch Colonial RFF: De Beers



DESCRIPTION:

Cape longhouse barn with very thick walls on stone base. Probably altered by Baker when the Manager's House was built. End gables match farmhouse with exaggerated mouldings. Roof pitch altered, probably originally steeper and thatched. Loft door and masonry stair provide access to loft store. Building currently used as garage and workshop/ stores. The building is in a poor condition.

CONTEXT: Part of Nieuwedorp farm complex/ original werf.

STATEMENT OF SIGNIFICANCE:

Impressively long Cape longhouse. Integral component of Nieuwedorp werf and possible relationship with Rhodes cottage. Part of important layer in the landscape.

Historical: Probably dates from Dutch Colonial period

Aesthetic: Longhouse tradition, though gentrified by Baker

Social: Unknown. May have housed slaves in part of very long structure.

Scientific: Archaeological potential

Suggested Grading: 3A

VULNERABILITY:

Protected by NHRA. Building is in a poor condition and requires attention. Future HIA will determine future.

RELATED FEATURES: Managers House 17, Cottage Cluster 9

MANAGEMENT RECOMMENDATION: See MH17

REFERENCES: Johnson BA 1987. Domestic Architecture at the Cape. Unpublished PhD Thesis UNISA

FEATURE NO: Cottage Cluster 2 (CC2)

POSITION: 656° S33° 51.886 EO18° 51.532

OFFICIAL NAME: Rachelfontein

HISTORIC NAME: Rachelfontein (check oral history)

CHRONOLOGY: 1960's / 1970's RFF: Amfarms



DESCRIPTION:

This is a farmworkers housing complex consisting of 13 double units (semi-detached). They are plastered and painted 8m x 14m rectangular buildings on yellow facebrick plinths. They have low double pitch (15°) IBR roofs with projecting purlins on the gable ends. Entrances are recessed. They have solar heating units on the roofs and on gable ends. These elements are highly conspicuous. The buildings have been effectively sealed by means of galvanised steel sheeting, which prevented inspection of the interiors. The buildings appear to be in a reasonably good condition but are starting to deteriorate. There is a water storage tower on the south side. The buildings are arranged around a central space which seems too large to be effective as the scale of the house are too small to act as enclosing elements. There are a few dying stone pines at this cluster.

STATEMENT OF SIGNIFICANCE: Note: Check oral history

The mid/late 20th century farmworkers housing is an important layer in the landscape. It represents the only evidence of farmworkers housing over the last 300 years. While modest and rudimentary in form they have internal bathrooms and solar heating (Enlightened Capitalist initiative). The group is highly visible in the landscape. As such they are of some significance. The size of the complex is significant in that a stable population lived there (over 100 people) for four generations. The social significance is therefore important.

Historical: Circa 1960's

Aesthetic: Emblematic / typical 20th C farmworkers housing

Social: To be determined

Scientific:

Suggested Grading: (check social history) 3C

VULNERABILITY: High, as farmworkers have been relocated to Languedoc some time ago.

RELATED FEATURES: Cottage Cluster CC14, CC5

CONTEXT Rural

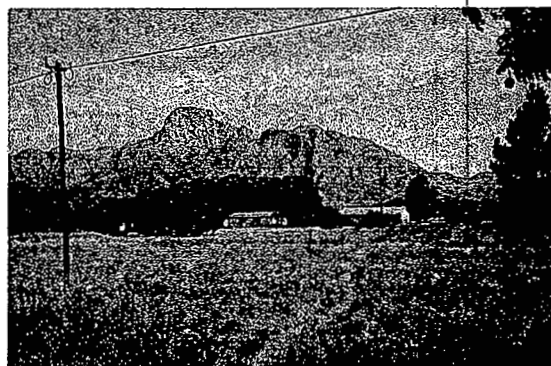
FEATURE NO: Cottage Cluster 3 (CC3)

OFFICIAL NAME: Uilkraal

POSITION: S 33°52.191 EO 18° 58.710

HISTORIC NAME: Boschendal

CHRONOLOGY: Union / Republic of South Africa: RFF Syndicate /Amfarms



DESCRIPTION:

L-shaped complex of 10 buildings with central soccer field. Three single units and seven doubles. The double unit nearest the R310 has been enlarged and accommodates a school. The complex appears to have been built in two stages with the line of cottages perpendicular to the R310 being the oldest with higher ceilings and 35° pitch roofs. These were probably built in the 1950's. The other group 1970's, similar to other Amfarm's cottages with solar panels small gardens, low pitched roofs. School still in use. Has veranda and enclosed playground. Complex intrudes into Boschendal axial space.

CONTEXT: Semi-rural, related to R310

STATEMENT OF SIGNIFICANCE:

The complex as a whole is of little architectural significance but the small school is probably of some historical significance.

Historical: Some: First Xhosa school Dwarsvalley

Aesthetic: None

Social: Some: Important to community

Scientific: None

Suggested Grading: School 3C Residential units 0

VULNERABILITY: Possible vandalism as the complex is outside security area. Unoccupied.

RELATED FEATURES: Farm building (Sawmill) FB9, Boschendal axis

MANAGEMENT RECOMMENDATION:

Should be recorded. History of the school to be recorded.

REFERENCES:

FEATURE NO: Cottage Cluster 5,6 (CC 5,6)

OFFICIAL NAME: Boschendal

POSITION: 604' S33°52.567 EO 18°58.517

HISTORIC NAME: Bossendaal

CHRONOLOGY: Cape Colonial, Union of SA



DESCRIPTION:

Row of three box like farm workers cottages aligned perpendicular to Boschendal's 'lead in' avenue. Monopitch roofs sloping towards the open space and front gardens. Parapets with substantial mouldings, steel horizontal type fenestration flanking central doorways. Unlike other farmworkers houses, these are not boarded up. The front garden walls have moulded copings and gateposts. The backdrop of trees and random stone pines and front open space contributes to the rural quality.

Another similar house to the east has been modified and extended as a kitchen for 'le picnique'. This building has a steel flue, air-conditioning and refrigeration unit. It forms the last structure in a row of



four early 20th century 'L' shaped cottages aligned parallel to the Boschendal avenue, separated by a 6-7 metre high Hakea hedge. These buildings display Baker / Languedoc / RFF characteristics, with 35° double pitched corrugated iron roofs, steel windows and loft doors in the gable ends. Woodwork and windows are painted green. The buildings are similar in style though configured differently and alternately. They provide a coherent group with the entrance doors facing the open square space to the south, and form an 'L' shape together with the 3 cottages described above. This effectively structures the open space. These buildings are in a relatively poor condition, compared to other farmworkers buildings on the estate. (see photographs)

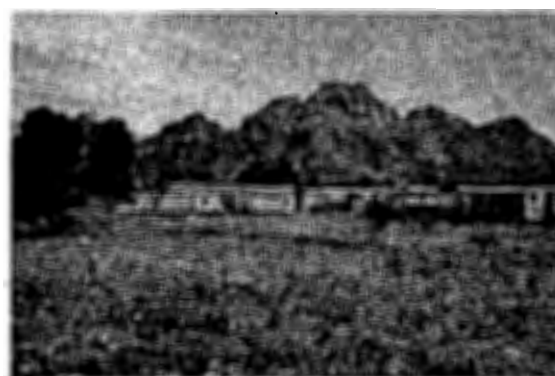
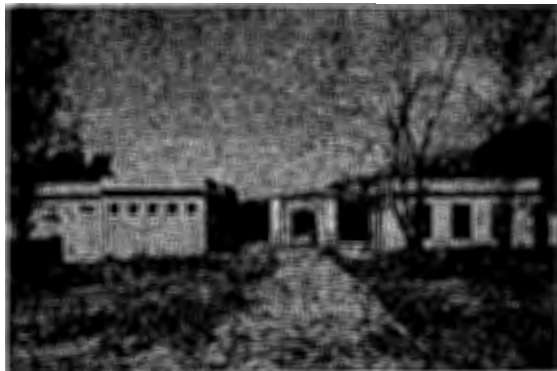
FEATURE NO: Cottage Cluster 7 (CC7)

OFFICIAL NAME: Thembaletu

POSITION: Northeast corner of the estate

HISTORIC NAME: Thembaletu

CHRONOLOGY: Republic of South Africa: Amfarms



DESCRIPTION:

The complex consists of an arrangement of 30 pairs of flat roofed cottages, forming a rectangular space with two smaller squares on the north west side. There is a hall located in the central space. The village is accessed by a special gate with a pub / shop at the entrance. The layout suggests an introverted system of spaces, consistent with the idea of separation of these workers from the others on the estate. The buildings are laid out and are designed in the classical style which is remarkable for its purpose and era. The contrast between Thembaletu and the rest of the estate is striking, though there is some similarity with Cottage Cluster 6 near Boschendal.

CONTEXT: Valley floor, rural, isolated

STATEMENT OF SIGNIFICANCE:

The housing complex is significant as it was built and used exclusively for black migrant labour on the estate.

Historical: Probably first institutional housing for black workers.

Aesthetic: Interesting architectural design

Social: to be determined

Scientific: not known

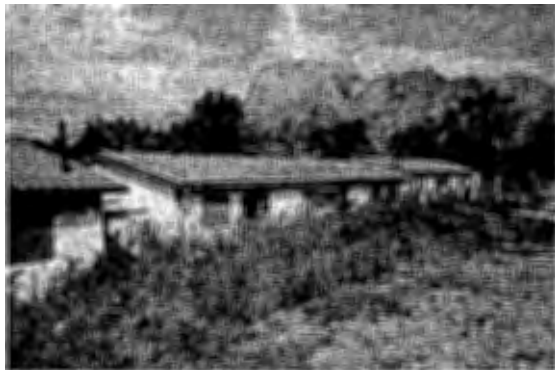
FEATURE NO: Cottage Cluster 8 (CC8)

OFFICIAL NAME: Nieuwedorp

POSITION: 789' S33° 52.544 EO 18°57.442

HISTORIC NAME: Nieuwedorp

CHRONOLOGY: Union and Rep South Africa RFF: Amfarms



DESCRIPTION:

Cluster of 28 units in two forms of building (two periods). Four double units are sited on terraces 250m to the north of Rhodes' cottage. These have 15° double pitch Canadian pattern asbestos cement roofs.

Three other buildings (6 more units) are sited to the east of the terraces in a grove of sugar gums. These have steeper pitched roofs and higher walls and are probably an earlier cluster.

The two groups are linked by a road running parallel to the oak lined Keurbosrivier. This complex is partly hidden by the oak lined river and the grove of gums. Like the other large cottage clusters, a community of over 100 people lived there for over 40 years and it is probable that there is a valuable oral history.

CONTEXT: Rural riverine corridor

STATEMENT OF SIGNIFICANCE:

Historical: Some units could be more than 60 years old

Aesthetic: Emblematic

Social: To be determined

Scientific: Unknown

Suggested Grading: 3C

VULNERABILITY:

High as currently vacant

RELATED FEATURES: CC1, CC5, CC14, etc. CQ 3 Corridor Oak 4

MANAGEMENT RECOMMENDATION:

Should be recorded

REFERENCES:

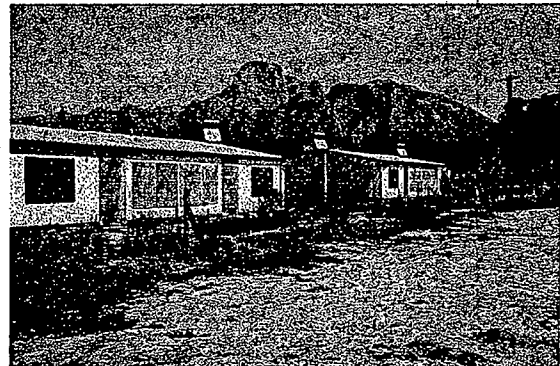
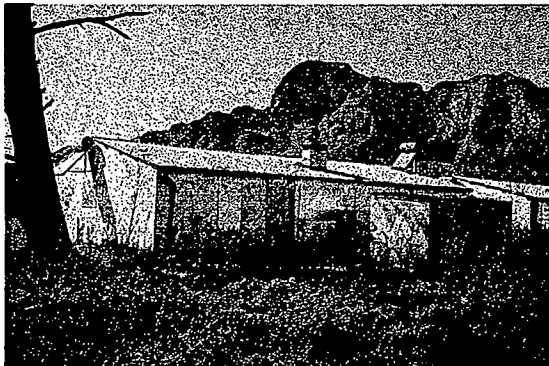
FEATURE NO: Cottage Cluster 10 (CC10)

OFFICIAL NAME: Droëbaan

POSITION: 33°53.070 18°57.900

HISTORIC NAME: Droëbaan

CHRONOLOGY: Republic of South Africa: RFF: Amfarm



DESCRIPTION:

Splayed group of 14 paired units and hall arranged informally around central open space. 15° pitched roofs, plastered and painted, on facebrick plinths. Small enclosed gardens. Hall approximately 10x20m. Cottages appear to be earlier than hall which may have been built in 1970's. Related to rugby field. Ornamental tree planting in rows related to cottages.

CONTEXT: Semi-rural, related to R310

STATEMENT OF SIGNIFICANCE:

This group and hall demonstrate RFF attitudes towards labour, with an attempt to create "sense of community" for 28 families. Given that this community lived here for about 30 years it is probably that some traditions developed.

Historical: Little

Aesthetic: None

Social: Possible

Scientific: None

Suggested Grading: 3C

VULNERABILITY:

Vacant and outside secure area. Could be subject to vandalism. Squatting taking place.

RELATED FEATURES: Farm building (dwelling) 18 FB18

MANAGEMENT RECOMMENDATION:

Should be recorded. Social historian to investigate oral history

REFERENCES: None

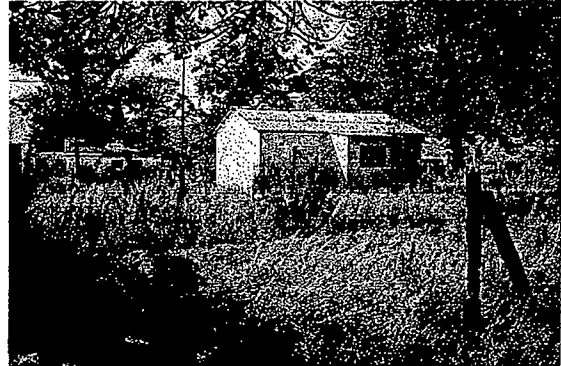
FEATURE NO: Cottage Cluster 12 (CC 12)

OFFICIAL NAME: Good Hope

POSITION: 776' S33° 52.233 EO 18° 57.649

HISTORIC NAME: Goede Hoop

CHRONOLOGY: British Colonial / Union of SA RFF: Syndicate



DESCRIPTION:

Linear cottage complex of 4 vacant units about 500m to the east of the Good Hope farmstead. (The only other linear cottage complex is on the Kylemore boundary and dates from the 1950's or 60's). There were originally 6 units but 2 units have been incorporated into the cricket club grounds. They are sited within a corridor of old oaks (CQ1) between two water furrows. The oak lined furrows probably date from the late 17th Century. The units vary in size and shape and have both mono and double pitch roofs of asbestos cement sheeting. (Post WW II material). They are aligned parallel and longitudinally to the stream. They are built on brick plinths. It is suspected that this complex could have been built on the footprints of the mid-19th C. Good Hope cottages because of the layout of the complex and variation in form. They are the smallest of the cottages in the area and have external hearths and chimneys.

CONTEXT:

Rural, within oak corridor and furrow

FEATURE NO: Cottage Cluster 13 (CC13)

OFFICIAL NAME: Old Bethlehem

POSITION: 33° 54.946 18°57.181

HISTORIC NAME: Bethlehem

CHRONOLOGY: Union of South Africa: RFF: Amfarms



DESCRIPTION:

Line of 5 pairs of cottages against the Kylemore boundary fence. 15° pitch Big 6 roofing. Plastered and painted on facebrick plinths. Internal hearths. Small fenced gardens. Line of oaks on boundary.

CONTEXT: Village / rural

STATEMENT OF SIGNIFICANCE:

One of the few linear clusters, related to layout of Kylemore. Possibly linked to village but now cut off by security fence.

Historical: Unknown

Aesthetic: Related to Village layout

Social: Unknown

Scientific:

Suggested Grading: 3C

VULNERABILITY:

Vacant with some squatting in outbuildings

RELATED FEATURES:

Oak windbreak (WQ2), Kylemore

MANAGEMENT RECOMMENDATION:

Record. Not conservation worthy but could be incorporated as an extension to Kylemore.

REFERENCES: Not known

There are three 5 bay cottages in a Cape Vernacular Style, with design similarities to MH 4,5,6,7. They have wood sliding sash windows, IRB roofs and moulded parapet gables. There are a row of houses facing the R310, each different in character, typically suburban.

There are five L-shaped cottages in a vaguely 'Ranch style' facing the cannery. One isolated house at the southern end of the complex has very elaborate parapet gable ends and maybe older than 60years. It is not related to the orthogonal grid of the "township". The houses are leased to private individuals and are in good condition.

There is broad block of flowering gum and jacaranda trees separating cannery row from the R310.

STATEMENT OF SIGNIFICANCE:

Some (check on oral history)

Historical: None

Aesthetic: None

Social: The layout reflects the company's attitude to the housing of staff and this may be of some social significance.

Scientific: None

Suggested Grading:

VULNERABILITY:

Low

RELATED FEATURES:

Grove of gums and jacarandas

CONTEXT: R310

MANAGEMENT RECOMMENDATION:

A detailed record should be made of the complex.

REFERENCES:

VULNERABILITY: Buildings in unprotected area. Subject to vandalism

RELATED FEATURES:

Farm Building (workshop) 10

MANAGEMENT RECOMMENDATION:

Should be recorded. Consideration should be given to conservation of "Baker" cottage.

REFERENCES: None

FEATURE NO: Graveyard 2 (G 2)
OFFICIAL NAME: Good Hope
POSITION: Behind Managers House 19
HISTORIC NAME: Goede Hoop
CHRONOLOGY: British Colonial



DESCRIPTION:

South of werf with white washed walled graveyard and ornate metal gate. Three headstones and other unnamed graves outlined with stones, possibly servants or slaves.

CONTEXT: Rural

STATEMENT OF SIGNIFICANCE:

Archetypal graveyard with remains of consecutive 19th Century owners of Good Hope. De Villiers, Wicht and Haupt.

Historical: Dates from early 19th Century

Aesthetic: Spiritual quality of isolated site

Social: Demonstrates 19th Century burial practice.

Scientific: Unknown

Suggested Grading:: Grade 1 (linked to entire werf grading)

VULNERABILITY:

No longer in use. Shows signs of neglect and in need of maintenance. Protected by NHRA

RELATED FEATURES:

Farmstead 4, Managers House 19

MANAGEMENT RECOMMENDATION:

Should be included in conservation and management plan for werf.

REFERENCES:

Vos H. 2004. Historical Study (MH19)

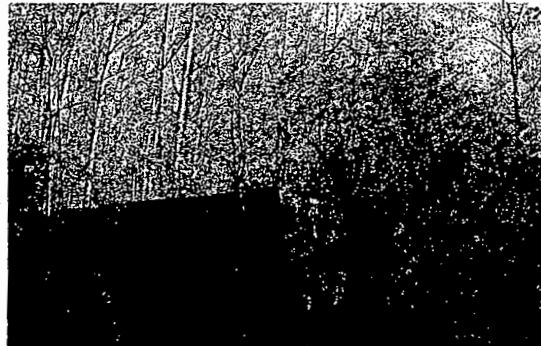
FEATURE NO: Ruin (R1)

OFFICIAL NAME: Bethlehem

POSITION: South of Bethlehem

HISTORIC NAME: Bethlehem

CHRONOLOGY: Dutch / British Colonial



DESCRIPTION:

Complex of ruins in a grove of trees. Walls remain of dressed stone, some still with plaster attached. Ruins of buildings and kraals. Some walls door height.

CONTEXT: Rural

STATEMENT OF SIGNIFICANCE:

Extensive ruins of well built old farm building close to Bethlehem. Site should be considered part of the Bethlehem curtilage and thus has the same high significance as FS 5.

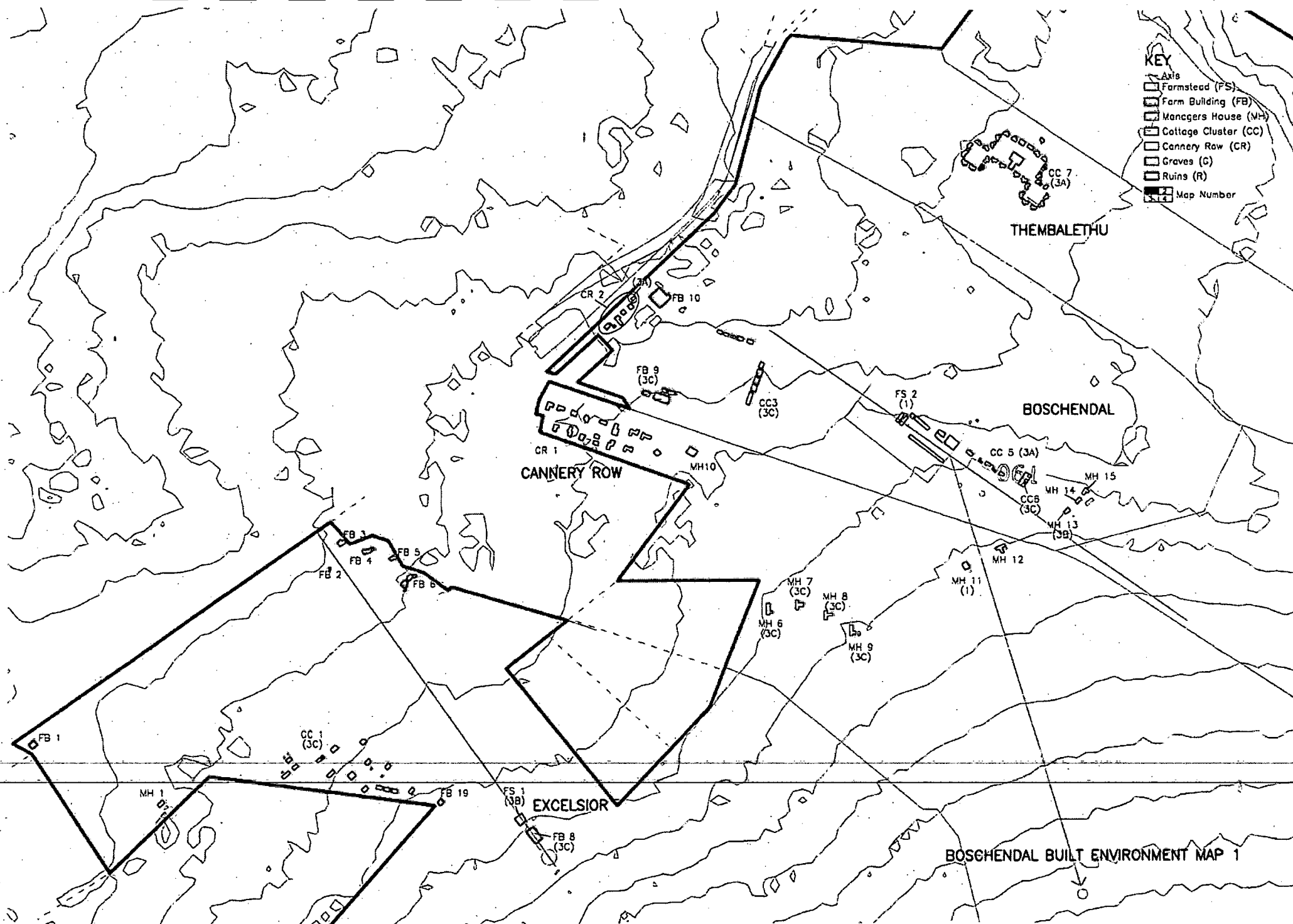
VULNERABILITY: Protected by NHRA

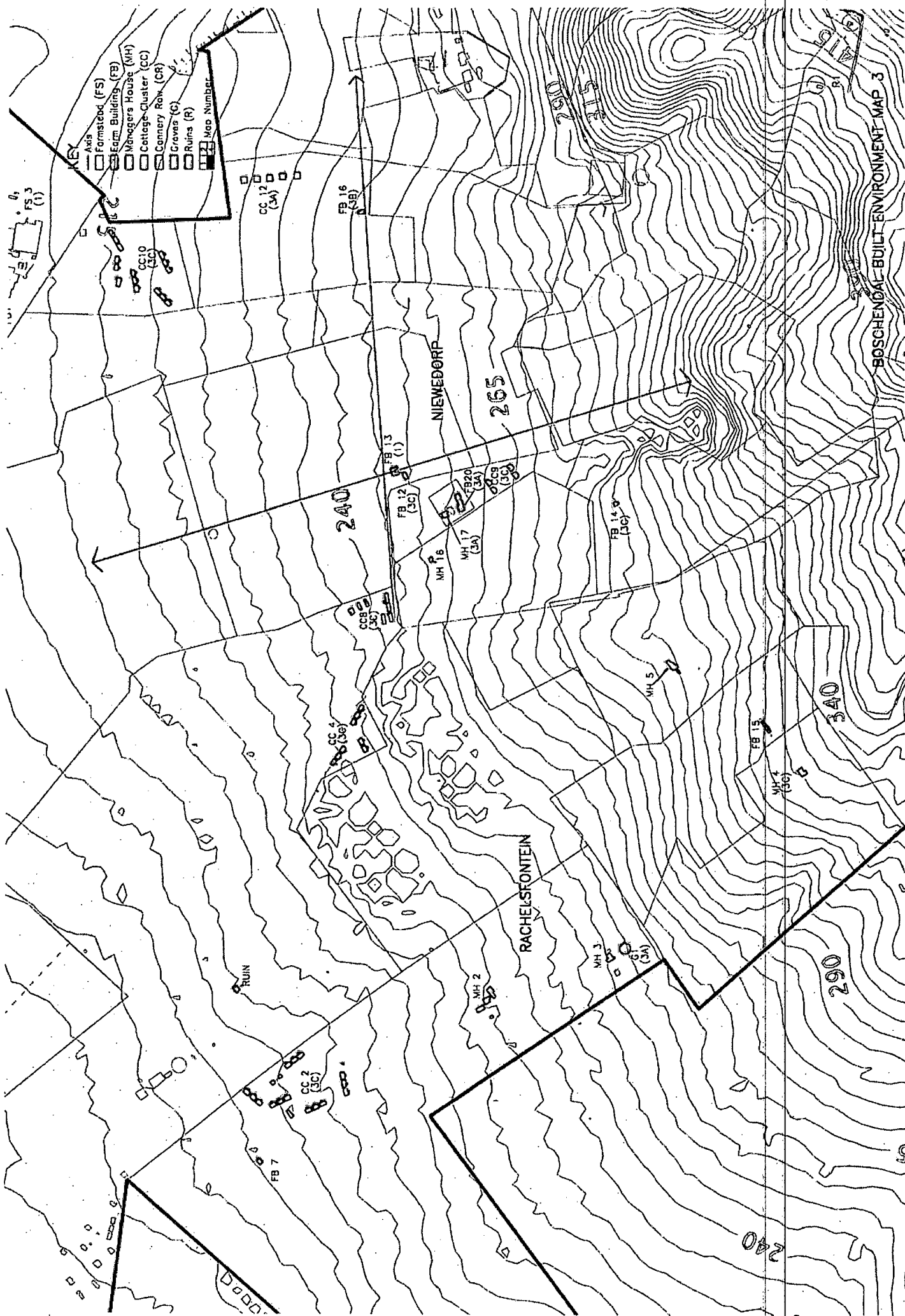
RELATED FEATURES: Bethlehem

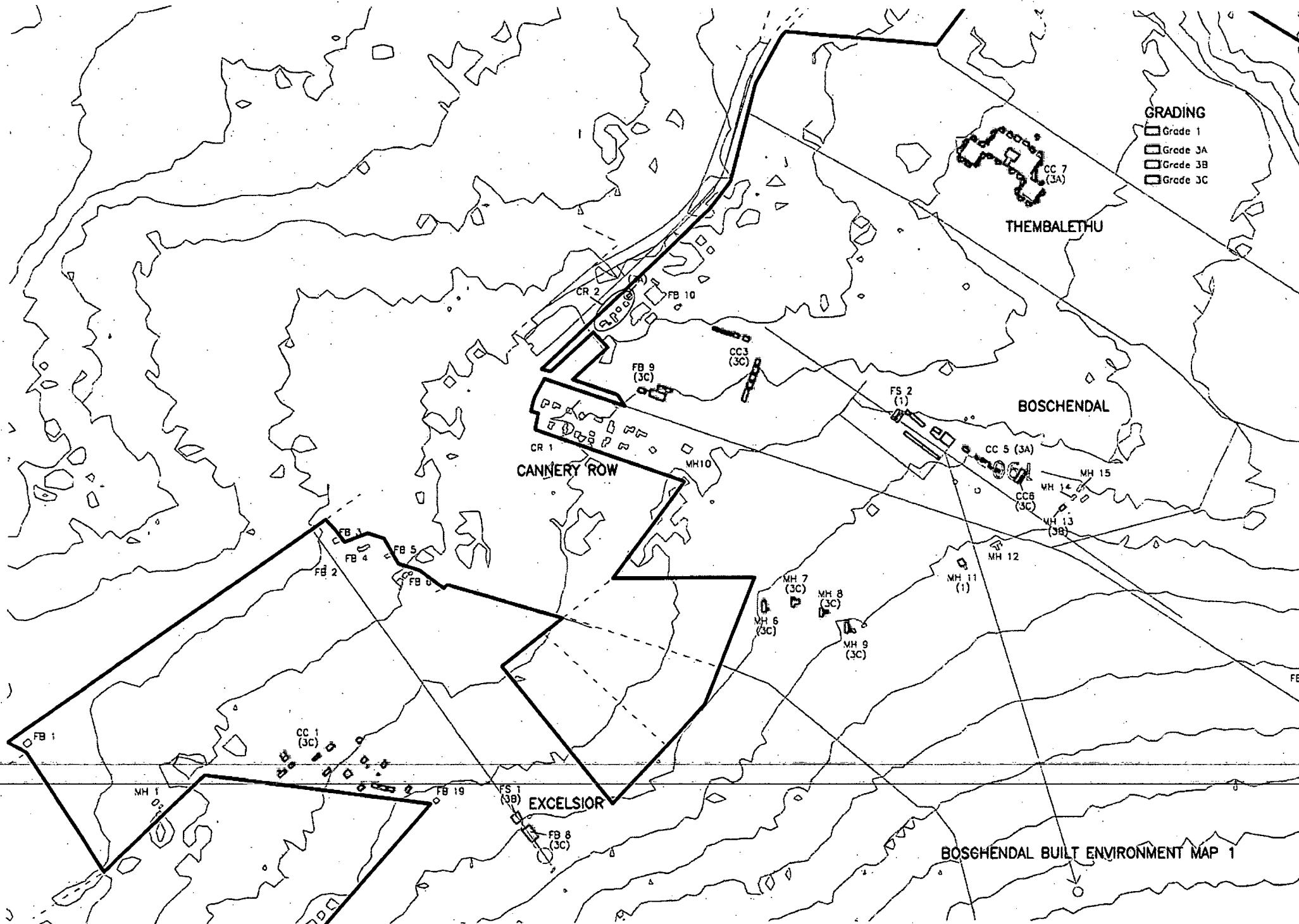
MANAGEMENT RECOMMENDATION:

Record. Archaeological study to be undertaken. Site should be included in Bethlehem conservation plan and management plan.

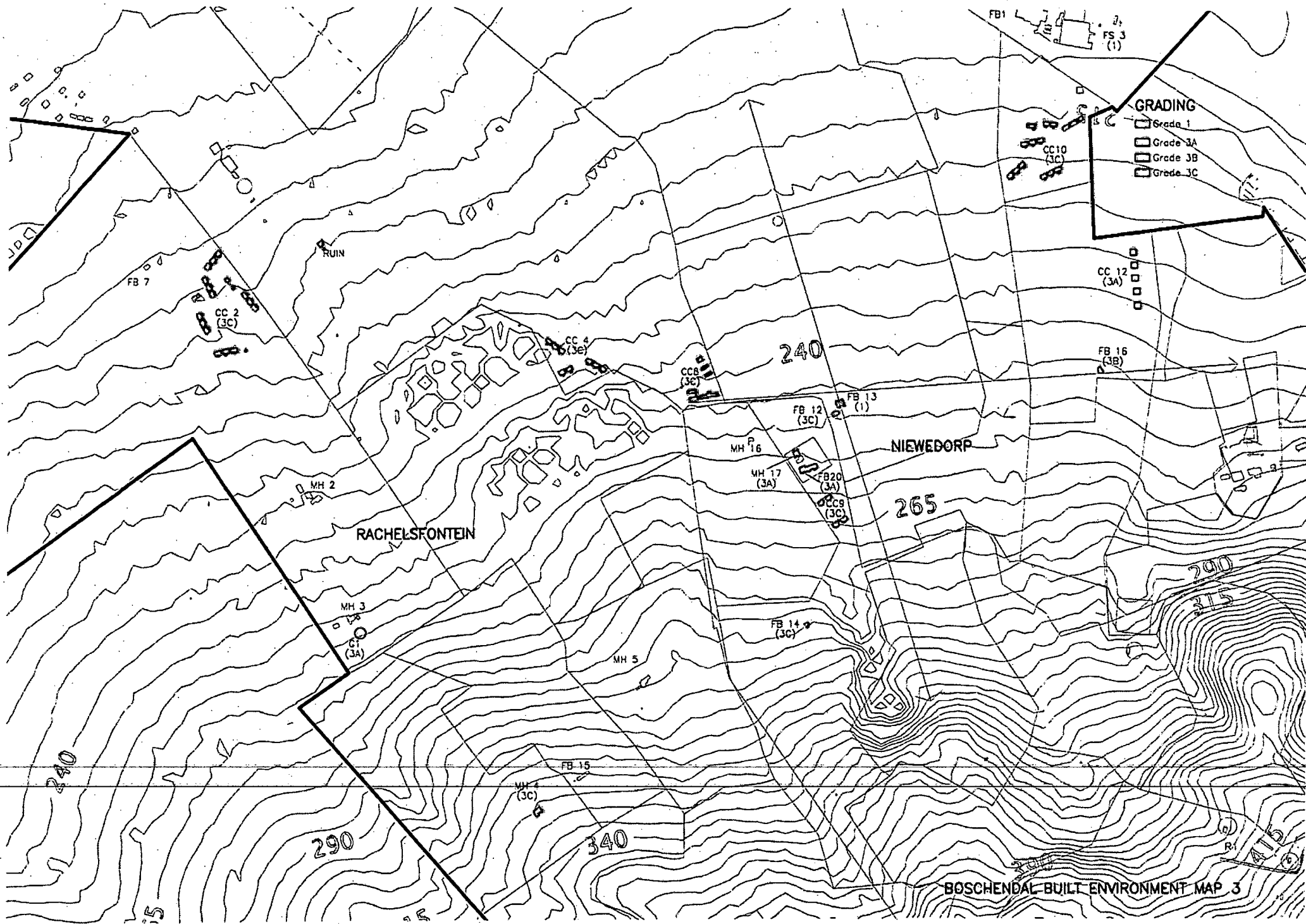
REFERENCES: Neethling







BOSCHENDAL BUILT ENVIRONMENT MAP 1



BOSCHENDAL BUILT ENVIRONMENT MAP 3

Appendix 17: Vegetation Chronology and Catalogue prepared by
Aikman Associates (2005)

BOSCHENDAL HERITAGE ASSESSMENT: TREE CATALOGUE



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June 2005

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1. INTRODUCTION

2. THE EVOLUTION OF THE DWARS VALLEY LANDSCAPE

2.1 Soils, landform and drainage

2.2 Human use and cultural factors

3. CHARACTERISTIC TREES OF THE DWARS VALLEY

3.1 The Dutch Colonial Period: VOC: 1652 – 1806

3.2 The British colonial period 1806-1910

3.3. The 20th Century

4. CONCLUSION

Besides introducing fruit trees and vines the first settlers also introduced trees to provide timber and fuel. Over the next 350 years more and more species of trees were introduced to meet the complex requirements of the Cape economy. Professor John Rourke, formerly head of the Compton Herbarium has provided a useful chronology of the introduction of exotic trees into the Western Cape.¹ Many of the species he has listed are found in the Dwars Valley and are now an integral component of its character.

Some exotic trees however proved to be invasive and have spread into the relic landscape on the mountainsides, along the watercourses as well as into disturbed areas.

3. CHARACTERISTIC TREES OF THE DWARS VALLEY

Each era saw the introduction of trees for human use and for their cultural and aesthetic value. Each era is well represented in the valley today.

3.1 The Dutch Colonial Period: VOC: 1652 – 1806

Five species introduced between 1650 and 1700 are now characteristic of the Dwars Valley.

West European Oak, (*Quercus robur*).

Oaks were planted in their thousands by the VOC as the indigenous forests were felled. Although the timber from Cape oaks proved to be poor, they were planted by the free burghers to provide shade and for their generous crop of acorns, which were fed to pigs.

They require deep moist soil for optimum growth but even in the best positions they are susceptible to heart rot and powdery mildew fungus attack.²

An oak was often planted to mark a corner boundary. Besides being planted out in big groups, they were used to form avenues and geometrical planting patterns around the farmsteads. They were often planted symmetrically around the central feature of the complex, the entrance to the manor house. Their stature added a dignity and grandeur that the settlers no doubt sought.³ They can grow to a height of 30 m.

Oaks were planted as close as 1m apart on either side of water furrows and streams to provide shade for the precious water that was used in flood irrigation systems.

There are hundreds of oaks in the Dwars Valley today where all of these planting patterns are well represented.

¹ Rourke J P (1996) Exotic Trees in the Western Cape Landscape, lecture series, unpublished, Cape Institution for Architecture.

² Ackerman D P, Immelman W F E, Wicht C L, (1973), Our Green Heritage, Tafelberg, Cape Town. Pg. 213

³ Brink Y. (2001). The Meaning of the 18th Century Cape Farmstead. VASSA Journal No 5. pg14

Asiatic camphor (*Cinnamomum camphora*)

The camphor tree is a magnificent evergreen shade and ornamental tree from Southeast Asia. It therefore has a strong association with the VOC and with the descendants of people brought to the Cape from areas where it grows. These trees can reach great age as demonstrated with the trees at Vergelegen, which were planted over 300 years ago and are still in perfect health.

There are a number of specimens in the valley. The trees at Good Hope and Nieuwedorp were probably planted in the 18th Century.

It is hoped that more of these trees can be planted in the years ahead.

Mediterranean stone pine. (*Pinus pinea*)

The stone pine is one of the most conspicuous and distinctive trees in the Dwars Valley. There is a particularly spectacular group at Boschendal and in the village of Pniel. Both these groups of trees are probably about 100 years old and nearing the end of their lives.

This species was also introduced by the VOC in the first years at the Cape and was widely planted to provide firewood from windfalls and for nuts, used in Cape cuisine.⁷ They were used extensively in avenue and roadside plantings and to provide a shade canopy for farmsteads.

Because of the invasiveness of some species of this genus, notably *pinaster*, pines are rarely planted today. This is a great pity as these beautiful trees have been an integral part of the Cape landscape and are part of its cultural heritage. A replacement programme should be undertaken to ensure that future generations could experience their sinuous trunks and umbrella canopies.

Cluster pine (*Pinus pinaster*)

The cluster pine originates from France and the Iberian Peninsula and a number of writers suggested that the Huguenots introduced it at the end of the 17th Century. It appears however that it was one of the earliest introductions of the VOC. It was seen as a potentially valuable source of timber for ship's masts, *mastboomen*⁸ and it was widely planted by the settlers. Its dominance of the Cape landscape only began at the end of the 19th Century.

The cluster pine is now one of the most important timber trees in the Western Cape where it grows well on sandy soils derived from Table Mountain Sandstone. Orderly rows of these pines clad the slopes of most of the mountains in this area and are an integral component of the landscape.

Almost 200 years after its introduction to the Cape, the Cape Colonial Government initiated scientific forestry programmes. The cluster pine proved to be the ideal species. It was an important source of wood for the production of fruit boxes and wood wool and the visionary fruit pioneer established extensive

⁷ Shaughnessy G L, (1980), Historical Ecology of Alien Woody Plants in the Vicinity of Cape Town, unpublished PHD thesis, University of Cape Town. Pg 81.

⁸ Ibid Shaughnessy. Pg 89

They make magnificent avenue trees and windbreaks. Unfortunately their size and overshadowing effect as well as their thirst has discouraged this use in recent years. They are also prone to drop heavy branches and are considered to be dangerous when they get very large. As a result a number of avenues and windbreaks have been removed because of these factors. The Rhodes Avenue gums for example were felled in the 1970's because of their negative impact on the vineyards and a major landscape feature was then lost.

The choice of Henkel's yellowwood (*Podocarpus Henkelii*) as their replacement was a poor one. It is a tree requiring humid conditions, originating from a restricted area in the Eastern Cape and KwaZulu Natal. Although under optimal conditions they can reach a height of 30 m, they are unlikely to reach even half this height. After 30 years of growth with drip irrigation they are still only about 5 m high.

The Tasmanian bluegum is not listed as invasive and it should be used more often if there is sufficient space.

Sugar gum (*Eucalyptus cladocalyx*)

The sugar gum was one of the many eucalypts introduced by Joseph Storr-Lister for the Cape Colonial Government. He headed the forestry service from 1875. It had been found that there were few indigenous trees that could be used in commercial forestry at the Cape and he consequently introduced hundreds of species of exotic trees, which were grown in trials at Tokai (The Arboretum dates from this era).¹²

The sugar gum comes from South Australia, which has a similar Mediterranean climate to the Western Cape. It has become the most widely planted of all the gums. Its abundance of nectar made it the ideal tree for the production of honey. It was also used to produce fence poles as they respond well to coppicing.

From the 1890's when fruit farming supplanted viticulture, apiarists planted blocks of sugar gums. These are found throughout the Western Cape amongst the orchards to support the feeding of bees.¹³ They were also used for avenue planting and as a windbreak tree.

The sugar gum is classified as a Category 2 invasive alien and may only be grown under controlled conditions. Together with the cluster pine the sugar gum has become a major invader species on the upper Simonsberg. Its distinctive form and value to the honey industry should nevertheless ensure its retention in the Dwaars Valley itself, where it shows no signs of invasiveness.

Flowering gum (*Eucalyptus ficifolia*)

The beautiful red flowers of the flowering gum have become an important element of the summer landscape of the Western Cape. They were also introduced in the 1880's from Western Australia, which also has a Mediterranean climate.¹⁴ They

¹² ibid Ackerman D P, Immelman W F E, Wicht C L. pg. 25

¹³ Houston, D. 1981. Valley of the Simonsberg. S A Universities Press Cape Town. Pg.113

¹⁴ ibid Rourke

Lombardy poplar (*Populus nigra*)

This graceful tree has a tall columnar form and can grow rapidly to a height of 30 metres. Like its relative the grey poplar, there are only males of the species in South Africa. Propagation is entirely by means of cuttings and root suckers.¹⁸

It was widely used as a windbreak tree after World War II but its tendency to sucker made it unpopular and it is rarely planted today. Its autumn colours make it a very attractive tree and it can be grown to good effect under controlled circumstances. There are still a number of poplar windbreaks in the Dwars Valley.

Jacaranda (*Jacaranda mimosifolia*)

This spectacularly beautiful tree from Argentina became popular as an ornamental tree particularly for street planting. It has showy mauvish-blue tubular flowers and is semi deciduous.¹⁹

It has been widely planted throughout the Dwars Valley in some quite extensive groups and individually in the gardens of the houses of farm managers. It is not listed as being invasive in the Western Cape.

Black alder (*Alnus glutinosa*)

The black alder, which originates in Europe, has been widely used as a windbreak tree in all the fruit growing districts of the Cape for the last 20 years. It is fast growing and has a tall columnar form making it suitable as a tree to protect orchards and vineyards. It requires irrigation to grow well and has consequently fallen out of favour.

It has been used to protect citrus orchards at Nieuwedorp.

4. CONCLUSION

As can be seen from the catalogue, all of the above species are still well represented in the Dwars Valley. Their presence is critically important to the cultural landscape. Unfortunately most of the significant individual trees, groups of trees, forests, plantations, windbreaks, avenues and furrow plantings in the study area are now either reaching maturity or are already senescent. There have been some attempts to replace older trees but this has been undertaken unsystematically and on a limited scale. Also the selection of replacement trees has been inappropriate in some cases.

The widespread presence of invasive alien species is also a major threat to the landscape. Attempts to eradicate these trees are ongoing.

It is clear that a comprehensive landscape management plan must be prepared. This plan would have to recognise that most of the Dwars Valley is a working agricultural environment with very specific functional requirements and demands on resources such as water. These demands as has been shown have shaped this cultural landscape and will continue to shape it in the years ahead. The implementation of this plan is a massive task but it can be handled strategically.

¹⁸ ibid Ackerman D P, Immelman W F E, Wicht C L. pg. 204

¹⁹ ibid Ackerman D P, Immelman W F E, Wicht C L. pg. 172

THE EVOLVING CULTURAL LANDSCAPE

Looking down onto the Dwars Valley from the saddle of Helshoogte one sees a pattern of orderly vineyards, orchards and plantations, the occasional farmstead, groups of cottages and thick riverine forest. All this enfolded by the mountains. The last 2000 years have left us this legacy with each era producing a distinctive layer.

The Primeval Landscape

The landscape of the Dwars Valley is derived geologically from the Cape Fold belt consisting of a band of parallel ranges of quartzitic sandstone ridges with intervening undulating valleys of shale and outcrops of Cape granite. The earliest deposits are over 400 million years old, but the mountain ranges are more recent, having been formed some 200 million years ago. This geological landscape has remained unchanged for over 65 million years.²⁰

There are pockets of ferricrete (*koffieklip*, *ysterklip*) found in the shale-derived valley. These date from about 20 million years ago when sea levels were much higher. The soils are mostly acidic and infertile.

The Dwars Valley is in the winter rainfall zone and experiences a fairly high annual rainfall. (2000mm). The catchment of the Dwars River includes the northeast slopes of the Jonkershoek Mountains, the southern and eastern slopes of the Simonsberg and the western slopes of the Drakenstein Mountains. An extensive drainage system developed and further shaped the landscape. The abundance of rounded sandstone cobbles on the valley floor is evidence of millions of years of water action. There are also some areas of wetland, which would have been extensive in earlier times.

The unique geology, topography and climate has given rise to one of the richest flora in the world; the Cape Floristic Kingdom. This kingdom has over an estimated 2500 species many of which are endemic. A wide range of plant communities is found here including, Mountain Fynbos, Ericaceous Fynbos, Renosterveld, Forest and Wetlands.²¹

There were thick forests in the cool east facing ravines of the Simonsberg Mountains. They contained giant ironwoods (*Olea capensis*) yellowwood (*Podocarpus latifolius*), hard pear (*Olinea ventosa*) and stinkwood (*Ocotea bullata*) trees. These were entwined with lianas and there was a dense understoreys of mosses and ferns in the deep shade along the boulder-strewn streams. Skeleton Gorge at Kirstenbosch gives some idea of how these Dwars Valley ravines must have been.

On the lower slopes the streams came together to form the Dwars River itself and its associated wetlands of palmiet, (*Priomum seratum*). These palmiet beds buffered the force of winter spates and the water of the Dwars and Berg Rivers was crystal clear.²²

²⁰ Compton, J S. 2005. The Rocks and Mountains of Cape Town, Double Storey, Cape Town

²¹ Burman, L and Bean, A. 1985. Hottentots Holland to Hermanus: South African Wild Flower Guide 5 Botanical Society of South Africa. Cape Town

²² Burman, J. 1970. Waters of the Western Cape. Human & Rousseau. Cape Town

The infertile soils and winter rainfall provided poor grazing and forced the pastoralists into adopting a semi-nomadic life in the Western Cape.²⁶ The sandstone-derived soils are low in minerals essential for stock health. Visits to the valleys of the Berg and Dwars Rivers were therefore timed to exploit the spring and early summer grasses. The Cape Herders undoubtedly also used fire to burn off the low scrub to extend pasturage.

Each year as the summer south-easters dried out the grazing, they moved away from the coastal areas towards the west coast.

Unlike the San, who lived in small bands, generally fewer than 50 persons in number, the Cape Herders lived in village settlements of often well over 100 persons. The round hut, or "matjieshuis", made of a frame of green branches bent over and tied together, covered by reed mats, was the basic housing structure, quick to erect and dismantle. These annual visits to the coastal areas would have centred on reliable sources of water like the Berg and its tributary, the Dwars.

By the time the first European settlers arrived, the Cape Herders had extended their range up the south east coast to the Great Fish River and had, through barter with the Xhosas of the Eastern Cape, acquired cattle. The movement of these fairly large groups of people and their flocks of sheep and herds of cattle created broad trails where once only narrow paths existed. It has been suggested that these stock trails became the basis of the Dutch East India Company (VOC) trading routes. They then became the primitive road system of the Cape and many routes are still used to this day. It is probable that the old route over the Helshoogte Pass into the Dwars Valley was one of these ancient routes.²⁷

The Cape Herders were divided into distinctive groups. The Goringhaiqua were the group who occupied this area. A number of Cape Herder kraals in the district were recorded by the VOC. There was one between the Simonsberg and Paarl and one east of the Dwars Valley at Oliphantshoek (present day Franschhoek).

Boonzaaier et al maintain that by the time that the smallpox epidemic hit the Cape Herders in 1713 they were already in serious decline, robbed of the best pastures and involved in a series of internal conflicts and wars. From then on the groups broke up and the remnant people drifted to the mission stations or into the employ of the settlers as stockmen.

The Dutch Colonial Period: VOC: 1652 – 1806

The Dwars Valley was one of the first areas outside of the Cape Peninsula to be settled. From 1679 to 1717 the VOC attempted to stimulate agriculture and encouraged freeburghers to take up grants of land in Drakenstein, Paarl, Franschhoek, Tjigeberg, Wagenmakers Valley and the Land of Waveren.²⁸

²⁶ Boonzaaier, E, Malherbe, C, Smith, A & Berens, P. 1996. *The Cape Herders: a history of the Khoikhoi of Southern Africa*. David Philip, Cape Town.

²⁷ Ross, G, 2002. *The Romance of Cape Mountain Passes*. David Philip Cape Town, Pg. 71.

²⁸ Elphick, R and Giliomee, H., (ed) 1989. *The Shaping of South African Society 1652-1840*, Maskew Miller Longman, Cape Town.

well as many species of pines.³⁵ Exotic Asian trees like camphor (*Cinnamomum camphora*) were planted as well as the Spanish Reed (*Arundo donax*). Stands of giant bamboo (*Bambusa arundinacea*) were planted near most dwellings. The valley began to take on a very different appearance.

Grain was the primary crop demanded by the VOC but the settlers also planted fruit trees and vines and grew vegetables. It was however livestock farming soon became the cornerstone of the emergent economy. Like their counterparts in other districts, the Drakenstein farmers sent their livestock in the dry summer months inland in the care of a son, knegt, trusted slave or Khoikhoi. Jacob van As for example had a number of loan farms in the north.

One of the most successful of the farmers to emerge was Abraham de Villiers who had originally been granted a farm at Oliphantshoek. From 1702 onwards he acquired a number of farms in the Dwars Valley, notably Boschendal, Meerrust and Lekkerwijn. He and his two brothers had been wine farmers in Burgundy and expanded the production of wine and brandy in the district. Over the next century the de Villiers family consolidated their control over the valley through marriages.³⁶ By the end of VOC control at the Cape the farmers had become wealthy.

It would appear that the first substantial buildings began to appear from the beginning of the 18th Century.³⁷ The classic Cape farmstead layout began to emerge from this time.

The insatiable demand for livestock by the VOC soon depleted the herds of the Khoi-khoi frequenting the Table Valley and surrounding area, and by 1716 a new type of colonial farmer had emerged in the Cape, the trek or migrant stock farmer. These farmers came into active competition with the Khoi-khoi for grazing and land. By 1770, more than two thirds of the free-burgher farmers were migrant stock farmers who lived at least for part of the year, beyond the recognised boundaries of the Cape.

The early farmers fell into two categories; established farmers with residential farms in the Cape with stock farms in the interior and the established younger sons and low ranking men in the VOC service who tried to establish themselves on stock farms outside the Cape. This pattern of land ownership continued into the early 19th century.

The Cape Herders were gradually displaced as the VOC issued "veepos" permits to free-burghers to pasture their stock. The two groups came into direct conflict for control over pastures, water and wealth in stock. Low-level warfare commenced and the choicest pastures and hunting grounds were taken over by the settlers. Inter-tribal warfare caused further decimation. This warfare and the smallpox epidemic of 1713,

³⁵ Rourke J P (1996) Exotic Trees in the Western Cape Landscape, lecture series, unpublished, Cape Institution for Architecture.

³⁶ Ibid. Lucas 2004. Pg. 82

³⁷ Vos, H.. Hennie Vos has undertaken a number of archaeological studies in the last two years that suggest that substantial elements of the surviving homesteads in the Dwars Valley date from before 1850. Meerrust, Rhone etc

partly straddled the Stellenbosch road, dividing the two farms. An area with 99 residential plots, each about 170m² in extent was laid out on an orderly gridiron pattern. A large area along the Dwars River was set aside for vegetable growing and the keeping of livestock. The church was built in a commanding position on high ground overlooking the new settlement. The residents of Pniel continued to work on the farms of the valley.⁴¹

Pniel continued to grow through the 19th Century as more ex-slaves came to settle there.

Three other settlements were established in the valley, the secular township of Johannesdal on the western side of Pniel. Here residents enjoyed freehold title to larger plots and smallholdings as opposed to the Pnielers who had to pay to the church. They could therefore stay outside the control of the church. Many Johannesdal residents went on to become fruit and produce dealers with their own lorries. The village of Kylemore was established on the western boundary of the farm Bethlehem in the 20th Century.

Landowners who wished to be free of reliance on workers from Pniel built their own groups of cottages to house ex-slave farm workers and their families. Women often did domestic work at the houses of the landowners. The geometrical layout of the farms, derived from the initial grants of the 1690's and the edicts of VOC Commissioner Hendrik van Rheede tot Drakenstein had led to a very orderly layout of fields, tracks and irrigation furrows in the Dwars Valley. When the first cottages were built soon after emancipation they were set out in an equally orderly pattern. The linear layout of these groups of cottages became a distinctive and characteristic settlement pattern throughout the Western Cape.

They were generally sited some distance away from the werf along the edge of a farm track often shaded by oaks and with a water supply from a furrow for their small garden plots. The typical cottage of the mid 19th Century was in the Cape vernacular; a narrow two bay house with a large projecting hearth and chimney at one end, under a thatch roof. The cottages of the mission station were similar in the mid 19th Century.⁴²

Sir Herbert Baker also used this pattern in his design of the Languedoc Village 50 years on although there was also a church, a school and a house for the pastor. No drink was allowed as Rhodes apparently opposed the infamous "*dop*" system. This settlement because of its size is a kind of hybrid between the mission station and of the farm cluster.⁴³

This pattern endured for much of the 20th Century but since the 1950's other settlement models patterns have been used in the valley.

The Pre-phylloxera Era

In 1813, the then Governor, Sir John Cradock (1811 – 1814), introduced new legislation reforming the land tenure system: Cradock's Law. To increase the security

⁴¹ Silberbauer, C C. 1943. Pniel and its First Missionary Superintendent. Citadel Press. Cape Town

⁴² Walton, J. 1995. Cape Cottages. Intaka. Cape Town. Part 5.

⁴³ Baker, H. 1934. Cecil Rhodes: By His Architect. Oxford University Press. London. Pg. 66.

Storr-Lister as Superintendent of Plantations in 1875.⁴⁷ The first commercial plantations were laid out in 1876. Government nurseries and forestry stations were established and vast tracts of Crown and municipal land were planted with eucalyptus and pines. Fynbos-covered mountain slopes and land considered being of marginal agricultural value was turned into plantations.

Farmers were encouraged to establish private plantations. The practice at the turn of the century was to sow the seeds of the cluster pine (*Pinus pinaster*) on the mountain slopes.⁴⁸ The Monterey pine (*Pinus radiata*) was also widely used. The always innovative Harry Ernest Victor Pickstone of Meerrust en Eenzaamheid was one of the first to see the potential and established a plantation on the western side of the farm. The primary objective was to have a cheap source of timber for making fruit boxes for the export trade. By the 1920's all the farms in the Dwars Valley carried pine plantations and most had stands of eucalypts. Saw mills were built at Groot Drakenstein and on the Wemmershoek road to process the timber.

An unexpected consequence of the afforestation programme was the rapid invasion of the mountainsides by pines and gums. The wind-borne seeds of the cluster pine and the gums carried by the summer southeasters rapidly invaded the fynbos-covered upper slopes of the Simonsberg and Drakenstein mountains and today enormous energy has to be invested in eradicating them.

Other alien trees were also introduced as a source of tannin for the leather industry and to stabilise sandy areas. These too have become invasive, notably various acacias and hakeas. The riverine forest along the Dwars and its tributaries contains few of the tree species found there in the 17th Century and is dominated by the black wattle (*Acacia mearnsii*).

These forests of pines, gums and acacias as well as the oaks, poplars and plane trees have changed the Dwars Valley landscape but it was the vine disease phylloxera that was to bring about the biggest change to the landscape.

The disease, which had earlier devastated the European winelands, hit the Cape from 1884 onwards. Hundreds of vineyards were quarantined and infected vines were rooted out and burned. Many farmers and even banks became insolvent.⁴⁹

Cecil John Rhodes, Prime Minister at the Cape, appointed Merriman as Minister of Agriculture in 1892. He decided that in order to "know what he was talking about"; he would become a farmer himself. He bought the derelict farm Schoongezicht on the western side of the Simonsberg in Idas Valley. He decided to produce quality wine and fruit suitable for export and he encouraged farmers in the devastated areas to do the same.

Phylloxera resistant American rootstock was imported to the Cape by the government and made available to farmers who gradually began to recover. They were also to be

⁴⁷ Ackerman D P, Immelman W F E, Wicht C L, (1973), Our Green Heritage, Tafelberg, Cape Town. Pg 27

⁴⁸ Shaughnessy G L, (1980), Historical Ecology of Alien Woody Plants in the Vicinity of Cape Town, unpublished PHD thesis, University of Cape Town

⁴⁹ ibid Houston. 1981. Pg 38

Rhodes was then involved in the Siege of Kimberley, two trips to Britain and an extensive visit to Mashonaland. He was also very ill and concerned with a wide range of pressing political, legal and commercial issues. From 1897 until his death in 1902 he was at the Cape for a total of probably less than 3 months. It seems unlikely that he carefully contrived the plan as suggested by Lucas. It seems more likely that Rhodes in acquiring the farms simply saw a fantastic bargain and characteristically followed this up with all the power he had at his disposal.

It must be noted that Lucas makes no mention at all in his book of the phylloxera epidemic and the consequences of it on the Dwaars Valley. The fact that Michell was able to walk into this valley where family fortunes had been tied up for over 200 years and take out his chequebook to buy up all this property receives no mention.

Lionel Baker, a younger brother of Herbert Baker the architect, went into partnership with Pickstone in 1892 soon after both arrived at the Cape. Herbert also came to the Cape in the same year, sent by the family to the Cape to assess what was going on as Lionel demanded more and more money to be invested into the fruit farming venture at Groot Drakenstein. Herbert Baker was soon introduced to Rhodes and became involved in all of his architectural projects. He set up a practice in Cape Town with Francis Massey and went on to become one of the greatest architects in South Africa's history. Lionel became one of the first managers at RFF.

RFF management certainly altered the valley landscape. They created wind-protected orchards of plums, pears, citrus, apricots and peaches protected by windbreaks of pines and gums. They planted blocks and avenues of eucalyptus to provide nectar for bees and they erected new buildings to process the produce and to house their staff. Under the guidance of Pickstone, RFF not only exported fresh fruit to Europe but also processed dried fruit, canned fruit and jam.

When the RFF opportunity arose Baker seized it and became architect to the farming venture. He designed a cottage for his patron (He never saw it), the railway stations, houses for the new managers and foremen; he remodelled historical buildings (Lekkerwyn) and created the model workers village on Langedoc. He left a significant design imprint on the valley with his Arts and Crafts Cape Revival inspired architecture. His practice (although he personally was no longer involved after 1908) continued to be involved in RFF work until the 1930's.

Less inspired buildings continued to be erected by RFF and by Anglo-American Farms (AAF) who acquired the property in 1969. These were mostly barrack-like labourers' cottages which dot the landscape in clusters, the neo-classically inspired "native" township and the industrial winery buildings at Rhone.

From the 1970's fruit farming became increasingly less profitable as a result of sanctions against the apartheid regime and higher costs of labour, chemicals and transport. AAF expanded vineyards once again and orchards began to be uprooted. This has continued since and today the farms produce greatly reduced quantities of pears and plums while the production of wine has been substantially expanded. Areas that have traditionally been used for fruit farming are now under vines.

significantly in summer when water is needed for irrigation, their raw red clay banks are visually jarring against their setting of green.

The quarries are however visually more obtrusive as the un-rehabilitated scars now stretch for kilometres across the lower slopes of the mountain. The noise of the heavy machinery can be heard across the valley.

Improved pumps, irrigation systems and four-wheel drive tractors have made the exploitation of steep slopes viable. Given that the soils and climate on the upper slopes generally produces better quality grapes, it is understandable that vineyards have been creeping up the slopes of the Dwars Valley mountains over the last 10 years. Ordered vineyards have replaced pine and gum forest. This trend also seems set to continue. A consequence of this may well be that old vineyards on the valley bottom may become less viable and pressure for alternative uses will grow.

Institutional buildings and townships

A characteristic feature of the Dwars Valley landscape are the trees along the valley bottom, the poplars and acacias along the river corridors, the oaks of the historic werf precincts and cottage clusters and the avenues of planes lining the roads. Single storey buildings are almost entirely screened except perhaps for a glimpse of dappled whitewashed wall.

New institutional buildings are however visually very prominent elements in the contemporary landscape. The double storey primary school at the northern end of Pniel stands starkly on the side of the Stellenbosch road. Little attempt has been made to integrate it into its leafy setting. The same can be said of the rugby and cricket club buildings, which are also visually jarring. This provides an important lesson if large structures are to be accommodated comfortably.

The extensions to Languedoc village and the Delta Crest equestrian village provide ample proof of how difficult it is to develop new townships in rural areas. The roofscape of both is visually jarring.

FEATURE NO: Avenue Planes 2 (APl 2)

OFFICIAL NAME: Boschendal

POSITION: Either side of R310

HISTORIC NAME: Boschendal

CHRONOLOGY: Union of SA: RFF De Beers



DESCRIPTION:

An avenue of over 1km in length of planes planted in the late 1930's to replace an earlier flowering gum avenue.

Height: 20 m

Age: about 50 years

Condition: Good

STATEMENT OF SIGNIFICANCE:

This long straight avenue is an important landscape structuring element and landmark. The dense nature of the foliage creates a wall on both sides and a dramatic experience for road users both in summer and in winter.

Suggested grading 3A

VULNERABILITY:

These trees are now mature and will need replacing in time.

RELATED FEATURES:

Boschendal

MANAGEMENT RECOMMENDATIONS:

A replacement avenue should be planted about 5m away from the planes. These trees respond well to pollarding. The municipality are however responsible.

REFERENCES:

Ackerman D P, Immelman W F E, Wicht C L, (1973), Our Green Heritage, Tafelberg, Cape Town.
Gertenbach, M. interview with Pam Michell.

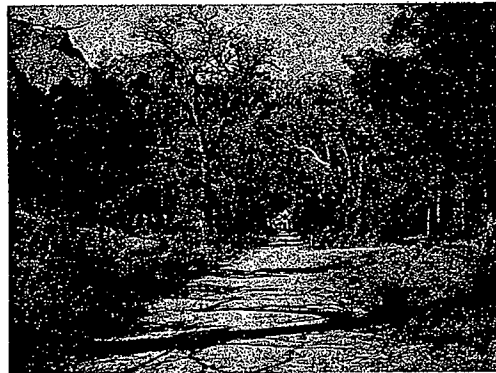
FEATURE NO: Avenue Quercus 4 (AQ 4)

OFFICIAL NAME: Old Bethlehem

POSITION: Axis of Bethlehem farmstead

HISTORIC NAME: Bethlehem

CHRONOLOGY: Dutch colonial /British Colonial



DESCRIPTION:

An avenue of oaks leading to the Bethlehem farmstead.

Height: 20 m

Age: Over 100 years

Condition: Poor. Many trees have been lost and never replaced. Invasive alien trees, particularly black wattle is taking over and choking the avenue.

STATEMENT OF SIGNIFICANCE:

This avenue is an important landscape structuring element, landmark and integral component of the farmstead.

Suggested grading 3A

VULNERABILITY:

RELATED FEATURES:

Avenue Planes 3 and Windbreak Planes 3 and 4

MANAGEMENT RECOMMENDATIONS:

The existing trees should be maintained. A replacement programme should be implemented with Turkey oak as the replacement species.

FERENCES:

Ackerman D P, Immelman W F E, Wicht C L, (1973), Our Green Heritage, Tafelberg, Cape Town.

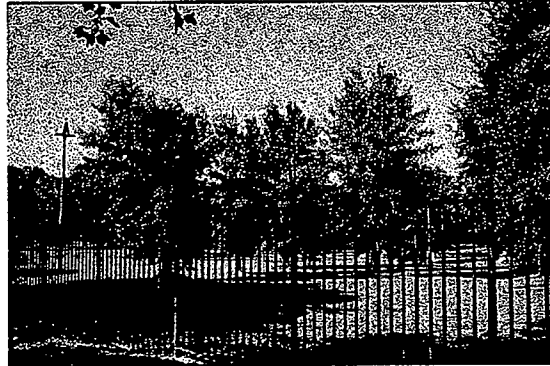
FEATURE NO: Block Quercus (BQ 3)

OFFICIAL NAME: Rhone

POSITION: Languedoc Road

HISTORIC NAME: La Rhone

CHRONOLOGY: Republic of SA: RIT Amfarms



DESCRIPTION:

A large block of geometrically aligned cork oaks planted to the north west of the winery. They are fenced off and are inaccessible.

Height: 15 m

Age: 20 years

Condition: Good.

STATEMENT OF SIGNIFICANCE:

This planting probably dates from the construction of the winery in the late 1980's. They will in time become an important landscape feature. The relationship to the trees wine industry is of significance.

Suggested grading 3A

VULNERABILITY:

RELATED FEATURES:

Winery

MANAGEMENT RECOMMENDATIONS:

REFERENCES:

Ackerman D P, Immelman W F E, Wicht C L, (1973), Our Green Heritage, Tafelberg, Cape Town.

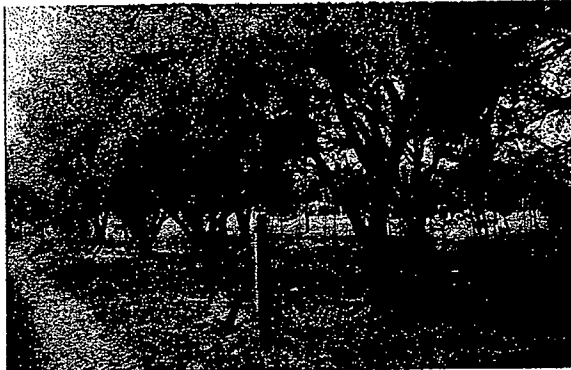
FEATURE NO: Block Olives 4 (BO 4)

OFFICIAL NAME: Rhone

POSITION: Parallel to road to the river from Managers House.

HISTORIC NAME:

CHRONOLOGY: Union of South Africa RFF: Syndicate



DESCRIPTION:

A large grove of olives of an unknown variety, about 100x20m in extent. These appear to be of the same age and variety as the grove on Mountain Vineyards.

Height: 10m

Age: 25-30 years

Condition: Poor. Invasive alien vegetation has been permitted to choke this grove. Subsequent fires have damaged many of the trees. The grove can be rehabilitated.

STATEMENT OF SIGNIFICANCE:

This is an important landscape element and potentially very productive asset.

Suggested Grading: 3C

VULNERABILITY:

RELATED FEATURES:

BO 3

MANAGEMENT RECOMMENDATION:

Planned maintenance programme to be initiated.

REFERENCES:

FEATURE NO: Block Poplars 5 (BP 5)

OFFICIAL NAME: Boschendal

POSITION: South of farmstead

HISTORIC NAME: Bossendal

CHRONOLOGY: Dutch Colonial



DESCRIPTION:

A block of grey poplar (*Populus canescens*) covering an area of about 2 Ha to the south of the werf. The grey poplar has been an important element of the valley landscape since the 17th Century and should be retained in some areas.

Height: 20 m

Age: The original planting was probably in the 17th Century.

Condition: Good.

STATEMENT OF SIGNIFICANCE:

This is a historical planting pattern and the block is a local landmark. Original planting probably dates from the 17th Century.

Suggested grading 3A

VULNERABILITY:

Their listing as an invasive alien makes them vulnerable to removal.

RELATED FEATURES: Boschendal

MANAGEMENT RECOMMENDATIONS:

Consideration should be given to a planned harvesting of the trees for roof timber.

REFERENCES:

VULNERABILITY:

Because of the stress these trees are experiencing individuals will probably be lost in time leaving gaps. They will have to compete in the future for water with vineyards.

RELATED FEATURES:

Champagne. Rhodes Cottage

MANAGEMENT RECOMMENDATIONS:

A replacement avenue should be planted about 5m away from the yellowwoods. This would in time provide shade for them and better climatic conditions. The Wild plum (*Harpephyllum caffrum*) or Essenwood (*Ekerbergia capensis*) are both suitable indigenous candidates.

REFERENCES:

Ackerman D P, Immelman W F E, Wicht C L, (1973), Our Green Heritage, Tafelberg, Cape Town.

FEATURE NO: Block Quercus 2 (BQ2)

OFFICIAL NAME: Nieuwedorp

POSITION: Line

HISTORIC NAME: Nieuwedorp

CHRONOLOGY: British Colonial



DESCRIPTION:

A block of between 100 and 150 oaks extending over an area of about 2,5 Ha. It is related to Rhodes' Cottage, site of original Nieuwedorp homestead. They are fairly tall because of the close spacing of the planting

Height: 20 m

Age: Over 100 years

Condition: Fair with some signs of senescence.

STATEMENT OF SIGNIFICANCE:

This is one of several blocks of oaks on Nieuwdorp and Good Hope predating the RFF era. It has been suggested that blocks of oaks were planted for their acorns to feed pigs.
Suggested grading 3A

VULNERABILITY:

The trees are neglected with dead limbs. They are subject to disease and fungal attack.

RELATED FEATURES:

BO 1, BO 3, MH 7

MANAGEMENT RECOMMENDATIONS:

The existing trees should be maintained. A replacement programme should be implemented with Turkey oak as the replacement species.

REFERENCES:

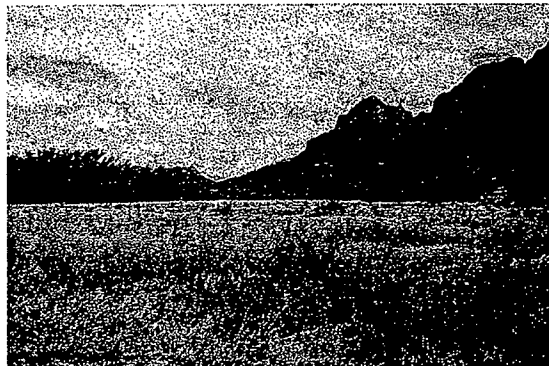
FEATURE NO: Corridor Quercus 2 (CQ 2)

OFFICIAL NAME: Keurbosrivier

POSITION: Line

HISTORIC NAME: Keurbosrivier

CHRONOLOGY: Dutch - British



DESCRIPTION:

This semi-natural reach of the Keurbosrivier has been lined with oaks for about 1.5km. The river has been canalised to the west and the east and is not tree-lined.

Height: 20m

Age: Over 100years

Condition: Fair, some signs of senescence

STATEMENT OF SIGNIFICANCE:

This planting is traditional in the Cape Winelands landscape and is emblematic.

Historical:

Aesthetic:

Social:

Scientific:

Suggested Grading: 3A

VULNERABILITY:

Great. The trees are starting to show signs of senescence and no succession planting programme is in place.

RELATED FEATURES:

Corridor Quercus 1, Cottage Cluster 8

MANAGEMENT RECOMMENDATION:

A succession planting programme should be implemented to ensure the continued presence of this important landscape element. The Turkey oak could be considered as a replacement species.

REFERENCES:

Aerial photograph 1949

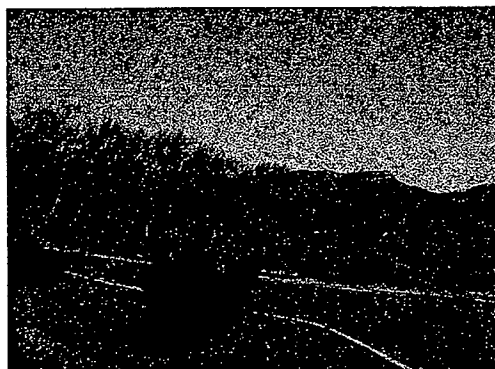
FEATURE NO: Corridor Quercus 5 (CQ 5)

OFFICIAL NAME: Boschendal

POSITION: South of Boschendal

HISTORIC NAME: Bossendal

CHRONOLOGY: Dutch colonial /British Colonial



DESCRIPTION:

A corridor of closely spaced oaks lining either side of an irrigation furrow flowing obliquely towards the Dwars River. Must have been longer in the past. Now only about 500m of the corridor remains.

Height: 20 m

Age: Over 100 years

Condition: Poor. Many trees have been lost and never replaced.

STATEMENT OF SIGNIFICANCE:

This is a traditional furrow planting and probably dates from the 18th Century.

Suggested grading 3A

VULNERABILITY:

The trees are neglected with dead limbs. They are subject to disease and fungal attack.

RELATED FEATURES: CQ 1, 2, 3, 4, 6 and 7

MANAGEMENT RECOMMENDATIONS:

The existing trees should be maintained. A replacement programme should be implemented with Turkey oak as the replacement species.

REFERENCES:

Ackerman D P, Immelman W F E, Wicht C L, (1973), Our Green Heritage, Tafelberg, Cape Town.

FEATURE NO: Corridor Quercus 7 (CQ 7)

OFFICIAL NAME: Old Bethlehem

POSITION: West of Bethlehem farmstead

HISTORIC NAME: Bethlehem

CHRONOLOGY: Dutch colonial /British Colonial



DESCRIPTION:

This is a major landscape feature. A corridor of closely spaced oaks lining either side of a furrow/tributary of the Dwars River.

Height: 20 m

Age: Over 100 years

Condition: Poor. Many trees have been lost and never replaced. Invasive alien trees, particularly black wattle is taking over and choking the corridor.

STATEMENT OF SIGNIFICANCE:

This planting probably dates from the 18th Century.

Suggested grading 3A

VULNERABILITY:

The trees are neglected with dead limbs. They are subject to disease and fungal attack. Invasive alien vegetation is taking over.

RELATED FEATURES: CQ 1, 2, 3, 4, 5 and 6

MANAGEMENT RECOMMENDATIONS:

The existing trees should be maintained. A replacement programme should be implemented with Turkey oak as the replacement species.

REFERENCES:

Ackerman D P, Immelman W F E, Wicht C L, (1973), Our Green Heritage, Tafelberg, Cape Town.

FEATURE NO: Corridor Quercus 9 (CQ9)

OFFICIAL NAME: Boschendal

POSITION: Line

HISTORIC NAME: Bossendal

CHRONOLOGY: Dutch-British Colonial



DESCRIPTION:

Corridor of oaks east of the werf lining a stream or furrow at an oblique angle to the Dwars River.

About 1.5km in length.

Height: 20m

Age: Over 100 years

Condition: Fair, some signs of senescence

STATEMENT OF SIGNIFICANCE:

This corridor is lined with oaks following a traditional pattern. The original corridor was probably established in 18C.

Historical:

Aesthetic: emblematic of Cape Winelands

Social: unknown

Scientific:

Suggested Grading: 3A

VULNERABILITY: Great. The trees are showing signs of senescence and no succession planting programme has been initiated. The corridor has already been reduced in length.

RELATED FEATURES:

MANAGEMENT RECOMMENDATION:

A succession planting programme should be implemented to ensure the restoration of this corridor and the continued presence of this important landscape elements.

REFERENCES:

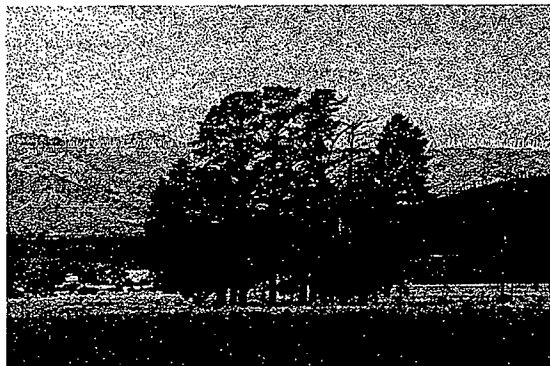
FEATURE NO: Individual Monterey Pine1 (IM1)

OFFICIAL NAME: Good Hope

POSITION:

HISTORIC NAME: Goede Hoop

CHRONOLOGY: 20th Century



DESCRIPTION:

This stand of magnificent Monterey pines is sited on the road linking Rhone to Good Hope. They were part of a windbreak now lost. (See 1949 aerial photo).

Height: 20m

Age: 50-75years

Condition: Good but one specimen is dead

STATEMENT OF SIGNIFICANCE:

This is an important landscape element. Monterey pines are rarely planted today.

Suggested Grading: 3A

VULNERABILITY:

Great. These trees have been neglected and no replacement programme is in place.

RELATED FEATURES:

MANAGEMENT RECOMMENDATION:

Replacement planting programme to be initiated. Alternative species could be considered.

REFERENCES:

FEATURE NO: Windbreak Poplar 5 (WP 5)

OFFICIAL NAME: Rhone

POSITION: Oblique angle to Dwars River

HISTORIC NAME: La Rhone

CHRONOLOGY: Republic of SA: RFF De Beers



DESCRIPTION:

A windbreak of Lombardy poplars about 150m in length. Probably longer in the past.

Height: 25 m

Age: about 50 years

Condition: Poor with signs of senescence and many dead specimens.

STATEMENT OF SIGNIFICANCE:

These long straight windbreaks are an important landscape structuring element and landmark.

Suggested grading 3A

VULNERABILITY:

These trees will need replacing in time.

RELATED FEATURES:

Boschendal

MANAGEMENT RECOMMENDATIONS:

They are quick growing and a replanting programme should be initiated.

REFERENCES:

Ackerman D P, Immelman W F E, Wicht C L, (1973), Our Green Heritage, Tafelberg, Cape Town.

FEATURE NO: Windbreak Gums 2 (WG 2)

OFFICIAL NAME: Champagne

POSITION: Line

HISTORIC NAME: Nieuwedorp

CHRONOLOGY: Union of SA



DESCRIPTION:

A windbreak of sugar gums about 350m in length perpendicular to the road from Rhodes' Cottage to Champagne.

Historical aerial photographs show that this is a remnant of a windbreak that extended for over 1 km.

Height: 25m

Age: Between 50 and 100 years

Condition: Fair with some signs of senescence.

STATEMENT OF SIGNIFICANCE:

This straight windbreak is an important landscape structuring element. It forms a terminal element with the avenue of yellowwoods.

Suggested grading 3C

VULNERABILITY:

This remaining section of the windbreak could be seen as isolated and therefore suitable for removal. Current negative attitudes towards all gum species.

RELATED FEATURES:

AY 1

MANAGEMENT RECOMMENDATIONS:

The trees would benefit greatly from being topped. Consideration could be given to replacing lost sections of the windbreak with new sugar gums.

REFERENCES:

Ackerman D P, Immelman W F E, Wicht C L, (1973), Our Green Heritage, Tafelberg, Cape Town. 1949 aerial photograph

FEATURE NO: Windbreak Hakea 1 (WH1)
OFFICIAL NAME: Boschendal
POSITION: 604' S33°52.567 E018°58.517
HISTORIC NAME: Boschendal
CHRONOLOGY: Republic of SA



DESCRIPTION:

The hedge of willow hakea (*Hakea saligna*) was planted at some time in the 1970's, designed to screen the farmworkers' cottages, CC12 from view from the main drive leading to the manor house. It is a prominent landscape feature creating "outdoor rooms". Willow hakea was a very popular hedging plant in the 1960's and 70's because it is fast growing and young leaves have attractive purplish-red tips. It can reach a height of 6m. There are a number of these hedges in the area. This hedge is about 150m long and is 25m from the edge of the road. Willow hakea is not listed as an invasive alien but has been placed considered to be potentially invasive. It is probable therefore that willow hakea may at some time in the future no longer be grown.

Height: 6m

Age: 25-30years

Condition: Good, there are no signs of senescence or stress

STATEMENT OF SIGNIFICANCE: The hedge is a prominent landscape feature forming a clearly defined precinct for cottage cluster CC12 and a backdrop for Boschendal's popular picnic area. It also helps to emphasis the axial alignment of the drive leading to the manor house.

Historical: Unknown, there may have been a hedge or windbreak of some other species in the past in this position.

Aesthetic: The hedge is an important landscape element.

Social: none

Scientific: none

Suggested Grading: 3A

VULNERABILITY: Great. The hedge will last another 15-20 years and no replacement programme has been initiated.

RELATED FEATURES: CC 5 and 6

MANAGEMENT RECOMMENDATION:

A new replacement hedge should be planted alongside the existing hedge.

REFERENCES:

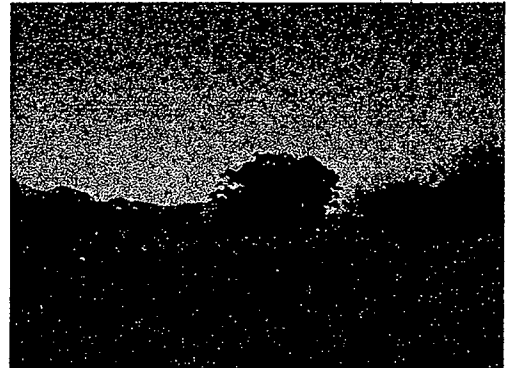
FEATURE NO: Windbreak Blue Gums (WB 5)

OFFICIAL NAME: Boschendal

POSITION: Parallel to the Dwars River

HISTORIC NAME: Bossendal

CHRONOLOGY: Union of South Africa RFF: De Beers



DESCRIPTION:

A windbreak of old blue gums about 500m long. Originally grown to protect fruit trees.

Height: 20m

Age: 60years

Condition: Fair could benefit from topping

STATEMENT OF SIGNIFICANCE:

This is an element of the farm's geometry. Landmark grouping.

Suggested Grading: 3C

VULNERABILITY:

The trees are neglected with dead limbs

RELATED FEATURES: WB 1

MANAGEMENT RECOMMENDATION:

The trees have a lifespan of about 100-120m years. A replacement programme should be initiated.

REFERENCES:

Ackerman D P, Immelman W F E, Wicht C L, (1973), Our Green Heritage, Tafelberg, Cape Town.

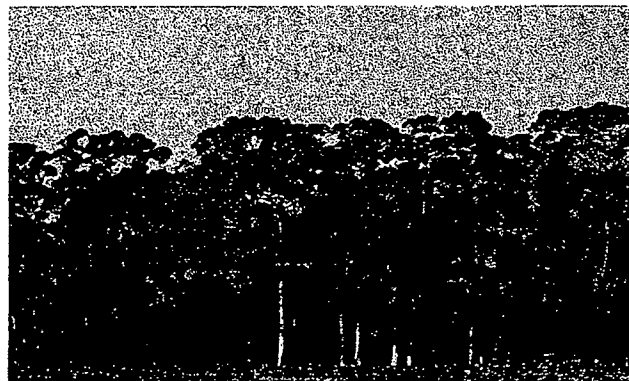
FEATURE NO: Windbreak Bluegums 2 (WB2)

OFFICIAL NAME: Champagne

POSITION: Line north of Rhodes Avenue

HISTORIC NAME: Champagne

CHRONOLOGY: Union of SA:RFF De Beers



DESCRIPTION: Blue gum windbreak about 300m long. Originally grown to protect fruit trees.

Height: 20m

Age: 60years

Condition: Fair could benefit from topping

STATEMENT OF SIGNIFICANCE:

This is an element of the farm's geometry. Landmark grouping.

Suggested Grading: 3C

VULNERABILITY:

The trees are neglected with dead limbs

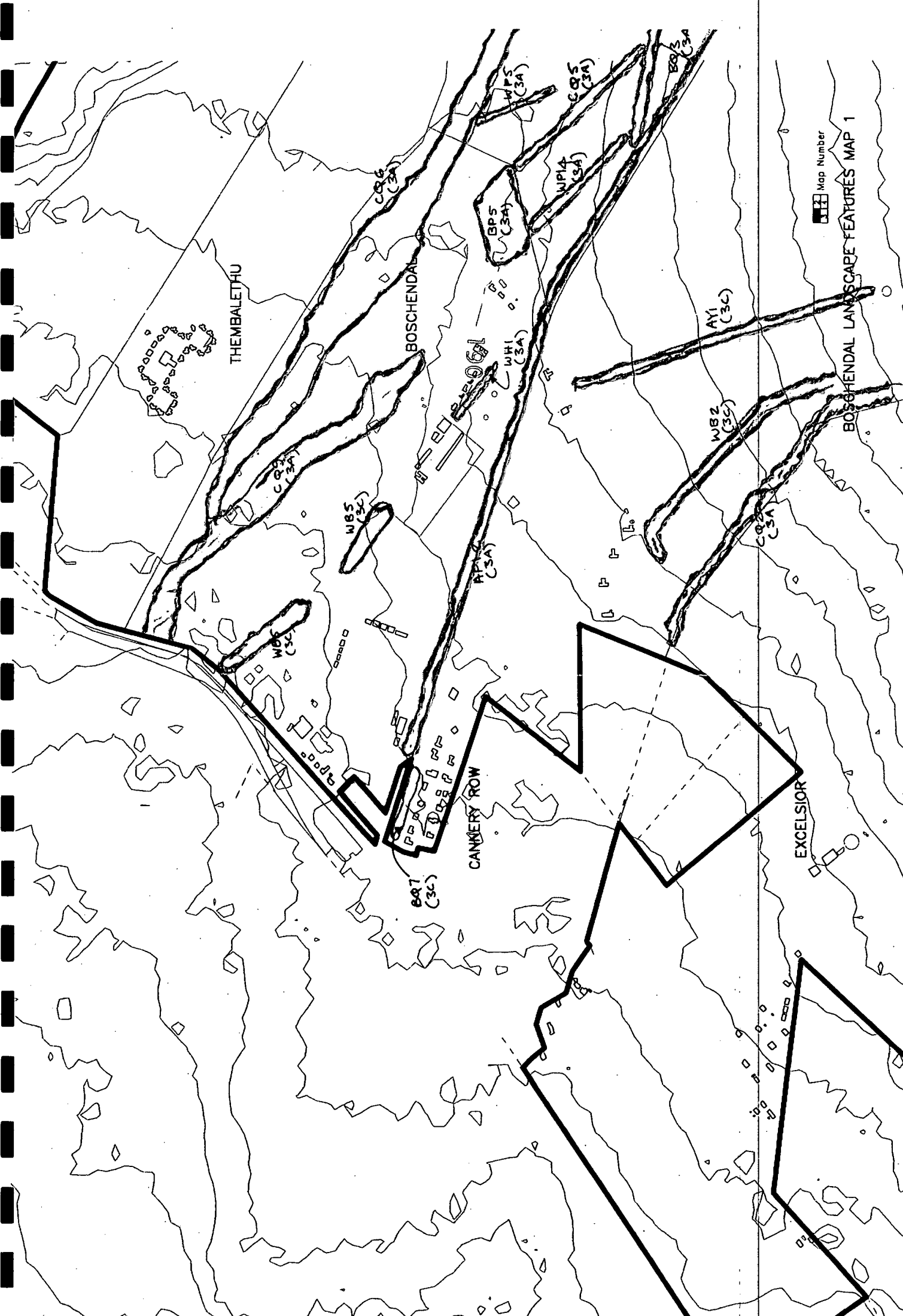
RELATED FEATURES:

Corridor Quercus 2.

MANAGEMENT RECOMMENDATION:

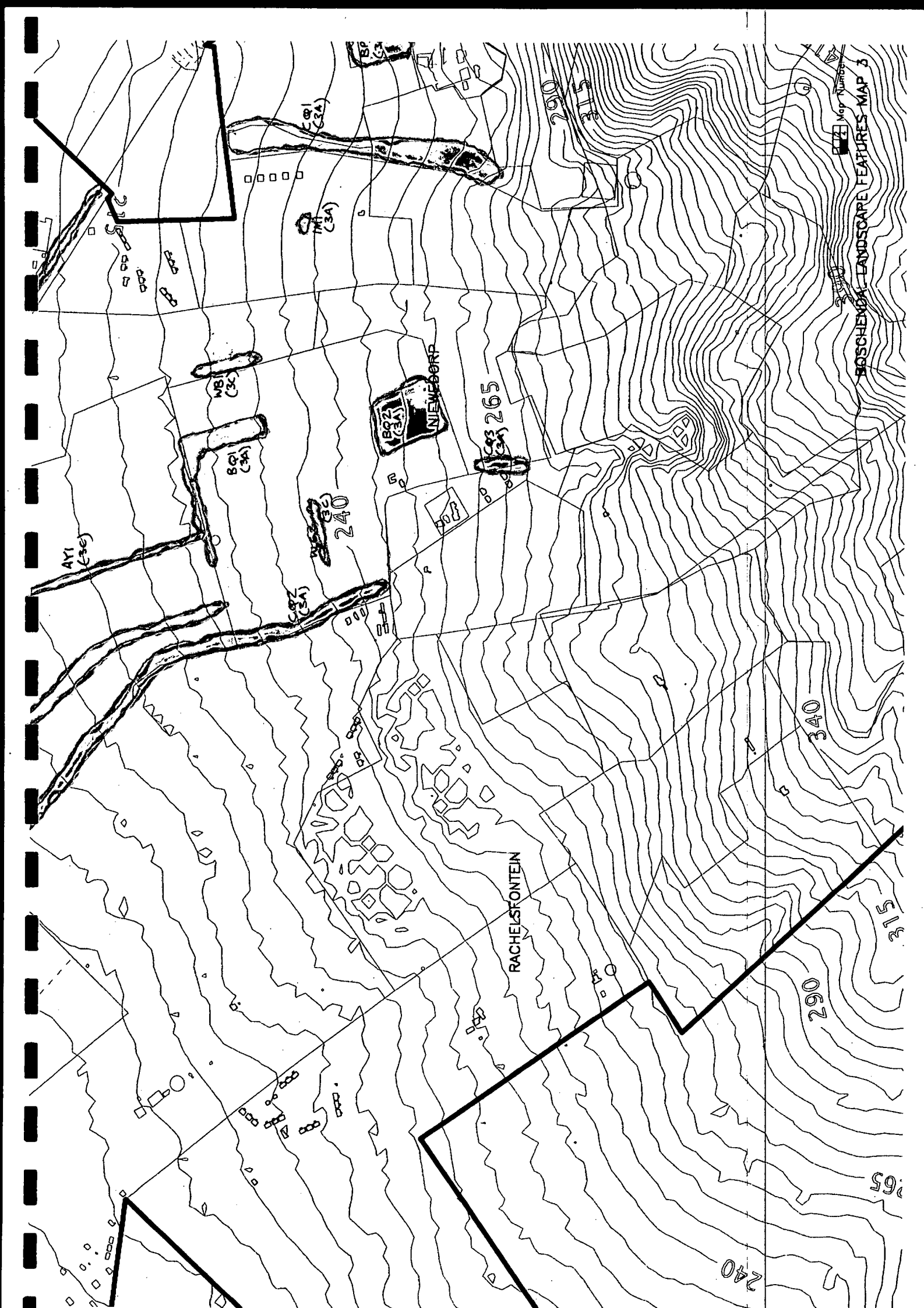
The trees have a lifespan of about 100-120m years. A replacement programme should be initiated

REFERENCES:



Map Number

BOSCHENDAL LANDSCAPE FEATURES MAP 1



Appendix 18: Heritage Indicators prepared by Associates (2005)	Aikman
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**BOSCHENDAL HERITAGE ASSESSMENT:
DESIGN INDICATORS FOR THE FOUNDERS ESTATE:
FINDINGS OF THE TREE AND BUILT ENVIRONMENT SURVEYS**

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May 2005

1. INTRODUCTION

Aikman Associates: Heritage Management has undertaken a survey of the elements of the built environment and significant tree groupings on the Boschendal Estate. These surveys form part of a broad range of studies being undertaken to provide the new owners with an understanding of the development constraints and development opportunities.

The work has involved a series of visits to the area extending over a period from December 2004 to May 2005. An analysis of aerial photographs and historical maps has also been undertaken.

The products of the analytical work are reports setting out a series of guiding principles relating to the evolution of the Dwars Valley landscape as well as catalogue of the features linked to maps.

Nicolas Baumann and Sarah Winter, Heritage Resource Consultants, who are coordinating the overarching heritage assessment, have requested Aikman Associates to provide a separate and more targeted set of heritage indicators for the Founders Estate. It is proposed that this part of the estate will retain its agricultural purposes zoning but will be subdivided into units of approximately 20 Ha each.

Two of the oldest surviving settlements in the Dwars Valley are integral and structuring elements of the Founders Estate. They have evolved over the last 300 years to be visually dominant complexes in the landscape. The planted landscape related to these settlements contributes to this. These are Good Hope and Nieuwedorp both dating from the late 17th Century. There are in addition building complexes dating from the 19th and 20th Centuries; clusters of farm labourers' cottages and RFF era farm managers' houses and their associated landscape elements. These have to a greater extent built on the settlement patterns of the past. The surveys have highlighted these patterns.

The surveys have also identified heritage significance and sites and areas of archaeological sensitivity.

The central objective of this current study would be to develop design principles/directives to assist Baumann and Winter to formulate a coherent and integrated response to proposals put forward by the planning consultants.

2. ISSUES RAISED BY THE PROPOSED SUBDIVISION

It is understood that the proposed plan of subdivision enjoys the support of the Department of Agriculture. They are satisfied that the proposal, where all the farmland (excluding the 8000m² development zones) is leased to Boschendal Farms, is viable from an agricultural perspective.

There are two key issues raised by the proposal. The first is the siting of additional buildings and design principles controlling their form and massing. The second is the visual impact of

3.2 The Farm Managers Houses

RFF continued with the tradition. Although on a more modest scale all of the same principles for siting and detail design were used even in the late 20th Century. Almost all of those on the Founders Estate are in visually dominant positions and have to some extent made use of Cape vernacular design traditions.

3.2 Cottage Clusters

There are only two small groups of vacant farm workers' houses on the Founders Estate. They are linked to the respective homesteads: Good Hope and Nieuwedorp.

The cluster at Good Hope is possibly the only remaining linear group on the estate as a whole and it is thought that this complex may be one of the earliest post-emancipation settlements. The complex related to Nieuwedorp is clearly more recent in form but may well be a replacement of an earlier complex.

Both complexes however are integral components of each of the farmsteads and the links should be maintained.

3.3 The Planted Landscape

The tree survey has shown how the estate contains relics of each are in the three centuries of settlement; poplar forests and corridors of oaks from the VOC period, gums from the 19th Century and the RFF era windbreaks, orchards and vineyards of the 20th Century.

The landscape is a rich, highly structured geometric planted framework. The pattern of the planted landscape has reinforced and is inextricably linked to the principles evident in the built environment; dominance and hierarchy, clarity, order and legibility.

It can be seen from earlier aerial photographs that this has been eroded. It is important therefore to retain and reinforce the distinctive planting patterns that remain.

New development should be accommodated within this landscape structure, and new planting should be in accordance with the traditional geometries and forms. A detailed landscape management plan is required.

4. CONTINUITY AND CONTRAST

By which principles should additional buildings be sited, laid out and designed? Should there be continuity with the traditional Cape farmhouse paradigm as described above, or should it be a new pattern? In other words, should the proposed new layer in the landscape be in keeping with the existing pattern or should it be of a completely different type?

It is put forward that additional complexes should by and large follow the traditional principles for siting and design.

4.1 Existing sites

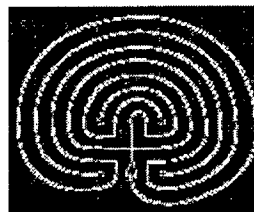
Two of the historic farmsteads, Good Hope and Nieuwedorp are sited on proposed new "farms". The redevelopment of these complexes will have to involve more detailed Heritage Impact Assessment processes. Their redevelopment can be seen as a positive initiative as both are currently neglected.

5. RECOMMENDATIONS

The proposed subdivision of the Founders Estate is supported in principle, subject to the following recommendations:

- A detailed archival and archaeological survey of the entire Nieuwedorp complex should be undertaken before proposed new cadastral boundaries are determined. Rhodes Cottage is sited on the foundations of the original homestead and is linked to other components of the complex. The currently proposed boundaries cut up the complex.
- The position of the 8000m² development zones should be subject to a review process.
- Design Guidelines should be developed.

Appendix 19: Social Historical Baseline Survey of Boschendal
Estate prepared by Juanita Pastor-Makhurane
(2005)



BIRTHRIGHT

**An Analysis of the Social Value
of Heritage Resources
in the Dwars River Valley**

by

Juanita Pastor-Makhurane

**Report compiled for the Boschendal Estates
Heritage Impact Assessment May 2005**

June 2005

1. Introduction

Juanita Pastor-Makhurane of Birthright Projects has been appointed by Nicolas Baumann and Sarah Winter, Heritage Resource Consultants to undertake a survey of social value of the heritage elements in the Dwars River Valley.

This survey focuses on community perceptions and perspectives of the cultural landscape in the valley in so far as they may have an impact on the cultural heritage resources in the area and the legal obligation for the protection of these non-renewable resources. Information has been collected from current and former residents of the settlements of Pniel, Kylemore and Lanquedoc, as well as Simondium.

This survey is one part of a multi-disciplinary assessment undertaken to provide the developers with an understanding of the social values attributed to the Dwars River Valley as a cultural heritage landscape. While the various other studies focus on the tangible natural and cultural elements of the landscape, this study focuses on collecting information relating to the intangible aspects of cultural heritage, which may express themselves in oral traditions and cultural practices which are expressions of the community's relationship with the environment. The extent of the survey has been limited by the initial time-frame of one month. This time-frame was extended by a further two months because of limited availability and representativity of community informants during the one month period. The report focuses predominantly on the heritage perspective of communities with a historical farm-worker status.

A series of interviews was undertaken for the period April to May 2005 with various individuals who were referred by various means as having the potential to represent the history and cultural associations of the various communities to the landscape. Information from interviewees is treated as confidential. Only general references to interviews will be marked in the text in order to preserve confidentiality.

This report sets out the various issues relating to cultural heritage values expressed by the communities and out of these presents a series of guiding principles for the development proposal of the Dwars River Valley.

Types of places of social value which have been sought:

- Provide a spiritual or traditional connection between the past and present
- Tie the past affectionately to the present
- Help give a disempowered group back its history
- Loom large in the daily comings and goings of life
- Provide an essential community function that over time develops into deeper attachment that is more than utility value
- Has shaped some aspect of community behaviour
- Places where people gather and act as a community, for example, places of public ritual, public meeting and informal gathering places.

An understanding of place as process has been developed as a significant place exists because people continue to interact with it. (Australian Heritage Commission 1993)

4. Social heritage issues

An analysis of the relevant information has resulted in the highlighting of the following issues as important factors in determining significance:

4.1 Housing

The issue of provision of housing and access to property rights to the land has a historical significance. Historical analyses (Lucas 2004) make the point that the Khoi herders were gradually dis-appropriated of their access to grazing land and gradually incorporated into the labour force of the agricultural lands in the Valley. Slaves tended to be housed within the household or buildings surrounding the main house, e.g. stables, storehouses etc. Khoi herders were provided with housing separately. After the emancipation of slaves, the farm worker community was granted access to land in mission stations where they could provide labour for farms, as well as cultivate their own produce.

income, but also of accommodation and therefore their entire livelihood. (Interview) Workers had to be permanent to be eligible for housing. This paternalistic nature of relationship between slave-owners/ landowners and slaves/farm-workers (Lucas 2004; Worden 1985) still continues into the present. This has various impacts on how the various communities interact with each other and interact with the landscape and land-management issues.

The introduction of ownership of houses for the farm or factory-worker community has emerged since 1984. Home ownership was identified as an issue under the RFF 2000 project at this time and eventually progressed to become a new Lanquedoc house-building project. Before the development of the RFF 2000 project, workers' behaviour was controlled through employment regulation at the company-owned houses in which they lived, the prospect of home-ownership had the potential to give people freedom to do as they wished in their own homes. Many farm-workers living in housing clusters on Anglo American Farms, as well as at the hostel at Thembaletu were moved to 600 new housing units in Lanquedoc as part of this project. (Interview 2005).

Positive and negative changes have affected farmworkers' lives from 1998 onwards. These included home-ownership, but also retrenchment packages. Higher levels of unemployment emerged after retrenchment of some workers because a whole household could lose its means of subsistence as other members in the household would have been unemployed already or seasonal workers. Many migrant workers moved back to the Eastern Cape or to areas such as Stellenbosch or Paarl. Many of the new residents and homeowners in Lanquedoc still remain unemployed.

and attitudes relating to the "degree of fairness of the skin" has passed down from generation to generation and are still very explicit in the division and relationships both within Pniel and between the Pniel community and other settlements such as Kylemore and Lanquedoc. An example of oral tradition is still told today, which reflects how racialistic attitudes imposed by legislation and farmowners policies became a means of control of access to resources. The story is told that at a certain dam, there is a mermaid, who only allows people with straight hair and pointed noses to swim there. If anyone without these physical characteristics dares to swim in this dam, the mermaid would turn into a snake with a beard.

Also, divisions between permanent employees and seasonal workers have been entrenched in resource allocation in employer-granted accommodation and therefore in community relationships.

4.3 Community access to natural resources

The predominant concern expressed by the community is the perceived loss of access to the natural resources provided in the Valley. The nature of the agricultural economy has influenced a particular social economy for farmworker communities. While this has predominantly been based on both permanent and seasonal work on farms in the valley, many people have supplemented their sources of food by utilising the food sources in the uncultivated natural areas on the mountains on both sides of the valley.

People have traditionally had access to the river and mountain because of their worker status on farms. They have used the resources on the mountain for food and medicinal

bloublommetjiesalie.) and *wildedagga*, *suikertolle*, *koppel* are still collected in the Dwars River Valley for medicinal purposes today. People also collected flowers such as protea, *koekemakranke* (red and yellow) or *hiets* (small bushes with purple or light pink flowers) and *bloukrans*.

The Dwars River has been traditionally used for various purposes: drinking water, for refrigeration purposes, fishing for freshwater trout, water, swimming pools, washing clothes, picnic places, vacation purposes, (from Bethlehem, passing Kylemore, through Banhoek to Rainbow's End. People made wells on the river. Washing clothes a designated spaces on the river became a family outing for women and children which combined work and leisure activities. Swimming holes were plentiful on the river and provided facilities for the community, which were not formally provided for. It has to be emphasized here that the natural swimming pools, access to the mountain and open spaces provided recreational spaces for the community which filled the gap created by the lack of provision of municipal facilities like sports-grounds, swimming pools etc. In this way the mountain and river environment played a significant role in the community's emotional and social development. More recently more sports facilities in Pniel and Lanquedoc have been developed with the assistance of Rhodes Fruit Farms.

For those living in Lanquedoc, access to water has changed over time. Previously, water from the river was used for drinking, washing and swimming. People controlled water from the river by building their own "fontaine" for these purposes.. An irrigation system was introduced to Lanquedoc and the tradition of accessing water from the river disappeared. However, in the last year, with home-ownership,

4.6 Other significant pathways

“Drosters” path from jail on Bien Donne – path in the Dwarsriver as far as possible, then up to the mountain, then from northern part of Lanquedoc on the mountain until they reached the mountain above Rainbow’s End, then to Stellenbosch, to Jonkershoek and then perhaps to Elsiesriver.

4.7 Tourism potential of the Dwars River Valley area

In the last ten years, with the national government drive to promote tourism as a sector which could contribute to job creation and community upliftment, there has been an emergence of several projects and the development of several individuals and groups to develop cultural and heritage tourism in the area. The Pniel tourism Committee have developed tourism products based on a historical slave route and a walking route to the silver mine. The increasing awareness of tourism has contributed to an emerging awareness of the value of heritage and an increasing need for the conservation of traditional practices in narrative development and craft development. The viability and sustainability of a heritage tourism route through the valley will depend on access by the community to the mountain for its aesthetic value and also as a significant place for leisure purposes.

While the former farmworkers were trained in agricultural techniques for Rhodes Fruit Farms (Boschendal Museums exhibition 1995), limited skills exist in the community for tourism. The proposed transition from a largely agricultural industry to an economy based on the tourism industry will require a substantial investment in re-skilling of people in the community in order to meet the demands of the tourism

5. Findings:

Cultural practices

- Use of footpaths between farms, such as the Ouwapad – which would reflect the landscape with which farmworkers/ labourers/ slaves would have been familiar – provide an indication on links between communities and therefore was instrumental in the social connectedness or cohesion within the various communities in the Valley
- Footpaths and access routes to places on the Simonsberg Mountain and along the river – use of mountain as a space for leisure away from workplace is very important aspect of community culture – was a regular Sunday or holiday outing
- Use of communal dams for leisure purposes (this has changed with influx of new communities of workers with new developments)
- Visits to places of spiritual significance such as cemeteries, both marked and unmarked
- Use of and visits to places which fell outside of farmowners direct control, e.g. ruins of silver mine, abandoned houses and caves. This is entrenched in cultural practices through specific community names for places e.g. "sewe kamers", "murasie", "muragie", "ronde bult",
- Oral tradition which express notions of access and lack of access by groups in the community through fables or stories

the washing places along the river have also disappeared with changing traditions. However, the significance of these places still remain.

6. Proceedings of public participation

Issues which have emerged out of the public participation process

- Access to Simonsberg and zone traditionally used to gathering medicinal herbs, wood and pine cones for fuel – this has extremely high significance to the community
- Access to Groot Drakenstein mountain on Lanquedoc side of the river – traditionally used to gathering reeds for broom-making, as well as herbs – concern that the planned “Groot Drakenstein Eco Precinct” would deny community access to the waterfalls and the mountain
- Impact on the community’s rights to access water in the river
- Concern that construction of fences and security walls will prevent access by community to footpaths and roads which connected settlement with each other

7. Statement of social value

The cultural practices of communities in the Dwars River Valley exhibits remnants of cultural traditions of Khoisan traditions in the form of traditional practices of gathering and use of indigenous plants for medicinal purposes, even though the material evidence for Khoisan occupation of the Valley is limited. Archival history provides evidence that many people in the communities in the Valley have direct links to slaves who were known to live on the farms. The mission station of Pniel through its layout and planning provides spatial evidence of the post-emancipation period and

8. Indicators

- Development should limit the erection of fences and high walls in order to preserve the agricultural setting of the place.
- Development should not impinge on the community's historical right to access clean and potable water from the Dwarsriver.
- Development should not prevent the local community's historical access to natural resources on the mountain and in the river. Access and direct linkages between the settlement of Pniel and the Simonsberg mountainside, as well as, between Kylemore and Lanquedoc settlements and the Groot Drakenstein mountain has historic significance and should be conserved
- Development should conserve graveyards, paths and places of significance on the river and on mountainside. Interpretation of these significant places need to be done in tangible ways and ways suitable for tourism – as these are disappearing or have disappeared except in popular memory.

9. Issues for clarification:

- The servitude on the Ou Kaapse wapad

According to an interviewee a servitude exists on the Ouwad which grants the community access to the road – this historical access has been denied with new developments and erection of fences at Bethlehem

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Appendix 20: Historical Archaeological Phase 1 Survey of the
Founders Estates prepared by the Archaeological
Contracts Office (2005)

HISTORICAL ARCHAEOLOGICAL IMPACT ASSESSMENT OF THE FOUNDERS ESTATE, BOSCHENDAL

Prepared for

BAUMANN AND WINTER HERITAGE CONSULTANTS

July 2005



Prepared by

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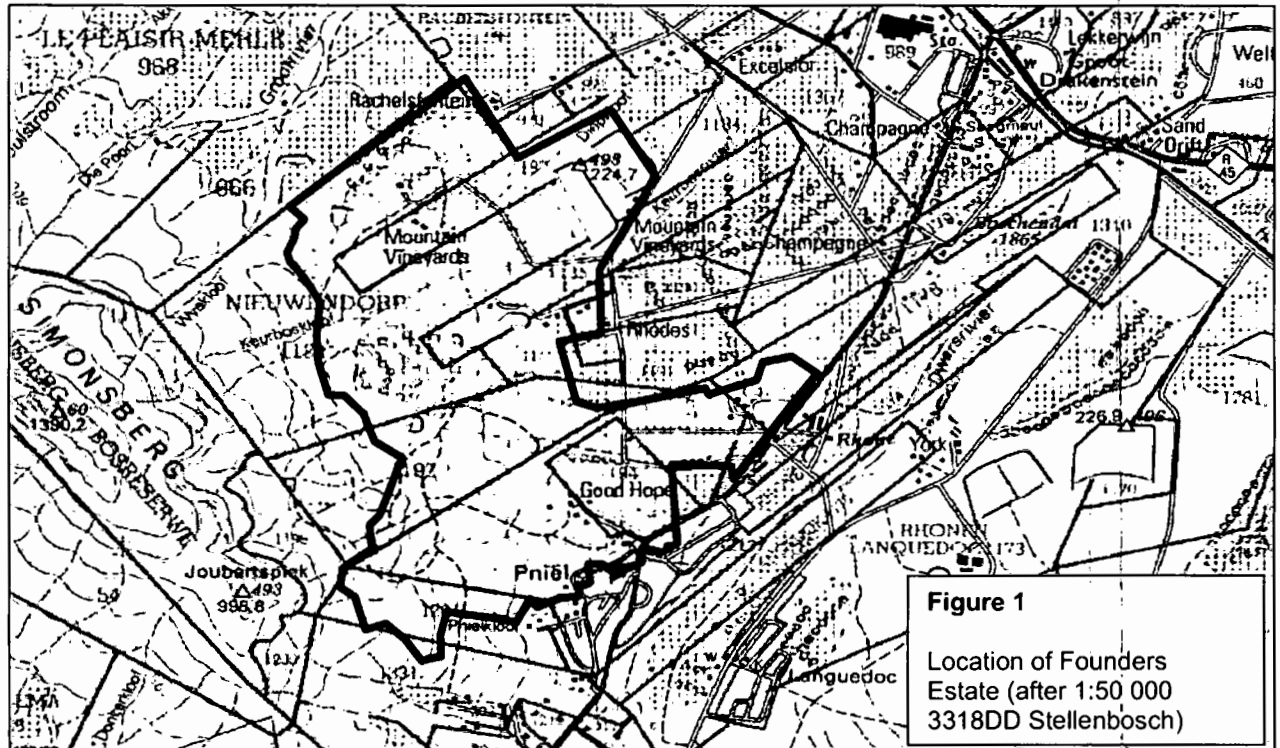
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1. Introduction

The Archaeology Contracts Office of the University of Cape Town was appointed by Bauman and Winter Heritage Consultants to undertake a phase 1 archaeological impact assessment of Rhodes Fruit Farms, Boschendal with particular reference to an area known as the Founders Estate. The *terms of reference* for the project required us to focus on colonial period archaeology only as pre-colonial archaeology, social history and built environment is being handled by other consultants. This report is therefore a contribution to a broader general heritage Impact assessment.



1.1 Description of the study area

The history of the study areas has been extensively described by Tracy Randal for the purposes of this study and is included in the HIA as a specialist report. By way of introductory summary Boschendal or Rhodes Fruit Farms is a collection of farms in the highly fertile Dwars River/Pniël Valley between the towns of Stellenbosch and Franschhoek. The area which incorporates almost the entire town of Pniël is highly historically significant as it was here that some of the earliest Cape Farms were granted to both Dutch Colonists and French Huguenots in the late 17th century. Also in the study area are the remains of the old Simonsberg VOC mining complex consisting of shafts into the mountain and a series of associated buildings and features. The present day community of Pniël has its origins associated with early slavery on the farms and mine. Cecil John Rhodes was responsible for consolidating many of the early land grants into an extensive estate which for the duration of the 20th century remained in the ownership of Anglo-American Farms. In general the area has a long history of cultivation which has continued until the present day. There are extensive vineyards (which encroach up the slopes of the Simonsberg), orchards as well as cereals grown in certain areas.

area. The publication has added enormous value and significance to the study area through the process of discovery and the linkages it illustrates with not only neighbouring communities but also the context the sites within the VOC hegemony, and later on the British Colonial period. Hennie Vos of Stellenbosch Museum has also produced a number of unpublished reports on the historic farms and recently, a conservation commentary on the Silver mine complex. In essence the archaeological significance of the study area is well established. Given this, it is not within the scope of this report to furnish new knowledge but rather to frame what is known within the context of heritage impact assessment and further conservation.

Lucas
Vos

2. Study Method

Founders Estate was visited over a period of a week by Archaeologists Tim Hart (MA archaeology) and Liesbet Schietecatte (MA, Msc archaeology). Background studies undertaken by specialist consultants on built environment and history were extremely useful in isolating areas of potential historical significance. The previous studies by Gavin Lucas were invaluable resources as many of the archaeological sites identified by his team could not be relocated today given the intense black wattle growth on the slopes of the Simonsberg.

2.1 Restrictions

The owners provided unrestricted access to the Founders Estate, most parts of which were accessible through a network of farm roads. Being a well watered area, plant growth is intense and in many areas the ground surface was covered by grasses. Ground surface was visible in vineyards and orchards. The site of the silver mine complex which lies on the upper slopes of the Simonsberg is mostly uncultivated but over grown by virtually impenetrable stands of invasive alien plants. Lucas was extremely fortunate to be able to exploit the aftermath of a veld fire which made ruins and other long lost archaeological material visible. In the last three years alien plant growth in the wake of the fire has accelerated enormously obscuring the bulk of archaeological sites found by Lucas. We were only successful in relocating the more conspicuous larger sites. Vegetation clearing will be necessary to achieve anything further.

3. Findings

3.1 Areas of historical archaeological sensitivity on the Founders Estate.

As defined by the NHRA 25 of 1999 archaeological material consists of the remains of human settlement and activity which is more than 100 years of age. Since complete built structures are separately addressed, this report will focus on historical artifact scatters, activity areas, ruins and foundations.

3.2 Nieuwedorp

3.2.1 Rhodes Cottage and surrounds

It has been hypothesized that the original Nieuwedorp homestead was built on this site in the early 19th century but demolished when Sir Herbert Baker built Rhodes's Cottage in 1902. Unfortunately there are no visible traces of archaeological material on the surface in the immediate vicinity of the cottage. The survey diagramme of the 19th century suggests that a structure existed roughly immediately behind or on the site of Rhodes Cottage. This is a likely candidate for the original Nieuwedorp homestead and *werf*. There are no immediate

surface indications of this structure, however it is quite probable that foundations exist below surface.

3.2.2 The Annex of Rhodes Cottage

This small separate cottage contains early elements. It is said to have been a mill that was once associated with Nieuwedorp farmstead. A nearby *leiwater* may once have led water to a mill race, although there is no immediate evidence of this. A closer examination of the Annex that involves excavation and fabric analysis may be able to verify if the structure was in fact a mill in the past.

3.2.3 Barn

The area around the Nieuwedorp Barn appears to contain old building rubble and evidence of earlier construction in the general vicinity. Within the barn there is the possibility that original architectural details exist below the floor surface. Archaeological excavation and fabric analysis will be able to shed light on the early phases of the structure and reveal its uses.

3.3 Other possible areas of sensitivity

Certain areas marked on Figure 2 are considered to be potentially sensitive in that there may be below surface features and deposits that could be impacted by development activities. There are areas where there are alignments of oak trees which may indicate the presence of a demolished structure or fragments of walling. Zones (red lines) have been marked around these areas. Development activities within the demarcated zone need to be preceded by a focused archaeological sensitivity assessment which could involve trial excavations.

3.4 Goedehoop

The Goedehoop homestead, *werf* and associated structures as a complex have already been demonstrated by Lucas and Vos to be of high archaeological sensitivity. The main reason for this is that complex has been shown to contain a more or less complete archaeological sequence from the earliest period of the farms existence until the present day. Lucas located what he believes to be the buried remains of one of the earliest structures situated between the Slave lodge (annex) and the 1821 homestead. Furthermore artefactual material is plentiful both within and outside the existing *werf* wall. As yet, little is known about the developmental sequence of various individual structures such as the main house, annex, stables and mill building – all of which have high archaeological potential.

On a site such as Goedehoop impacts to heritage material can occur as result of even minor interventions: for example replacing

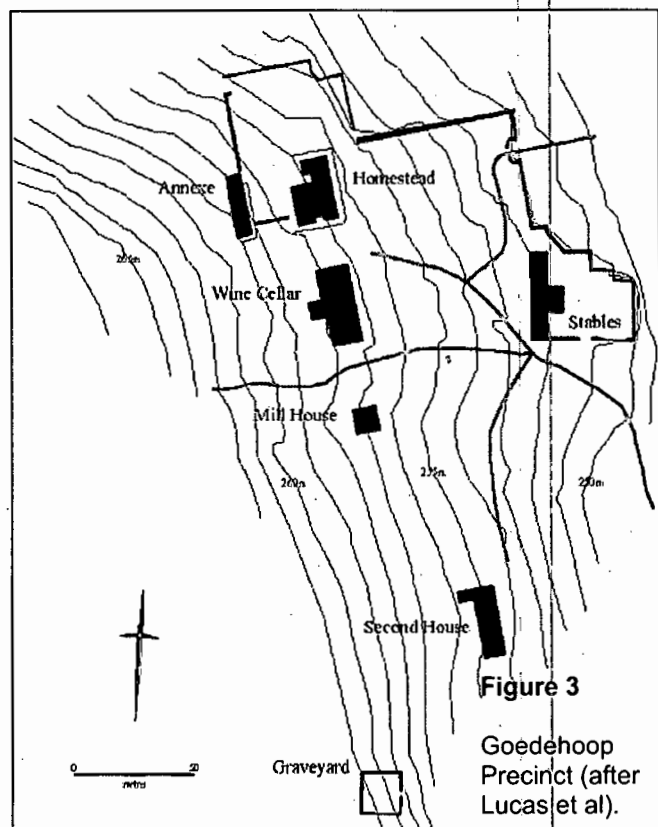


Figure 3

Goedehoop
Precinct (after
Lucas et al.)

In reality the significance of this structure is not very well understood. It is certainly clear that its construction method contrasts to the comparatively rudimentary building methods used for Muller's own house. This is a clear indication either Muller was not responsible for construction of the mill, or that he did establish the mine in good faith devoting a high portion of his budget in building this facility rather than spending it on his own home. What is clear is that a lot more work is needed to explain the age, function and purpose of this enigmatic structure. If indeed this is a mill associated with the mine, then we must assign it a high degree of significance as it would be the only and earliest building of its kind in South Africa. The site begs substantial archaeological investigation and conservation.

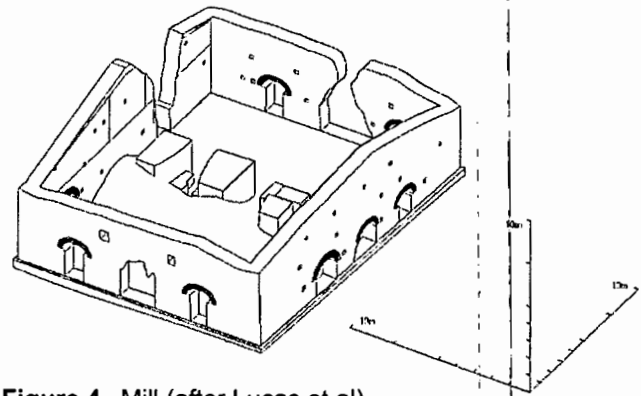


Figure 4. Mill (after Lucas et al)

3.6 Aspects of the mining site on proposed communal land

3.6.1 Mullers house and associated ruins

Muller's house has been comprehensively excavated by Lucas who succeeded in collecting a significant amount of artifactual material and exposing the ruins themselves. At the time of this inspection, Lucas's excavations were still open, alien vegetation was beginning to take hold again despite the clearing efforts of Jill Sutton and her hackers. The ruins, which consists of stone and mud walls and brick paving is entirely exposed to the elements and is therefore under immediate threat. It is expected that in the not-too-distant future wall collapse will take place with the eventual loss of standing structure within a few years. Once the roof and waterproof outer plaster layer has eroded from a structure such as this, deterioration through water erosion will accelerate. While local eradication of alien vegetation

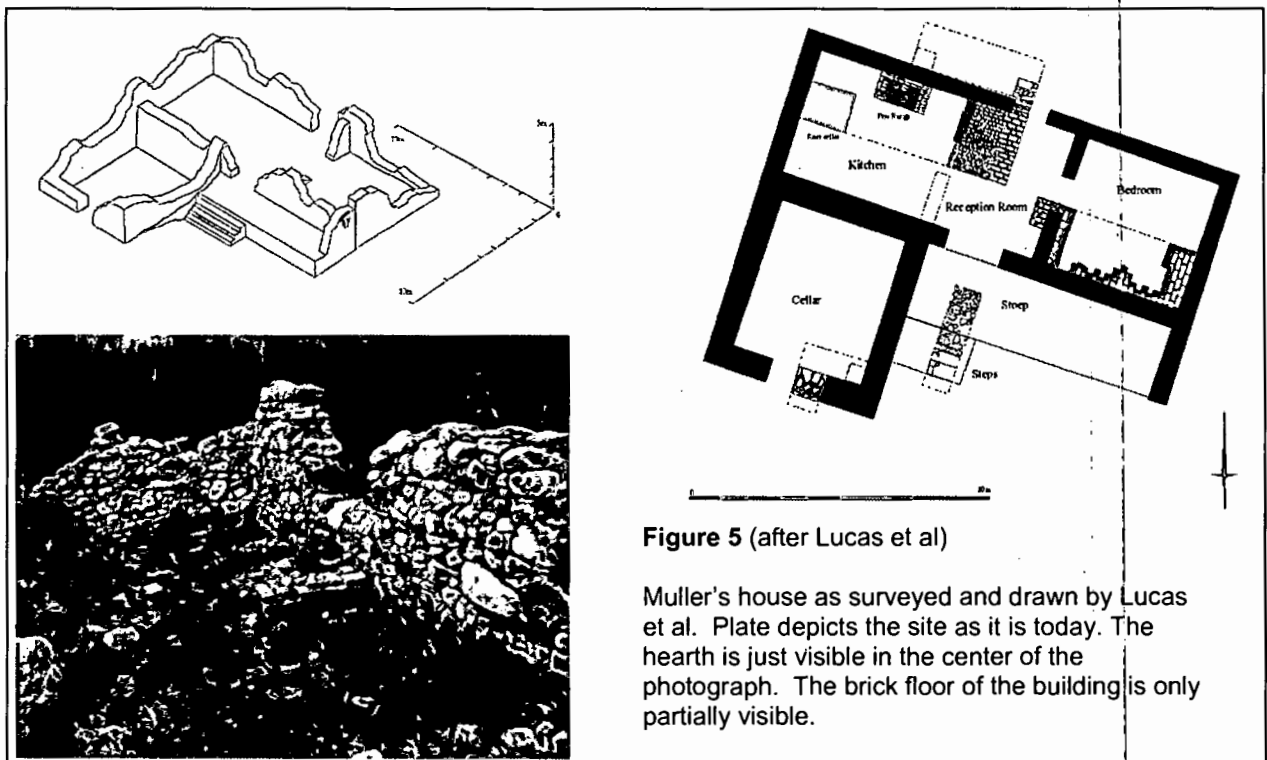


Figure 5 (after Lucas et al)

Muller's house as surveyed and drawn by Lucas et al. Plate depicts the site as it is today. The hearth is just visible in the center of the photograph. The brick floor of the building is only partially visible.

3.7.2 Veld Management

It is clear that the unproductive land above the proposed Founders Estate has been somewhat neglected in the past in that alien plant growth has been allowed to proliferate without control. This has diminished the significance of the heritage material by:

- Hiding heritage sites under impenetrable plant cover
- Impacting heritage sites through root movement and falling trees and branches
- Creating circumstances where high temperature veld fires crack stone work and plaster and diminish indigenous plant cover leading to fabric erosion and degeneration
- Obscuring ancient roadways and disrupting connectivity between site elements.

Unfortunately alien growth has reached such proportions that control of this is going to be a major long term operation. There is a concern that donation of the land to public use is an abrogation of responsibility to good land management and that the *status quo* will continue. It is likely that alien control in this situation has reached a point where eradication is beyond the scope of volunteer weekend hacking groups or volunteer community organisations. With the best will in the world, community organizations may be able keep selected ruins clear of plant growth on an ongoing basis provided that there are continuous commitments to do this. In reality effective control is going to require long term mitigation, substantial capital, equipment and professional input.

3.7.3 Conservation of standing ruins

Ruins are notoriously difficult conserve, not only in terms of the maintenance of the physical fabric of the ruin, but also defining the underlying philosophy. Conserving a ruin means attempting to stop the passing of time in its tracks, or at best slowing down natural and inevitable processes. To achieve this always requires some form of modern intervention using contemporary material and skills, which immediately compromises the originality of fabric depending on the extent of the intervention. If a person or a community decides that a ruin should be conserved, it must be accepted that overtime the ruin will change with additions of necessary modern material, and that eventually it can become a modern construct. The payoff of this is that although original fabric may be altered, the place remains significant and the material remains, whether they are original or contemporary represent an historical course of events.

The only way to slow down the deterioration of a ruin is to construct a weather proof housing around it which is a costly exercise which can involve visual impacts. The next best thing to do is to ensure that eroded areas are checked, walls are capped with modern cement (as opposed to trying to fake original material) and if necessary, walls are pointed with modern mortar. Generally the process of maintenance can be expected to be ongoing.

4. Conclusion

The development of Founders Estate will have limited direct impacts to historical archaeological material. This mostly controllable through appropriate mitigation measures and good conservation practice. What is of concern are indirect impacts that can result from the way in which those portions of the site that contain historical resources are managed and utilised in the future. Particular reference is made to maintenance of the mill ruins and ensuring that there are rights of access across private leasehold land to the mill site. It is important that linkages are maintained between all the elements of this early industrial landscape.

4.6 Essential elements of a typical Conservation Plan

- Understand the material remains of the site/place/object and its history.
- Identify and assess the significance of the site/place/object within the local, regional and international context.
- Identify the ways in which the site/place/object is vulnerable.
- The plan will define issues in terms of the current status of the site/place/object - its physical state, ownership, legal status and management issues.
- The plan will outline scenarios for maximum acceptable intervention (reconstruction, restoration or adaptive reuse) in terms of identified significance and vulnerability.
- The plan will setup a conservation policy containing guidelines for alteration of fabric, reconstruction of components, and presentation of the site to the public and adaptive reuse of associated structures.
- Depending on the outcome of discussions with the various groups involved, the plan will suggest a way forward in terms of management, heritage contracts and agreements with the property owner.

Appendix 21: Precolonial Archaeological Phase 1 Survey of
Boschendal Farmlands prepared by the Agency for
Cultural Resource Management (2005)

**ARCHAEOLOGICAL ASSESSMENT
PROPOSED DEVELOPMENT OF BOSCHENDAL LANDS
DWARS RIVER VALLEY**

Report prepared for

DOUG JEFFERY ENVIRONMENTAL CONSULTANTS (PTY) LTD

By

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**JULY
2005**

With regard to the development of the Boschendal Lands, the following essential mitigation measures must be included in the Construction Environment Management Plan for the proposed project:

- Construction activities such as bulk services, earthworks and excavations within the existing historic farmyard precincts should be monitored by a professional archaeologist.
- Should any middens or dumps containing ash, glass/glass bottles, ceramics, metal items, bone or any other domestic refuse, or any building foundations, or stone walling, be uncovered or exposed during the course of construction activities within the historic farmyard precincts, work should cease and an archaeologist immediately informed. Archaeological mitigation in the form of excavations and sampling may likely be required.
- Contractors, plant operators and workers should be informed what to look out for during construction activities within the historical farm precincts.
- Should an Environmental Control Officer (ECO) be appointed, he/she should be briefed by a professional archaeologist what to look out during construction work within the werf precincts.

Key words: precolonial archaeology, Early Stone Age, graves

4. to assess the status and significance of any impacts resulting from the proposed development; and
5. to identify mitigatory measures to protect and maintain any valuable precolonial archaeological sites that may exist within the effected Boschendal lands.

3. THE STUDY SITE

A 1:50 000 locality map of the study area is illustrated in Figure 1.

A conceptual site development plan is illustrated in Figure 2.

The Boschendal lands, covering nearly 3000 ha are situated in the Dwars River Valley, Stellenbosch.

At least 75% of the proposed development will take place in already developed and highly modified and altered agricultural lands (Figures 3-5). The remaining 25% are currently managed as a Conservation Area, much of which is infested by alien vegetation.

4. APPROACH TO THE STUDY

4.1 Method of survey

The approach followed in the archaeological scoping study entailed a vehicle and foot survey of the affected Boschendal lands. This included a targeted survey of the proposed development as well as an assessment of the existing Conservation Areas.

Given the large study area, the archaeological baseline study identified a number of focus sites within the surrounding landscape.

These included:

- Disturbed and modified areas such as orchards, vineyards and existing agricultural lands
- Dams and their immediate surrounding areas
- Farmyards and farmsteads
- River and floodplains
- Burnt and other exposed areas
- Roads
- Quarries and excavations.
- Existing conservation areas

A desktop study was also undertaken.

The fieldwork and assessment took place over 3 days in January and May 2005.

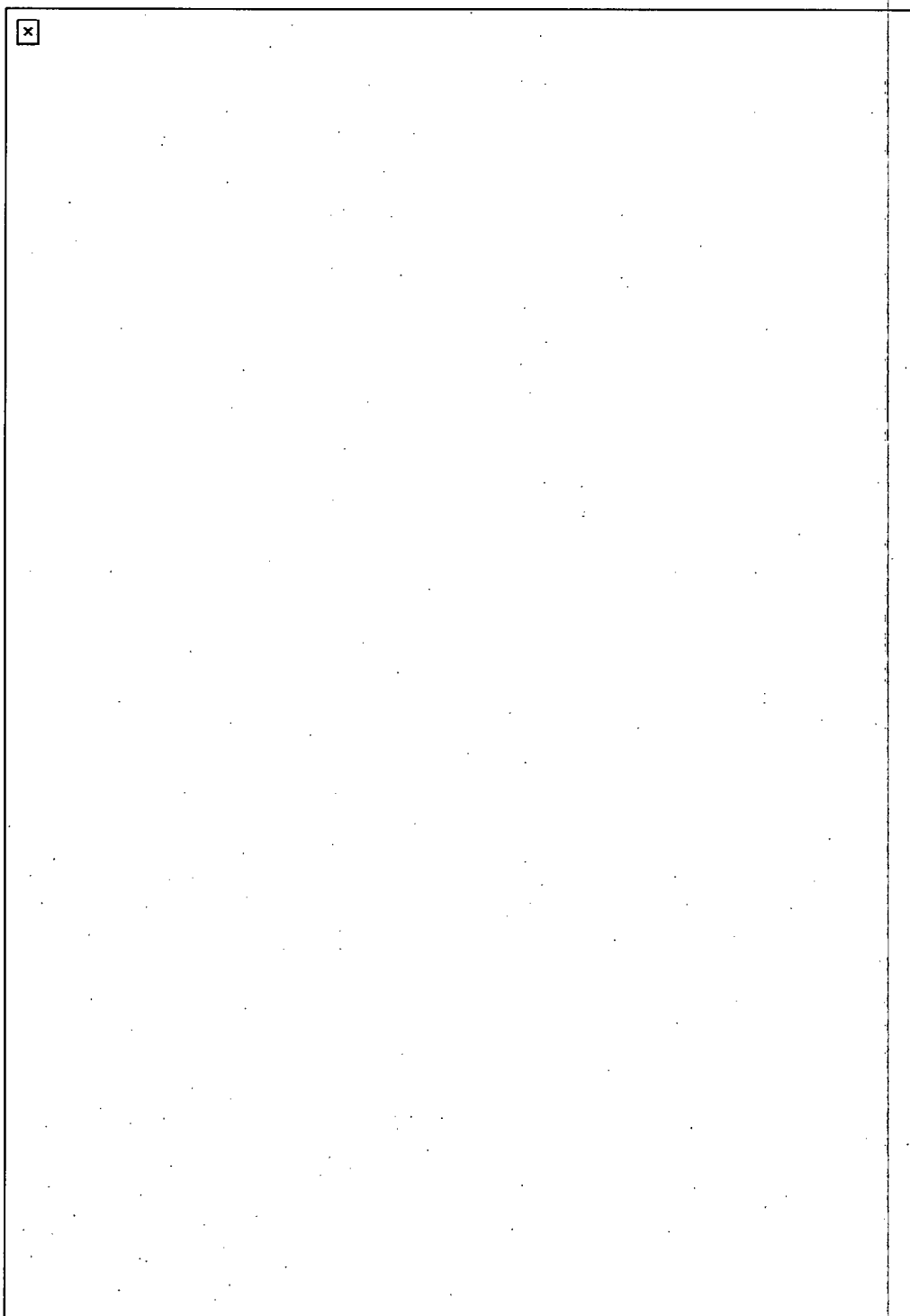


Figure 2. Concept development plan.



Figure 5. View of the study area taken from the Simonsig Nature Reserve.

5. LEGISLATIVE REQUIREMENTS

5.1 The National Heritage Resources Act (Act No. 25 of 1999)

...any development or other activity which will change the character of a site exceeding 5 000m², or the rezoning or change of land use of a site exceeding 10 000 m², requires an archaeological impact assessment in terms of the National Heritage Resources Act (No. 25 of 1999).

5.1.1 Structures (Section 34 (1))

No person may alter or demolish any structure or part of a structure which is older than 60 years without a permit issued by Western Cape Heritage, the responsible provincial heritage resources authority.

5.1.2 Archaeology (Section 35 (4))

No person may, without a permit issued by Heritage Western Cape, destroy, damage, excavate, alter or remove from its original position, or collect, any archaeological material or object.

6. CONSTRAINTS AND LIMITATIONS

The existing Conservation Areas, with reference to the Old Bethlehem Conservation area, and the Groot Drakenstein Eco Precinct, are infested with alien vegetation, resulting in low archaeological visibility. The Simonsberg Nature Reserve comprises mainly indigenous veld.

Otherwise, there are no other archaeological constraints associated with the proposed project.

7. IDENTIFICATION OF POTENTIAL RISKS

There are no potential precolonial archaeological risks associated with the proposed project, although bulk earthworks and excavations may uncover or expose ancient Stone Age tools.

More importantly, however, historical middens (or archaeologically valuable rubbish dumps) relating to the colonial period and its impact on the surrounding environment, may be uncovered or exposed during bulk earthworks and excavations for services in the historical farmyard precincts.

Construction of a possible new road and bulk earthworks may also impact on known/unknown graves in the study area.

8.1 Graves/burials

During the course of the survey, at least a dozen graves were located in a recently burnt forest of Poplar Trees, alongside a gravel farm road close to the historic Lanquedoc Village, and to the east of the Sewerage Works (Figures 6-9).

A GPS reading for the site, set on Map Datum WGS 84, is S 33° 54 191 E 18° 57 697.

It is assumed that the graves are those of deceased farm laborer's/villagers of Lanquedoc, although this was not confirmed by the archaeologist.

The graves appear to be formally arranged in rows and comprise raised mounds of earth packed with rounded river cobbles. Some of the mounds have collapsed inwards as a result of the heat from the recent fires. Unmarked head and footstones (of large river cobbles) presumably denote Christian burials. None of the graves are marked. Modern domestic items such as small broken glass jars, and broken bottles, were noted on some of the grave mounds, indicating at least recent visits and maintenance and care of the site. Several pieces of marine shell, including a large Trough shell (Lutraria lutraria) and a limpet fragment, were also noted.

All grave/burial sites are assigned a high local significance rating.

Note: the affected area will not be developed, but (if necessary), a road may be constructed in the area which may damage or disturb the graves.

In terms of Section 38 of the National Heritage Resources Act (No. 25 of 1999);

- ☐ Ownership and origin of the graves must be established.
- ☐ Communities living in and close to the study area must be consulted as to the whereabouts, origins and ownership of other burial sites (including both formal and informal⁴), as well as the identification of cultural and religious interest sites and places.

⁴ Several graves were recently found 'hidden' on the farm L'Ormarins in Franschoek.

9. IMPACT STATEMENT

Given the already highly modified and disturbed context of the receiving environment, the impact of the proposed development of the Boschendal lands on precolonial archaeological heritage remains is likely to be low to negligible.

The probability of locating significant precolonial archaeological heritage remains during implementation of the project is also likely to be improbable.

The receiving environment is not considered to be archaeologically sensitive, vulnerable or threatened.

Middens and dumps relating to the colonial period may, however, be uncovered or exposed during bulk earthworks and excavations in the historical farmyard precincts.

10. MITIGATION MEASURES

With regard to the development of the Boschendal Lands, the following essential mitigation measures must be included in the Construction Environment Management Plan for the proposed project:

- Construction activities such as bulk services, earthworks and excavations within the existing historic farmyard precincts must be monitored by a professional archaeologist.
- Should any middens or dumps containing ash, glass/glass bottles, ceramics, metal items, bone or any other domestic refuse, or any building foundations, or stone walling, be uncovered or exposed during the course of construction activities within the historic farmyard precincts, work should cease and an archaeologist immediately informed. Archaeological mitigation in the form of excavations and sampling may likely be required.
- Contractors, plant operators and workers should be informed what to look out for during construction activities within the farm precincts.
- Should an Environmental Control Officer (ECO) be appointed, he/she should be briefed by a professional archaeologist what to look out during construction work within the werf precincts.

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Yates, R. & Manhire, A. 1997. Archeological survey of a dam site in the Franschoek area. Report prepared for Ninham Shand Environmental and Engineering Consultants. Archaeology Contracts Office, Department of Archaeology, University of Cape Town.

Appendix 22: Detailed Assessment of Goede Hoop Farm
Complex and the Silvermine Landscape prepared
by Sarah Winter & Nicolas Baumann

ID NO: 00001
MAP REFERENCE:
AUTHORSHIP ID: SW
DATE OF ENTRY: June 2005

SITE NAME: Silvermine
ALTERNATIVE NAME: *Goede verwachting*

LOCATION:
Property no: Farm 1674/1 and 1674/5
Geographical area: Dwars River Valley
Study precinct: Upper Simonsberg Slopes

OWNERSHIP DETAILS:
Current ownership: Boschendal (Pty) Ltd
Previous ownership: Anglo American Farms (Pty) Ltd
Address of current owner: Boschendal Estate, P O Box 25, Groot Drakenstein, 7680
Contact person: Development Director: Graham Johnson
Contact number: (021) 870-4200

TPOLOGY:
Use type: Industrial
Structure: Mineshafts; dwelling; storerooms; water mill/stone crushing complex; smithy; furnaces; labourer's quarters; dwelling; kraal

Landscape: Relic landscape
Composition: Complex

CHRONOLOGY:
Construction date: 1743-1748
Periodization: Dutch
Thematic representation: Mining and processing of minerals; Dutch capitalism and colonial trade; industrial/mining technology; industrial archaeology; vernacular architecture/settlement; slave/wage labour

PREVIOUS RESEARCH:

In 1982 architectural historian, James Walton, visited the lower ruins (Site 1) and suggested that it had been used for smelting. In 1992 archaeologist, Hennie Vos, visited Site 1 and suggested that the large building, known locally as the 'mill' was not contemporary with the mining operations. He also produced a conservation commentary on the silvermine complex.¹ In 1999 historical archaeologist, Gavin Lucas, carried out a full survey at Site 1. In 2000 he conducted a survey and limited excavations at the upper ruins (Site 2). The mineshafts were also visited on two occasions and their position mapped, though no detailed survey was conducted. The results of the work carried out by Lucas on the mining settlement is included in a research report entitled *Farm Lives* (2003) and a publication of a book entitled *An Archaeology of Colonial Identity. Power and Material Culture in the Dwars River Valley, South Africa*.² It is this previous research undertaken by Lucas and his team, which is extensively referenced in this catalogue entry. For the purpose of the Boschendal Heritage Assessment the Archaeological Contracts Office (ACO) of UCT recently undertook a review of the existing research material on the silvermine sites and framed what is known about these sites within the context of a heritage impact assessment and further conservation. Tim Hart of the ACO has recently prepared a Phase 1 Archaeological Impact Assessment report including the silvermine.³

DESCRIPTION:⁴

The mine was named *Goede Verwachting* ('Good Expectations'). The funding of the operation came from its 22 shareholders - not only were they local burghers they also included the most high ranking officials of the VOC government at the Cape and the Governor General of the VOC in Batavia. Between 1743 and 1748 the shareholders invested thousands of rixdollars in return for nothing but quartz.

On average during its peak the mine works housed 22 Company men and 18 slaves. Being sent to the Simonsberg would have been reserved for the lowest labour in the hierarchy. Construction included three major buildings - an ore processing facility, a smelthouse and a water mill. In addition there were two small furnaces, a coal store and smokehouse, a smithy and a dwelling house. Other structures mentioned in the records include storage blocks, enclosures for livestock and labourer's quarters.

Two main phases of mining are evident. An early phase focused on the upper level of the Simonsberg consisting of seven different shafts or tunnels on three levels, which were worked between 1743 and 1745. At the beginning of the 1746, these were more or less abandoned. A later phase of mining was much lower down the slopes closer to the mining quarters.

Two phases in the mining settlement are also evident. Site 2 is probably mostly associated with the early phase of building work (1743-1745) and Site 1 is probably mostly associated with a later phase of building work (1745-1747), in which the records indicate - a smelting oven, 'water building', coal store and smoke house.

The nature and scale of the recorded structures generally indicate a spatial separation of working and living areas. While some small-scale industrial activity seems to have occurred at Site 2, especially some smelting and iron working, it seems that the main industrial activity was intended to occur on another site. Further spatial separation is indicated in the Site 2. On the eastern side lie Muller's house, the kraal and storerooms and the western side lie the labourer's quarters and the smithy. This spatial separation is reinforced in terms of the artefactual assemblage related to Muller's house and the labourer's quarters.

Throughout the mining operation, Muller maintained that the ore he was mining, contained silver, and later copper and finally gold. When it eventually dawned on the shareholders they had invested in a complete failure, Muller was bought back to Cape Town and after been found guilty of fraud was sentenced to banishment from the Cape.

By the time the silvermine operations had started much of the valley was claimed by farms, which were spread out along the valley floor. The mining operation must have stimulated the local economy in terms of the provision of supplies by the local burghers.

After the abandonment of the silvermine settlement, the empty houses and mineshafts remained in government ownership until 1822. Evidence suggests that the houses were used long after the silver mine was closed, at least until the early 19th century. Evidence suggests that the buildings may have been illicitly used, if not inhabited by slaves as a place to explore beyond the controlled space of werf and slave lodge. The mine sites have been known in local memory since the events themselves with most people in the community of slave descendents knowing of their presence and location. Certainly the enduring use and exploration of this 'wilderness landscape' is evident as place for collecting wood and other natural foodstuff. In more recent times, people escaping the police used the mineshafts as hideaways. The significance of the mineshafts as an important place in local history is evident in the local graffiti (mostly people's names), which covers the outer face of the main upper mine entrance.

On the promontory above the mill ruins the remains of a 19th century cottage and impressive terraced garden, which has the appearance of a retreat; possibly used by members of the de Villiers family who owned Goede Hoop. It was built largely from stone robbed from the 18th century ruins and was in use until the 1920s or 1930s.

After Rhode's death in 1902, his agent Lewis Mitchell transferred the land on which the silvermine settlement was located to a newly formed subsidiary of de Beers, Rhodes Fruit

- It being built across a system of terraces in response to a steep sloping topography
 - Its proximity and alignment in relation to water.
 - The extensive use of local stone for construction purposes.
 - The spatial differentiation of living and workings areas and of the living quarters of the foreman and his workers.
 - The architectural form and layout of its structures.
 - The mill building, possibly one of the only and earliest buildings of its kind in South Africa.¹⁴
- Its continued significance to the local community as a landscape of memory, retreat/exploration and natural resource utilization.
 - Its extreme location high on the slopes of the Simonsberg as an exception to the predominant historical settlement pattern located on the lower mountain slopes and riverine terraces of the Dwars and Berg Rivers and which is reflective of a large-scale industrial intervention driven by a desire for silver (wealth) and enabled by access to labour and capital.
 - A prominent location at the interface between cultivated mid-slopes and upper rock face and this its contribution to the high iconic quality of the Simonsberg.
 - Its strongly reflects labour practices associated with an 18th century industrial operation, i.e. the incredibly strenuous (and dangerous) nature of the manual work involved, the attested tyrannical approach of its foreman towards his workers and the clear evidence of a separation of between labourers and their foreman.¹⁵
 - A landscape of recognised national and internal archaeological research significance. Of high archaeological research potential especially in terms of the substantial investigations still required to determine the age, function and purpose of the mill complex, the full extent of the settlement and linkages across the landscape and the potential for revealing further buried/hidden evidence and the nature of its significance. Of critical importance is the contribution of the field of historical archaeology to the appropriate future management of this landscape.¹⁶
 - Also of major significance to local tourism and heritage awareness/educational potential.

SUGGESTED GRADING: Grade 1

VULNERABILITY:

The site is highly vulnerable in terms of the following:

- The most urgent problem is the dense growth of alien vegetation since the 2000 fire. The ruins are highly overgrown with invasive alien vegetation, which is resulting in structural damage. This is especially the case of the mill ruins, where the vegetation poses a series threat to their stability with tree trunks and roots pushing against the walls. Extensive damage has already been done to the mill ruins by fallen trees.¹⁷
- There is a lack of visibility of the upper and lower mine works related to being overgrown with vegetation. The proliferation of uncontrolled alien plant growth has also diminished heritage significance in terms of hiding heritage sites under impenetrable plant cover and obscuring ancient roadways and disrupting connectivity between sites.¹⁸
- A high rate of deterioration of the ruins has been noted over the past few years.¹⁹
- Despite recent efforts by a team of volunteer hackers to clear the vegetation around Muller's house and associated ruins, the vegetation is beginning to take hold again.²⁰ The ruins are entirely exposed to the elements and it is expected that in the near future wall collapse will occur with the eventual loss of standing structures. While local eradications of the alien vegetation has restricted root movement in the foundations of the structures, greater exposure to driving winter rains has also resulted.²¹
- There are issues of safety related to the mineshafts in that there are vertical shafts in excess of 20m. This is a risk to the visitor and liability to the land management authority.²²

- Ensure integration of a public and private land management/funding responsibilities/liabilities, i.e. especially in terms of the intention of the developers to "donate" upper slopes to the community. In this regard:
 - Ensure that the integrity of linkages between sites is retained and thus the cohesiveness of any visitor experience.
 - Ensure that the donation of "alien infested" land to the public is not an abrogation of responsibility to good land management. There is a need to make provision for such a community-based management body to provide commitment to long-term mitigation, substantial capital, equipment and professional input.³¹
- Establish an appropriate conservation philosophy towards the stabilisation of the standing ruins taking into consideration that:
 - The conservation of ruins always requires some form of modern intervention, which will result in a modern construct over time.
 - There are costs involved in slowing down the deterioration of a ruin, either through the construction of weatherproof structure around it or ensuring that eroded areas are checked, walls are capped and pointed. Generally the process of maintenance can be expected as ongoing.³²

HISTORICAL DIAGRAMS:

See various attachments.

ENDNOTES/REFERENCES:

¹ Vos, H. (2004) *Zilvermijn at Simonsberg*. Unpublished report

² Lucas, Gavin (2003)

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³ Hart, Tim (2005) *Phase 1 Archaeological Impact Assessment of the Boschendal Founders Estates*. Prepared for Boschendal (Pty) Ltd by the Archaeological Contracts Office.

⁴ Lucas (2003; 2004)

⁵ Hart (2005)

⁶ Lucas (2003; 2004)

⁷ Lucas (2003; 2004)

⁸ Lucas (2003; 2004)

⁹ Vos (2004)

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¹¹ Lucas (2003; 2004)

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¹⁴ Hart (2005)

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¹⁶ Hart (2005)

¹⁷ Gertenbach, Marianne (2004)

Record of Site inspection & Discussion: Visit to Silvermine & Associated Ruins on the 5th October 2004. Unpublished report.

¹⁸ Hart (2005)

¹⁹ Gertenbach, Marianne (2004)

²⁰ As part of an education project, Gill Sutton, a teacher from Bridge House School and her school groups started clearing around Muller's house and associated ruins, while Andrew Lambrechts has more recently done some extensive clearing work.

²¹ Hart (2005)

²² Hart (2005)

²³ Gertenbach (2004)

APPENDIX 17.2

ID NO: 00002
MAP REFERENCE:
AUTHORSHIP ID: SW
DATE OF ENTRY: June 2005

SITE NAME: Goede Hoop
ALTERNATIVE NAME: Good Hope

LOCATION:
Property no: Farm No 1194 and No 1192
Geographical area: Dwars River Valley
Study precinct: Simonsberg Slopes

OWNERSHIP DETAILS:
Current ownership: Boschendal (Pty) Ltd
Previous ownership: Anglo American Farms (Pty) Ltd
Address of current owner: Boschendal Estate, P O Box 25, Groot Drakenstein, 7680
Contact person: Development Director: Graham Johnson
Contact number: (021) 870-4200

TYPOLOGY:
Use type: Agricultural
Structure: Farm werf: homestead; annexe; wine cellar; millhouse; manager's house; cemetery; stables; bell tower; cottage
Landscape: Agricultural productive landscape
Composition: Complex

CHRONOLOGY:
Construction date: Mid 18th century; mid 19th century; early 20th century
Periodization: Dutch; British; Union
Thematic representation: Early pioneer farming; slavery/indigenous wage labour; family/marital/landownership networks; agricultural transformation/prosperity associated with a growing shift from cereal/livestock to wine farming; evolution of a local vernacular architecture/settlement and Cape farm werf tradition; Cape Dutch architecture as an expression of a new landed gentry of the 18th/19th centuries; emancipation/mission settlement; RFF management/institutional ownership.

PREVIOUS RESEARCH:

In 2000 historical archaeologist, Gavin Lucas, carried out archival research, surface collections and limited excavations on the Goede Hoop farm complex. The results of the work carried out by Lucas and his team on this site are included in a research report entitled *Farm Lives* (2003) and a publication of a book entitled *An Archaeology of Colonial Identity. Power and Material Culture in the Dwars River Valley, South Africa*.¹ It is this previous research undertaken by Lucas and his team, which is extensively referenced in this catalogue entry. Also extensively referenced is more recent archival research undertaken by Hennie Vos in 2004 on the ownership history of the property and a detailed built fabric analysis of the stable complex. This investigation is included in two unpublished reports entitled *De Goede Hoop Farm, Dwars River Valley, Drakenstein (Report 2) Historical Survey of the Owners* and *De Goede Hoop Farm, Dwars River Valley, Drakenstein (Report 1) Structural Investigation of the Outbuilding (Stables) of the early 18th century*.² For the purpose of the Boschendal Heritage Assessment the Archaeological Contracts Office (ACO) of UCT recently undertook a review of the existing research material on Goede Hoop farm complex and framed what is known about this site within the context of a heritage impact assessment and further conservation.

The building has the remains of fire damaged, 18th century joinery and some beams of uncertain origin. Many new openings have been added, although some evidence of the historical openings is provided in an Elliot photograph. The walls have been raised and the steep altered.¹⁵

Cellar:

Adjacent to and south of the house is the wine cellar with a gable dated c 1832. The "side slip" of the winged scrolls is characteristic of that period. The cellar is T shaped and has three end-gables with pointed caps and combinations of convex and concave curves.¹⁶ According to Hennie Vos¹⁷, this building contains evidence of an earlier 18th century rectangular cellar structure built during Abraham de Villier's ownership.

Mill house:

Adjacent to and south of the cellar is a small house generally presumed to have been a mill house. Its wheel and machinery are now gone. Evidence suggests that its construction is contemporary with the new homestead and cellar, i.e. early 19th century.¹⁸

Stables:

The stables outbuilding to the east of the werf lies on a very different alignment to the rebuilt homestead, cellar and mill. Its alignment follows that of the buried structures located to the rear of the homestead and is probably of a similar date.¹⁹ According to extensive research carried out by Hennie Vos²⁰ on the chronological development of the building, it was first erected as a barn-cellar in c 1725, extended in the mid-18th century to form a livestock enclosure, altered in c 1800 as a cellar and stables, altered in the late 19th/early 20th century as a fruit packing and storage facility and cottage, and then again in the 1920s as stables. It consists of a complex layer of repairs and additions and may have once stood as a ruin for a period. It is probably the oldest standing fabric on the site.

House:

According to Gavin Lucas²¹ this dwelling dates to the mid-late 19th century and is clearly influenced by the English style in terms of its internal organisation, but also with mixed Cape Dutch style elements. The house is symmetrical with a central door leading into a wide hall with a room off each side. At the centre back of the house is a wide, open room more reminiscent of Cape Dutch configuration, i.e. the *agterkamer*. According to Hennie Vos²², the building contains 18th century/early 19th century fabric.

Cottage:

Of the later quitrent lands associated with Goede Hoop, i.e. 1192, 1193, 1199, the only structures of any antiquity are those associated with the silver mine settlement and industrial works. One of these sites is the remains of late 19th century cottage, which overlooks the farm werf and is located on the promontory above the mill structure. While documentary or oral history has been found on this cottage, Gavin Lucas and his team carried out archaeological investigations in 1999.²³

The cottage lies east-west along a natural ridge which has been terraced on the front and sides. The promontory is adorned with garden vegetation (oaks, roses and figs), which have now turned wild. Various episodes of rebuilding are evident. The use and construction of the building dates from the mid 19th century and it was probably abandoned in the early 20th century. The front of the structure could have earlier origins, possibly even be part of the 18th century industrial complex. Although it seems that the structure was largely built from stones robbed from one of these 18th century buildings.²⁴

Graveyard

the wine industry, associated with the preferential wine export tariffs, which the Cape was granted for the export of wine to Britain from 1812 to 1830. Pieter was responsible for the largely mid-19th century appearance of the homestead and cellar and other improvements to the werf.³⁴

In 1836 Pieter Hendrick transferred the property to Willem Adolph Marais and thereafter its size was increased by other quitrents but also subdivided as it passed through various hands including other branches of the de Villiers family, including Pieter Izak (son of the Abraham Barend de Villiers, who owned Nieuwedorp).³⁵

The expansion and subdivision of the farm from the early 19th century reflects major changes, i.e. an increasing prosperity and a changing emphasis in agricultural production from cereals and livestock to wine over the 18th century.³⁶

In the later 19th century, a new house was added to the werf, but at some distance from the homestead. This may have been the residence of part owner of Goede Hoop in the mid 19th century, Paul Retief who arrived on the farm c 1841 –1842.³⁷

Pniel was established in 1843 by the Apostolic Union, a non-denominational protestant group based in Cape Town. In 1843 one of the directors of the new missionary institution, Pieter Izak de Villiers and Paul Retief, both partners of Goede Hoop, donated the southeast portion of the farm, i.e. plot 1195, consisting of less than a hectare, for the purposes of building a school and church for the mission station. That same year, 42 hectares on the southern boundary of Goede Hoop, called Papiermolen, was purchased by the directors, as land and house plots for the mission's new inhabitants.³⁸

Hans Hendrik Wicht bought Goede Hoop and large portions of Nieuwedorp in 1861. Goede Hoop and a portion of Nieuwedorp were then sold to Johannes Jacobus Haupt J. son in 1870. A triangular portion of land, i.e. erf 154, Pniel, was sold to Minister Stegman in 1893.³⁹

In 1897 the farm was bought by Lewis Lloyd Michell and in 1902, it became part of Rhodes Fruit Farms (RFF). Since 1967, the property has been part of Anglo American Farms Ltd (Amfarms). During this period the house was used as the residence for the managing director. Over the years, its other buildings were also used as residences for various RFF and AFF staff. Many of the 20th century changes to the Goede Hoop homestead date from the RFF period and its directors. During this time, the stable complex became a major focus of fruit packing and storage. These activities diminished during the 1920s when horse riding and stud horses were emphasized and various stabling extensions were made.⁴⁰

SIGNIFICANCE STATEMENT:

- The heritage significance of this farm complex lies in the werf as a whole, especially in the views towards the werf from the approach to the south and to the east. The mountain backdrop to the farm complex and its views across the Valley has a good claim to rank as the most dramatically beautiful in the Cape.
- Of high architectural significance in terms of reflecting various stages in the evolution of the Cape farm werf tradition dating from the early 18th century and the associated principles of axuality, enclosure, hierarchy and linearity established by the early to mid 19th century. Representative of a particular approach to the siting of buildings, i.e. a less formal linear arrangement in contrast to the highly formal layout of Boschendal and Le Rhone. Also of significance in terms form part of a collection of farm werf ensembles of outstanding architectural value, including Le Rhone and Boschendal.
- The historical significance of its current structures and layout being largely a product of the early to mid 19th century and how this reflects the wealth and status of its owners accumulated largely through the production of wine and the wine boom of this period. Related to this is the key role of Goede Hoop in the history of the wine industry. It was one of the largest producers of wine during the 18th century with its oldest surviving structures dating to 1725-1730 being built as cellar.

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- Vos, H.N. (2004b)
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- ³ Hart, Tim (2005) *Phase 1 Archaeological Impact Assessment of the Boschendal Founders Estates*. Prepared for Boschendal (Pty) Ltd by the Archaeological Contracts Office.
- ⁴ Lucas, Gavin (2003; 2004)
- ⁵ Fransen, H. & Cook, H.M.A. (1980)
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- ⁶ Vos (2004a)
- ⁷ Lucas (2003; 2004)
- ⁸ Raymond, Len (2005)
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- ¹³ Lucas (2003; 2004)
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- ¹⁷ Vos (2004a)
- ¹⁸ Lucas (2003; 2004)
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- ²⁰ Vos (2004b)
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- ²² Lucas (2003; 2004)
- ²³ Lucas (2003; 2004)
- ²⁴ Lucas (2003; 2004)
- ²⁵ Vos (2004a)
- ²⁶ Vos (2004a)
- ²⁷ Lucas (2003; 2004)
- ²⁸ Vos (2004a)
- ²⁹ Vos (2004a)
- ³⁰ Vos (2004a)
- ³¹ Vos (2004a)
- ³² Lucas (2003; 2004)
- ³³ Vos (2004a)
- ³⁴ Vos (2004a)
- ³⁵ Vos (2004a)
- ³⁶ Lucas (2003; 2004)
- ³⁷ Lucas (2003; 2004)
- ³⁸ Lucas (2003; 2004)
- ³⁹ Lucas (2003; 2004)
- ⁴⁰ Lucas (2003; 2004); Vos (2004a)
- ⁴¹ Hart (2005)
- ⁴² Hart (2005)
- ⁴³ Hart (2005)

Appendix 23: Boschendal Founders Estates Visual and
Landscape Considerations prepared by Bernard
Oberholzer. Landscape Architect/Environmental
Planner (2005)

Boschendal Founders' Estate
Heritage Assessment
Visual and Landscape Considerations



Prepared by:
Bernard Oberholzer Landscape Architect / Environmental Planner

Prepared for:
Nicolas Baumann and Sarah Winter Heritage Consultants

June 2005

- Consolidation of 4 existing farms, and re-subdivision into 19 'farms' of approx. 20 ha each.
- A 99-year lease to be registered over the 19 farms in the Founders Estate in favour of Boschendal Winery, which will manage the farms as a single unit.
- Buildings will be limited to one new farmstead per farm, the development area of each farmstead not exceeding 0,8ha.
- A limited number of existing dwellings and managers' houses required for agricultural purposes will be retained or constructed.
- No fences will be allowed between the various farms.

The following assumptions were made from information provided by the Project Manager:

- Architectural controls would form part of the subdivision application.
- No second dwellings or B&Bs would be permitted.
- Existing vineyard roads would mainly be used for access to proposed homesteads.
- Access roads would be narrow ($\pm 3\text{m}$).
- All cables would be located underground.
- No street lighting would be installed.

4 Description of the Receiving Environment

The Site in Context

The Dwarsrivier Valley has a cross-section that is typical of valleys in this part of the Western Cape, with 3 distinct landscape domains (see Diagrams 1a and 1b).

1. the higher mountain slopes consisting of Peninsula Formation sandstone above and scree below;
2. the more subtle rounded foothills of Cape granite;
3. and the relatively flat valley bottom of river terrace gravels and alluvium.

The cultural landscape has adapted and responded to these natural landscape domains over time:

- The upper sandstone and scree mountain slopes have a rugged wilderness quality, covered by mountain fynbos, and by pines in places.
- The rounded footslopes of deeply weathered granite tend to be covered with vineyards, or riverine scrub along the ravines, and are dotted with farm dams collecting water flowing off the mountain.
- The more gentle lower slopes and valley bottom have historically been cultivated in the form of vineyards, orchards and woodlots, amongst which homesteads and small settlements nestle. The latter are roughly organised in a ribbon pattern along the Dwars River and main road, which thread their way through the valley.

This historical pattern of cultivation and settlement has a pleasing logic and timeless quality, and constitutes the visual / scenic attributes for which the Cape Winelands are famed. The importance of the area is reflected in the proposed application for 'World Heritage Site' status for the wine route.

The Founders' Estate

The area constituting the proposed Founders' Estate can similarly be divided into a number of landscape zones. These zones were largely determined by the following:

- the characteristics of the 3 landscape domains described above;
- distinct landforms in terms of elevation and slope gradient;
- vegetation pattern and settlement pattern.

Using these parameters, 3 recognisable landscape zones were delineated, (see Diag. 3b):

He indicated that the riverine corridors should be kept intact, with a 20 to 30m buffer of natural vegetation on either side, and that the rocky outcrops should also be conserved, because of the likelihood of interesting species in these areas.

Figure 1 in the Botanist's report indicates a zone within the Founders Estate of high conservation value. A number of the upper house sites, as previously proposed, fell within this zone.

6 Visual Issues and Risk Sources

The following possible issues and sources of risk in terms of visual, aesthetic and scenic impacts, arising from the proposed development, were identified:

- Potential visibility of the proposed development from scenic routes;
- Potential visibility of the proposed development from historic farmsteads, such as Boschendal and Rhone;
- Potential visual intrusion on the mountain slopes resulting from structures particularly on the upper slopes of the Estate;
- Possible change in character of the rural setting – creeping suburbanisation or 'gentrification'.
- Possibility of over-scaled, or palatial residences in contrast with the existing small-scale rural structures.
- Possible scars on the mountain-side resulting from cut and fill for building platforms on steeper slopes.
- Possible unsightly embankments or retaining walls to accommodate buildings, tennis courts and roadways on steep slopes.
- Possible deviation from the guidelines in the face of pressure from influential clients.

Further issues may be identified as a result of meetings and open days with the public and interested and affected parties, as part of the HIA process.

7 Visual Assessment Considerations

Although this study is not a full visual assessment, it seems clear from the site reconnaissance and available information that the following conditions would result in potentially increased visual impacts on the area:

- buildings located at high topographical elevations (i.e. above approx. 320m);
- buildings located above the existing general pattern of settlement;
- buildings located on steep slope gradients (i.e. steeper than 1:5 gradient);
- buildings located on ridgelines, spurs and convex slopes;
- buildings in open areas lacking tree cover, or other vegetation backdrop;
- alteration to the rural/cultural integrity of the landscape.

Where these conditions exist in combination, the visual impacts of proposed building development could be expected to be more significant.

A further consideration is to determine the vision or management objective for the area as a whole, as this would provide the context for future development. Although some indication is given of this in the SDI, a broader view needs to be taken relating to the Cape Winelands as a cultural heritage area.

8 Preliminary Visual Observations

The viewshed for the Founders' Estate has not been mapped but extends potentially over a wide area, and includes a number of well-known historic wine estates and important wine routes in the area.

- The massing, proportions and scale of buildings should be controlled as part of the architectural and townscape guidelines, to ensure that sympathetic building forms are used, and to retain the area's charm and rural character.
- The Draft Design Guidelines require a minimum living area of 250m² for a residence – this area should ideally be broken up into smaller volumes to simulate rural structures.

Other measures such as the retention of adequate set-backs from dams, drainage lines and seeps (say 20-30m), should also be considered. Cultural features, environmental corridors and traditional routes through the area should be recognised.

10 Implications of the Findings

Based on an assessment of the landscape and visual considerations outlined above, the previous proposal for the location of homestead sites on the Boschendal Estate (April 2005 layout) was reviewed, and checked in the field.

Using the identified landscape zones as a basis, the following general findings were determined:

Zone A: Low visual impact is expected in this low lying area of the Estate, assuming adequate aesthetic controls.

Zone B: Low to moderate visual impact is expected on the mid slopes of the Estate, depending on the actual design and scale of the proposed individual farmsteads.

Zone C: High visual impact is expected on the steep upper slopes of the Estate, adjacent to the proposed nature reserve, particularly where sites are visually exposed. Development in this zone would generally be contrary to the existing settlement pattern, and would establish a precedent on the Estate.

At least 5 of the proposed sites (Sites 5, 6, 8, 12 and 15) were considered to be problematic, mainly in visual terms, and could result in 'high visual impact'. A further 3 sites (Sites 2, 9 and 16) were considered to be not ideal, and could result in 'moderate to high visual impact'.

The findings on the potential visual impact for the 19 sites (as proposed in the April 2005 layout) are summarised in Table 1 below, (see Diag. 4a).

Alternative homestead sites are suggested in Table 2, (see Diag. 4b). These alternative sites would require only small adjustments to farm boundaries, and should not affect the approved subdivision plan.

Alternative sites, 8a and 15a, would be an improvement on the previous sites 8 and 15, but being on the steeper upper slopes of Zone C, would still have a potentially high visual impact.

Minor adjustments have also been made to Sites 18 and 19 in discussion with the Project Team.

Through the use of strategic planting around the homesteads, the visual impact would be reduced, and visual privacy increased, over time.

Table 2

Boschendal Founders' Estate: Proposed Alternative Sites

Site No.	Landscape Zone	Elevation	Potential visual impact	General comment
2a	Zone B	260	Mod.	Overlooking dam, adjacent to tree belt. (Small alteration to farm boundary required)
5a	Zone B	325	Mod.	Small spur. Site should be 20-30m from drainage lines. (Small alteration to farm boundary required)
6a	Zone B	320	Mod-high	Moderately steep slopes. Site should be 20-30m from drainage line. (Small alteration to farm boundary required)
8a	Zone C	360	High	High elevation and steep slopes. Some topographical enclosure. (Small alteration to farm boundary required)
9a	Zone B	290	Low	Existing building settlement. Screened by existing trees. (No alteration to farm boundary required)
12a	Zone B	290	Mod.	Moderately steep slope. Existing line of oak trees below. (No alteration to farm boundary required)
15a	Zone C	390	High	High elevation. Saddle between hill and ridge. (No alteration to farm boundary required)
16a	Zone B	285	Low-mod.	Next to dam. Moderately steep slope. Surrounded by alien thicket. (Small alteration to farm boundary required)
18a	Zone B	255	Low	Vegetation and topography provide visual backdrop. (Small alteration to farm boundary required)
19a	Zone A	232	Low	Open flat area. Near line of gum trees. (No alteration to farm boundary required)

11 Conclusion

Building development in most parts of Zone C could have significant visual impacts in terms of both visibility and sense of place, particularly given the anticipated size of the homestead 'footprints'.

Development in Zone C would also set a precedent for encroachment onto the higher mountain slopes, which would be a departure from the existing rural settlement pattern.

Buildings on steeper slopes could result in secondary visual impacts in the form of access roads, cut slopes and retaining structures.

Sites 5, 6, 8, 12 and 15, and to a lesser extent, sites 2, 9 and 16 were considered to be problematic, and could result in high visual impacts. Alternative sites have therefore been suggested, and these would require only minor adjustments to the farm boundaries.

The alternative sites, 8a and 15a, could potentially have a high visual impact, and it is recommended that a full visual impact assessment (VIA) of the actual building footprint and design for these 2 sites be undertaken. It is also recommended that separate design guidelines be prepared for these 2 sites in tandem with the VIA.

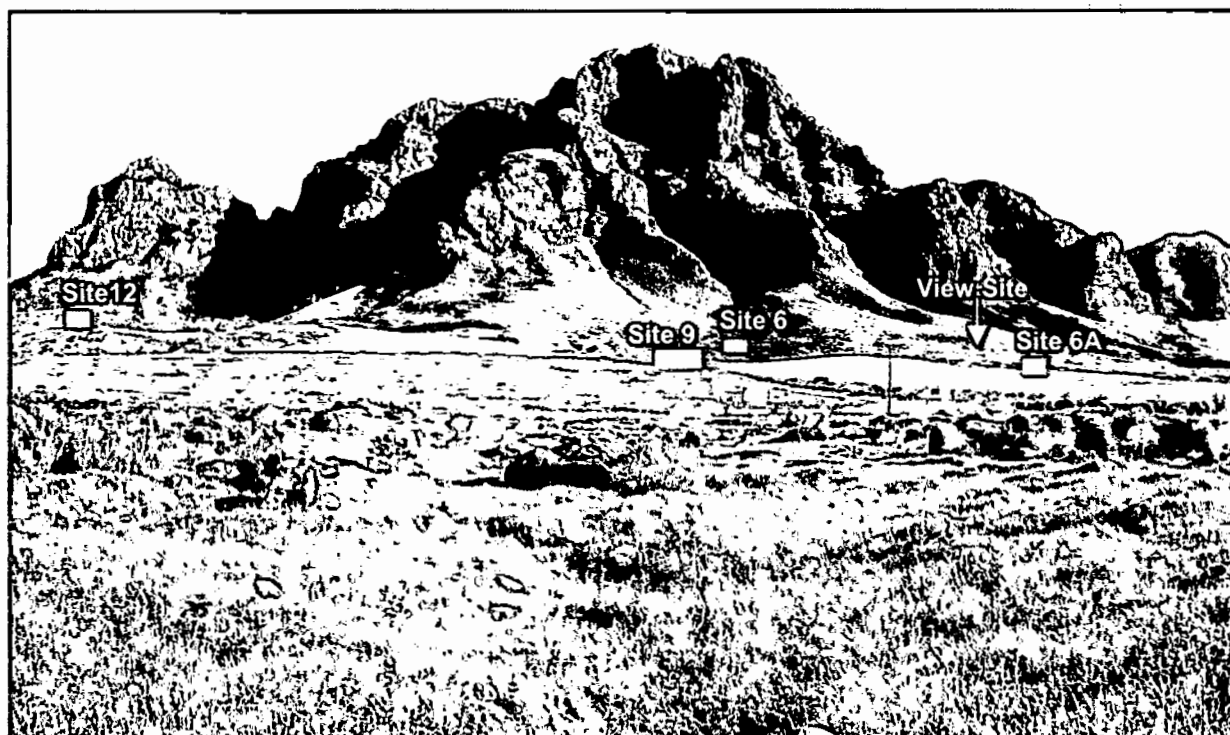
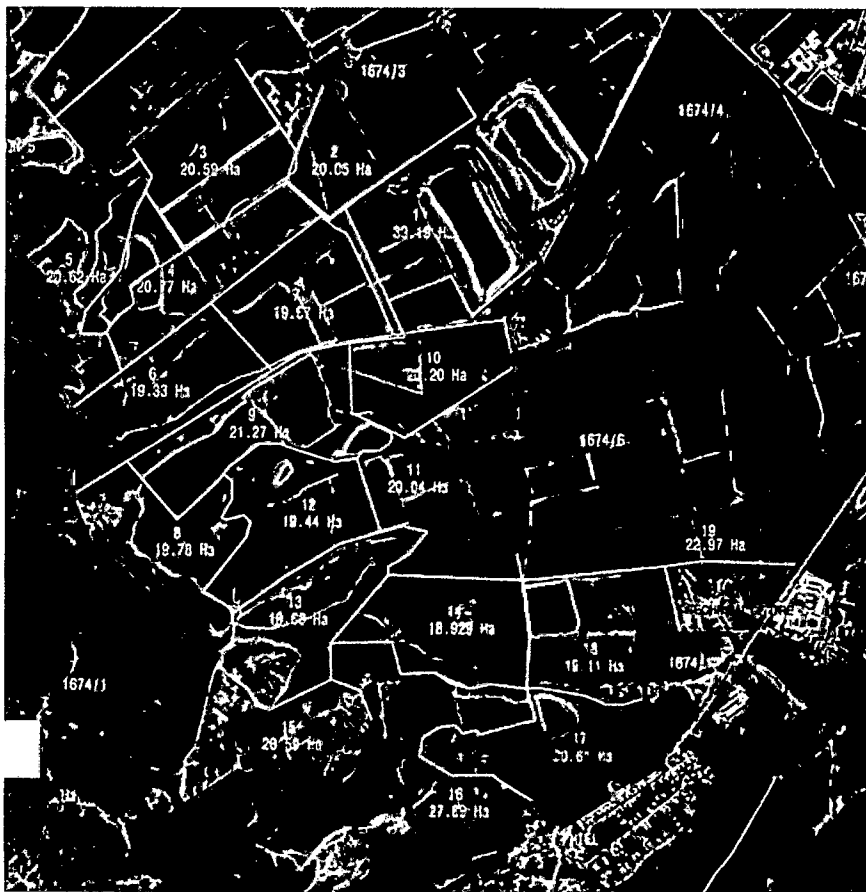


Figure 1

Photographs indicate location of previous homestead sites and recommended relocation of sites to lower slopes (Sites 6A and 12A)



Diag.2a 1:25 000

Proposed subdivision of Founders Estate into 19 20-hectare 'farms'.

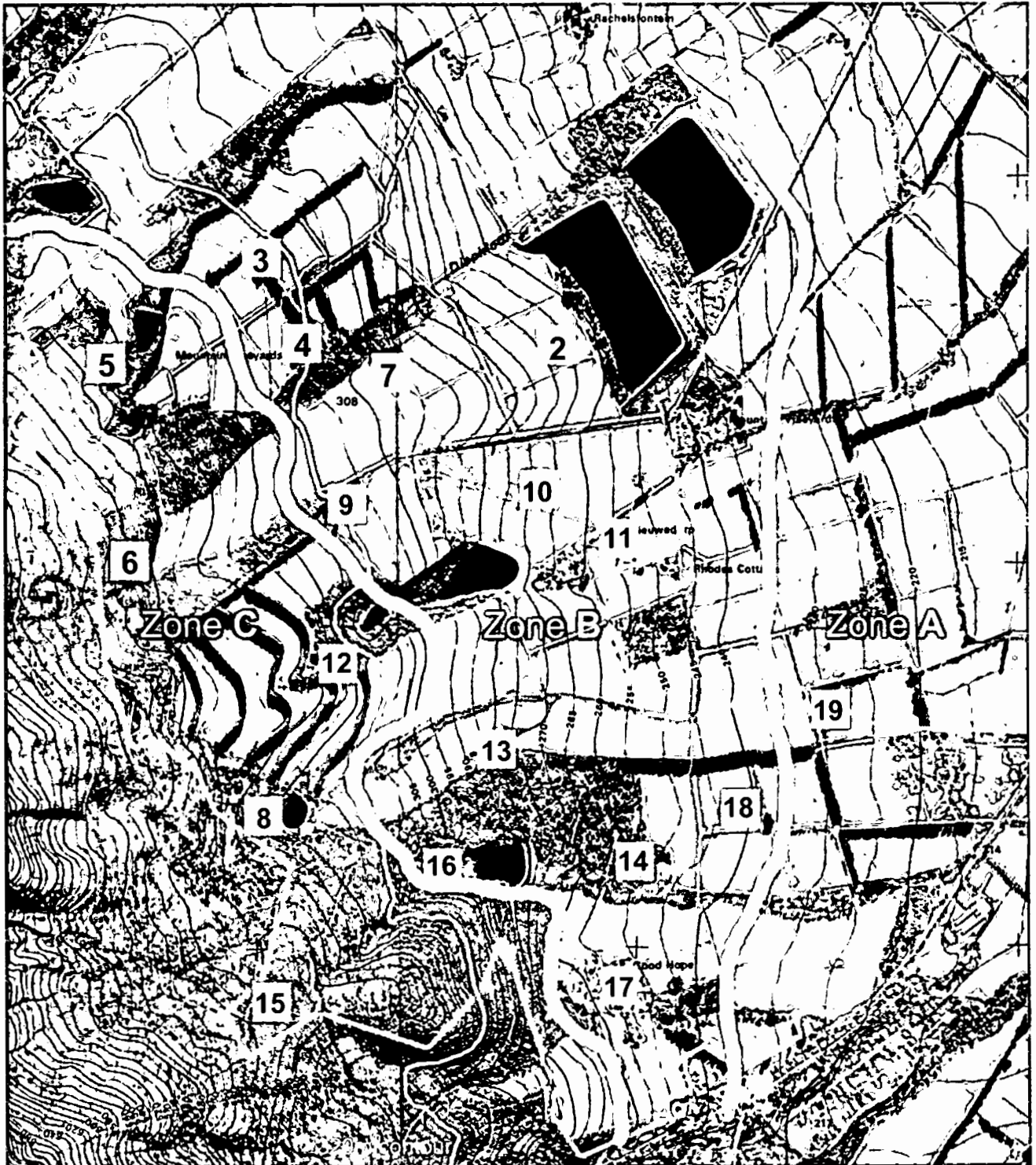
Source: Friedlander Burger & Volkmann, Land Surveyors, Sept.2004



Diag.2b 1:25 000

Position of proposed farmstead sites. Red line indicates lease area of ± 400ha.
(April 2005 layout)

Source: Friedlander Burger & Volkmann, Land Surveyors, April 2005



Diag. 4a : Orthophoto 1:15 000

Landscape Zones with Previously Proposed Homestead Sites on the Founders Estate, (April 2005 layout). (See also Table 1 for description).

- Red sites indicate existing settlements;
- Yellow sites indicate new settlements.

Appendix 24: Proposed Founders Estates: Visual Impact
Assessment prepared by Meirelles Lawson Burger
Architects and Bernard Oberholzer Landscape
Architect and Environmental Planner (2005)

Proposed Boschendal Founders Estate

Visual Impact Assessment

December 2005



Prepared for:
Sarah Winter and Nicolas Baumann Heritage Consultants

On behalf of:
Boschendal Estates (Pty) Ltd

Prepared by:



Meirelles Lawson Burger Architects
and



Bernard Oberholzer Landscape Architect / Environmental Planner

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1.4 Methodology

The following sequence was employed in the visual assessment study :

- 1) A photographic survey of the site and surrounding area, including views from various routes and important viewpoints.
- 2) Delineation of the view catchment area using a digital terrain model (DTM).
- 3) Simulation of a typical homestead based on the design guidelines, superimposed on digital photographs of the identified house sites using a montage technique.
- 4) Rating of potential visual impacts using measurable criteria, such as viewing distances, as well as qualitative criteria, such as compatibility with the existing landscape.
- 5) Formulation of mitigation measures to minimize potential visual impacts of the homesteads.

The visual assessment could serve a useful purpose in helping to refine the siting of the homesteads, as well as in the formulation of design guidelines for the buildings, planting and related infrastructure.

1.5 Key Issues

A number of potential issues relating specifically to visual impacts were identified in the Draft Boschendal Heritage Assessment (Baumann and Winter Aug. 2005) as quoted below:

'The need to minimize visual impact on the high scenic qualities of the Valley'.

'The potential visual impact of the proposed development on a valley regarded as having scenic significance of national and international significance was raised. Of particular concern was the potential impact of the height, massing and form of structures on the 0,8ha building sites on the upper slopes of the Simonsberg. Substantial structures on visually exposed upper slopes were regarded as contrary to the settlement pattern evident in the Valley'.

Additional comment was provided on the Draft Heritage Assessment by a number of organizations, including the following visual issues:

In calling for a full VIA, further mitigation was considered necessary, as a perception of the 'overall combined impact of the planned massive intrusion of residences and other buildings on this highly sensitive landscape', (Franschhoek Conservation Trust, Sept. 2005).

Another perception is that 'the sites chosen are all designed for maximum view for the new householders at the expense of the visual quality', and further that these are the most visually intrusive sites, (The Drakenstein Heritage Foundation, Sept. 2005).

A concern raised was that 'there are many parts of the Dwarsrivier and Bergrivier valleys from which almost all nineteen (house sites) will be seen in the same glance', particularly along a considerable length of the road from Franschhoek to Paarl'. Further that 'the combined impact of these nineteen estates constrained in a fairly tight band has not been appreciated or analysed in any of the studies'. Concern has also been expressed over the size of the 8 000 sq.m development areas, and 2 400 sq.m building footprints. (Cape Institute for Architecture, Sept. 2005).

Finally, the following issues that need to be further addressed were raised by SAHRA: 'potential visual impact from scenic routes; potential visual intrusion on mountain slopes; possible change in character of rural setting; mapping of the viewshed for the Founders Estate; providing guidance to the development of design guidelines; and cognisance of the impact of the proposed development on the identified qualities of the landscape'. (South African Heritage Resources Agency, Oct. 2005).

Using these parameters, 3 recognisable landscape zones were delineated, (see Fig. 2):

Zone A: the lower, more gentle slopes with their orchards, tree clumps (oaks, gums, poplars, olives), shelter belts and dispersed farmsteads or cottages;

Zone B: the mid slopes of weathered granite type soils with vineyards, small farmsteads, farm dams and some tree clumps;

Zone C: the upper, steeper mountain slopes with a mosaic of vineyards and indigenous scrub, or alien wattle thickets, dissected by drainage ravines.

These 3 zones have varying characteristics and degrees of visibility from the surroundings. The upper slopes, for example, have a higher elevation, steeper slopes and more sparse vegetation, and therefore structures tend to be more visible in the landscape.

The area was previously subdivided into 4 small farms, including Goede Hoop and Rhodes. The existing homesteads, cottages and barns on the Estate range in style, period and condition, but generally tend to be modest in scale and screened by mature trees.

2.2 Significance of the Area

The significance of the study area is discussed in detail in the Draft Heritage Assessment. Those aspects that have visual and scenic significance are summarised below:

The Dwars River Valley provides the essence of the Cape Winelands landscape, which has recently been gazetted by SAHRA as a provisional national heritage site. It is also proposed that this landscape be designated as a Unesco World Heritage Site.

It is a landscape of outstanding scenic beauty being one of the few remaining agricultural valleys in the region, which reflect the patterns of agricultural production over time, together with the visual dominance of the natural and cultivated landscape and the embedded nature of the built form within this landscape.

The relationship of the area with a major scenic route network, with dramatic distant views towards the mountains, and foreground views towards landmark buildings, such as Boschendal, and villages such as Lanquedoc and Pniel.

The area has a high visual-spatial significance. The coherent structure of the landscape in terms of orthogonal field pattern is reinforced by windbreaks and furrow systems, as well as by landmark buildings in the form of homesteads and their associated werfs. (Baumann and Winter Aug. 2005).

2.3 Planning Policy and Legal Context

The proposals for the Boschendal Founders Estate need to take certain planning policies and legal parameters into account. These are covered in more detail in the Draft Heritage Assessment, and the Stellenbosch Spatial Development Framework (SDF). Some of the aspects that have visual or landscape implications are mentioned here.

- The proposal to apply for World Heritage Site status for the Stellenbosch winelands has important implications for development in the area, and particularly for maintaining the landscape integrity of the vineyards and mountain slopes in general.
- The Stellenbosch (SDF) includes a number of principles, including the conservation of the architectural, historic, scenic and cultural character of the settlements, forms and rural areas in the Stellenbosch Municipality.

- Possible scars on the mountainside resulting from cut and fill for building platforms on steeper slopes.
- Possible unsightly embankments or retaining walls to accommodate buildings, tennis courts and roadways on steep slopes.
- Possible deviation from the design guidelines in the face of pressure from influential homeowners.

4 Assessment of Visual Impacts

4.1 Viewpoints and View Corridors (Fig. 3)

Viewpoints have been selected based on prominent viewing positions in the area, including Boschendal farmstead, Languedoc and Bien Donne, as these were considered to be potentially the most affected sites. The positions of the viewpoints are indicated on Figs. 2 and 3, and the expected views of the homesteads in Figures 6 to 13.

View corridors tend to be represented by the more important arterial and scenic routes, which in this case are also the wine routes (R310 and R45). Local topography, foreground vegetation or buildings, and curves in the road will determine the viewing experience of the road-users. (See Fig.5).

4.2 Visual Exposure (Fig. 5)

Visual exposure is determined by the 'viewshed' or 'view catchment', being the area within which any development would be visible. The viewshed boundary tends to follow ridgelines and high points, and usually has 'view shadows' where structures would be less visible. A digital terrain model (DTM) was used to determine the view catchment area for Boschendal Founders Estate.

Although the viewshed tends to be defined mainly by topography, it should be remembered that tree shelterbelts and other large mature trees would influence visual exposure at a more local scale. The view catchment area shown in Fig. 5 is therefore nominal.

4.3 Visibility (Fig. 3)

Visibility is strongly determined by the distance of each homestead from the viewer, with visibility reducing markedly with distance. Screening by existing trees, which tend to obscure sightlines, need to also be considered.

Degrees of visibility in relation to distance were based on the following, (see Table 2):

Highly visible:	Clearly noticeable within the observer's viewframe (0 to 0,5km)
Moderately visible:	Recognisable feature within observer's viewframe (0,5 to 1km)
Marginally visible:	Not particularly noticeable within observer's viewframe (1 to 2km)
Hardly visible:	Practically not visible unless pointed out to observer (2km+)

4.4 Visual Sensitivity (Fig. 6)

Visual sensitivity can be determined by a number of factors in combination, such as prominent topographic or other scenic features:

- High points, ridges and spurs (visible from a greater distance and subject to skyline effects)
- Steep slopes (tend to be more prominent and visible from a distance)
- Axial vistas (such as the avenue up to Rhodes' Cottage).

Where these topographic features overlap with each other, visual sensitivity of the area may increase.

4.5 Landscape Integrity

These are visual qualities represented by the intactness of the natural or cultural landscape, lack of visual intrusions or incompatible structures, and the presence of a strong 'sense of

Table 3: Potential Visual Impacts / Benefits

Site No.	Visual exposure View catchment	Visibility Distance	Visual sensitivity Landform	Landscape integrity	Visual absorption capacity VAC
1	<u>High exposure</u> Close to R310 visual catchment	<u>High visibility</u> Close proximity to R310	<u>Low sensitivity</u> Flat slopes, low elevation.	<u>High visual intrusion</u> , but an Exist. settlement.	<u>Poor VAC</u> Open landscape
2	<u>Mod. exposure</u>	<u>Moderate visibility</u> 1,5km from R310, partly screened	<u>Low sensitivity</u> Gentle slopes, low elevation.	<u>High visual intrusion</u> into rural landscape.	<u>Poor-mod. VAC</u> . Shelterbelt
3	<u>Mod. exposure</u>	<u>Low visibility</u> 2,4km from R310, screened by trees	<u>High sensitivity</u> Ridgeline, mod. slopes, above 320m contour.	<u>Low visual intrusion</u> . Exist. settlement.	<u>Poor-mod. VAC</u> . Ridge with shelterbelt
4	<u>Mod. exposure</u>	<u>Low visibility</u> 2,2km from R310, screened by trees	<u>Mod-high sensitivity</u> Mod. slopes, above 320m contour.	<u>Low visual intrusion</u> . Exist. settlement.	<u>Mod-good VAC</u> . Shelterbelt and exist. bldgs.
5	<u>Mod. exposure</u>	<u>Moderate visibility</u> 2,7km from R310, exposed site with no screening	<u>Mod-high sensitivity</u> Mod. slopes, above 320m contour.	<u>High visual intrusion</u> into rural landscape.	<u>Poor VAC</u> . Open landscape
6	<u>High exposure</u>	<u>Moderate visibility</u> 2,0km from R310, exposed site with no screening	<u>Mod. sensitivity</u> Mod. slopes, above 300m contour.	<u>High visual intrusion</u> into rural landscape.	<u>Poor VAC</u> . Open landscape
7	<u>Mod. exposure</u>	<u>Low visibility</u> 2,0km from R310, screened by trees	<u>Mod. sensitivity</u> Mod. slopes, above 300m contour.	<u>Low visual intrusion</u> . Exist. settlement.	<u>Mod-good VAC</u> . Tree cover
8	<u>High exposure</u>	<u>Moderate visibility</u> 2,0km from R310, exposed site with no screening	<u>High sensitivity</u> steep slopes, above 320m contour.	<u>High visual intrusion</u> into rural landscape.	<u>Poor VAC</u> . Open landscape
9	<u>High exposure</u>	<u>Low visibility</u> 1,6km from R310, screened by trees	<u>Low sensitivity</u> Gentle slopes.	<u>Low visual intrusion</u> . Exist. settlement	<u>Mod. VAC</u> . Tree cover
10	<u>Mod. exposure</u>	<u>Low visibility</u> 1,5km from R310, screened by orchard	<u>Low sensitivity</u> Gentle slopes.	<u>Mod. visual intrusion</u> into orchards.	<u>Mod-good VAC</u> . Established orchards
11	<u>High exposure</u>	<u>Low visibility</u> 1,2km from R310, screened by trees	<u>Low sensitivity</u> Gentle slopes.	<u>Low visual intrusion</u> . Exist. settlement.	<u>Good VAC</u> . Tree cover and exist. bldgs.
12	<u>High exposure</u>	<u>Moderate visibility</u> 1,5km from R310, exposed site with no screening	<u>High sensitivity</u> Mod. slopes, above 280m contour, on Rhodes C. axis.	<u>High visual intrusion</u> into rural landscape.	<u>Poor VAC</u> . Open landscape
13	<u>High exposure</u>	<u>Moderate visibility</u> 1,1km from R310, exposed site with no screening	<u>Low sensitivity</u> Gentle slopes.	<u>Mod. visual intrusion</u> into rural landscape.	<u>Poor-mod. VAC</u> . Open landscape
14	<u>High exposure</u>	<u>Moderate visibility</u> 0,6km from R310, screened by trees	<u>Low sensitivity</u> Gentle slopes.	<u>Low visual intrusion</u> into tree area.	<u>Mod-good VAC</u> . Tree cover
15	<u>High exposure</u>	<u>Moderate visibility</u> 1,1km from R310, no screening	<u>High sensitivity</u> Steep slopes, above 320m contour.	<u>High visual intrusion</u> into open rural area.	<u>Poor VAC</u> . Open landscape

Table 5: Synthesis of Visual Impacts / Benefits

Criteria	Potential Visual Impact
Spatial extent Degree of influence over a geographic area - local, regional or national.	<u>Local</u> scale. Minimal visual effect beyond 2km (See Fig. ..for DTM).
Duration Projected life-span of the proposed homesteads.	<u>Long term to permanent</u> . The lifespan is expected to be more than 15 years.
Probability Degree of possibility of the impact occurring.	<u>Probable to highly probable</u> , regardless of prevention measures, but reduced impact over time (10 to 20 years) as trees mature.
Confidence	The degree of confidence in predictions, based on available information and specialist knowledge, is medium to high . Confidence is partly limited by the lack of actual building designs for the homesteads, as well as ancillary structures, such as tennis courts.

Table 6: Summary of Visual Impacts / Benefits

	Summary
Significance : Homesteads	<p>The visual impact of the proposed homesteads ranges from <u>low to high</u> (seen from the scenic routes, and Boschendal farmstead) to <u>low</u> (from Bien Donne) before mitigation, based on the assessment in Tables 3 and 4.</p> <p>Significance is reduced given that the project complies with the existing zoning, and with the permissible number of homesteads.</p> <p>Significance is also reduced on those sites where existing settlements and tree clumps already occur.</p> <p>Significance is increased given the proximity of the scenic wineland routes, and the cumulative visual effect on a rural vineyard landscape.</p> <p>Significance could be reduced on most of the sites through use of the recommended mitigation measures (see Section 6).</p>
Significance: Lighting at night	<p>The visual impact of lighting would be of <u>medium significance</u> at night, assuming no floodlighting, street lighting or perimeter lighting.</p>
Significance: Construction phase	<p>The visual impact during the construction phase would be of <u>medium-high significance</u>. This would be a result of earthworks, trucks and dust. The impact would, however, be short-term.</p> <p>Significance could be reduced to <u>medium</u> if mitigation measures are implemented.</p>

6.1 Siting of Buildings

- Homestead sites should ideally be avoided on the steep upper slopes above the 320m contour in Zone C, in accordance with Boschendal's planning principles contained in the SDI and Draft Design Guidelines. The latest subdivision plan (July 2005) currently has two homestead sites in this zone, (Sites 8 and 15).
- Homesteads should preferably be sited within or adjacent to existing tree clumps, orchards or olive groves, and generally where existing dwellings, labourers' cottages and barns already exist. This has been achieved with six of the proposed homestead sites, (Sites 3, 4, 7, 9, 11, and 17), while Site 1 is an agricultural technical centre.
- No tennis courts or other facilities requiring large platforms should be permitted on visually exposed or steep slopes above the 300m contour, or on Site 12.
- Visually prominent ridgelines and spurs in the landscape should be avoided. This has generally been achieved in the latest siting of the homesteads. Site 12 is on a small spur and close to the axis of Rhodes' Cottage, but this location can be mitigated by means of tree planting.
- Steep ravines requiring cut and fill for house platforms and access roads should be avoided. This has generally been achieved in the latest siting of the homesteads. However, Sites 8 and 15 may require steep access roads. Use of the existing vineyard roads needs to be further investigated.
- Natural platforms in the landscape should be used where possible for the siting of buildings. This has generally been achieved in the latest siting of the homesteads, except possibly for Site 8.

6.2 Development Footprints

- Within the 8 000sq.m developable area allocated to each site, only a portion may be used for the actual development 'footprint' (see note below). There should ideally be smaller homestead footprints on the more visually exposed upper slopes compared to those on the lower slopes.
 - The Draft Heritage Assessment has recommended the following footprints:
a max. 30% footprint (2 400sq.m) for homesteads below the 265m contour;
a max. 20% footprint (1 600sq.m) for homesteads above the 265m contour.
- The following additional restriction is recommended:
a max. 15% footprint (1 200sq.m) for homesteads above the 300m contour, and for Site 12.

Note: The term 'footprint' is used here to include all forms of development, such as buildings, sheds, werfs, patios, swimming pools, tennis courts, paved roads and paths, and formal lawns. Excluded would be vineyards, orchards, shelterbelts, woodlots and natural fynbos.

6.3 Building Form

- Only single storey structures should be permitted on the visually exposed upper slopes, above the 300m contour, and on Site 12.
- Excessive cut and fill excavations should be avoided when creating platforms for buildings. Structures should ideally be stepped to accommodate the slope. The Draft Heritage Assessment specifies a max. height of 1,2m for retaining walls. This should in addition apply to constructed embankments without planting.
- The massing, proportions and scale of buildings, as well as type and colour of walls and roofs should be controlled as part of the architectural and townscape guidelines, to ensure that sympathetic building forms are used, and to retain the area's charm and rural character. Some indication of permitted building forms is given in the Draft Heritage Assessment.
- Traditional white plastered walls may be used, except for homesteads above the 300m contour, which should have muted earth colours, incl. natural stone and timber, to reduce

shelterbelts, woodlots and tree clumps. A landscape framework plan should therefore be prepared with the objective of ensuring that the new proposed homesteads become visually 'embedded' into the landscape.

- No precast concrete type walls, such as 'Vibracrete' should be permitted within or around the developable areas of the homesteads, or on the Estate generally.
- No precast concrete retaining units, such as 'Terra Force' or 'Loffelstein' should be permitted within the developable areas, or on the Estate. Retaining structures should ideally be built of plastered masonry, dry-packed stone, or gabions using local stone. These should be planted with creepers where possible.

6.6 Control Measures during Construction

Measures for tree protection, temporary visual screening, litter and dust control on the construction site must be incorporated in all contract documentation for any civil works and for each of the development sites, with penalties for non-compliance, during the construction phase. These aspects are covered in the Draft Design Guidelines.

7 Plan Submission and Approval Process

- The Draft Heritage Assessment includes a recommendation that 'a site development plan be formulated for each developable portion and that this be approved by SAHRA and the proposed Design Review Committee comprising representatives of the homeownership association, and Municipality of Stellenbosch officials. It further states that a "package of plans" approach should be adopted whereby SAHRA would be responsible for the approval of the design guidelines and for site development plan approval i.e. not detailed building plan approval'. This recommendation is supported, but should include a Landscape Plan for each site as part of the development plan.
- The Draft Heritage Assessment further recommends that 'a landscape management plan be formulated for the whole of the Founders Estates'. This would incorporate the Landscape Framework Plan referred to in Section 6.5 above.
- The mitigation measures outlined in Sections 5 and 6 above should be incorporated into the Founders Estate Draft Design Guidelines, and into the Landscape Design Guidelines, and these should in turn form part of the building and landscaping plans submission / approval process.

8 Conclusions

The visual assessment attempts to ascertain, both quantitatively and qualitatively, the potential visual impact of the proposed homesteads on each of the identified sites, as well as the cumulative impact of the homesteads seen together. This exercise did not consider any other possible future developments proposed for the Boschendal Estates.

The visual montages revealed that distances from selected viewing points along the R310 and R45, as well as other sensitive locations, to the proposed homesteads, were an important factor. Where distances exceed 2km, as in the case of the R45, the potential visibility of the homesteads would be fairly low.

The fact that seven of the proposed sites already have building settlements, and that most of these are surrounded by dense clumps of trees, further reduces the visibility of these sites. (Observations in the field revealed that some of the existing settlements were not easily visible until the viewer was within about 50m of the site).

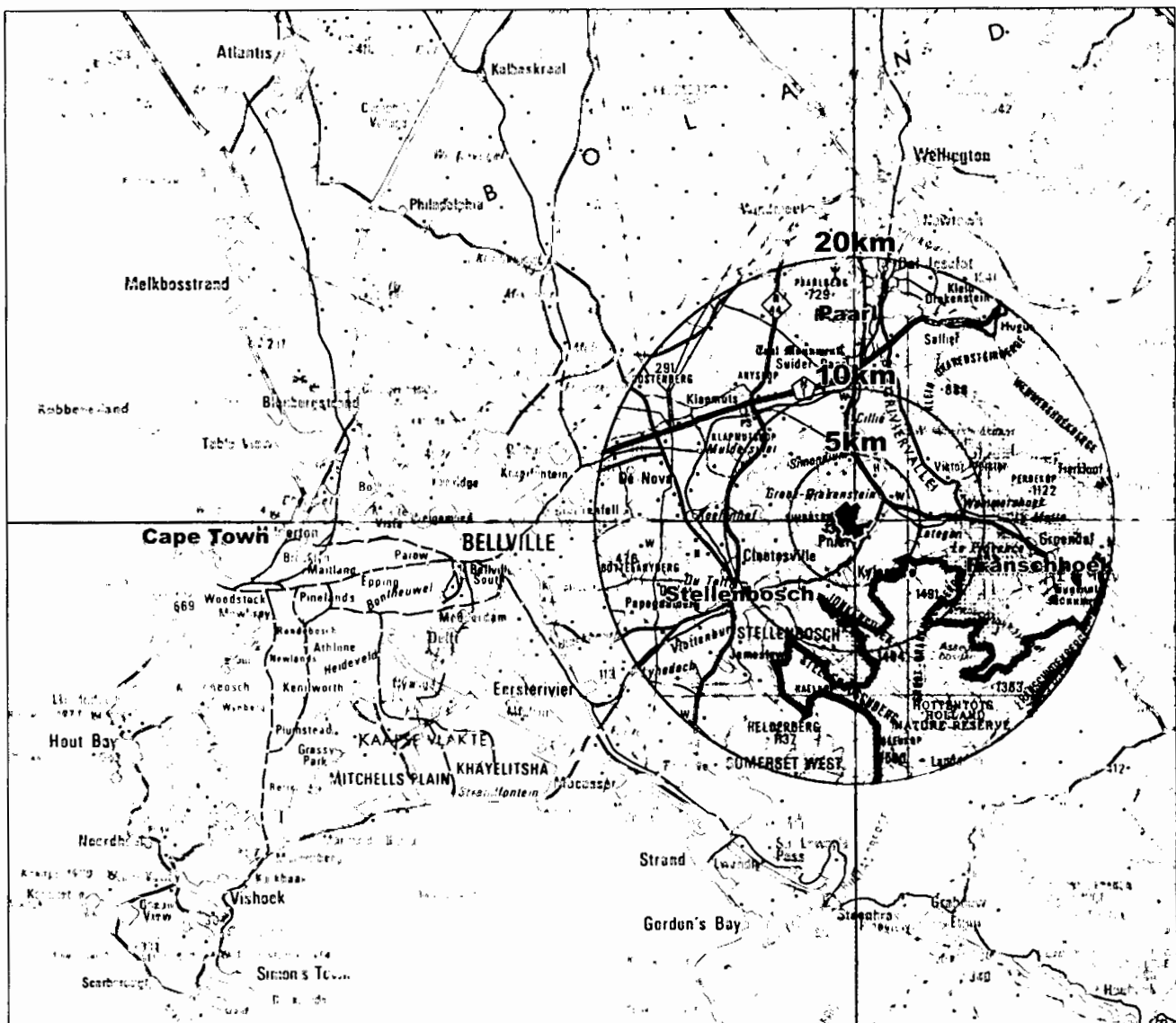
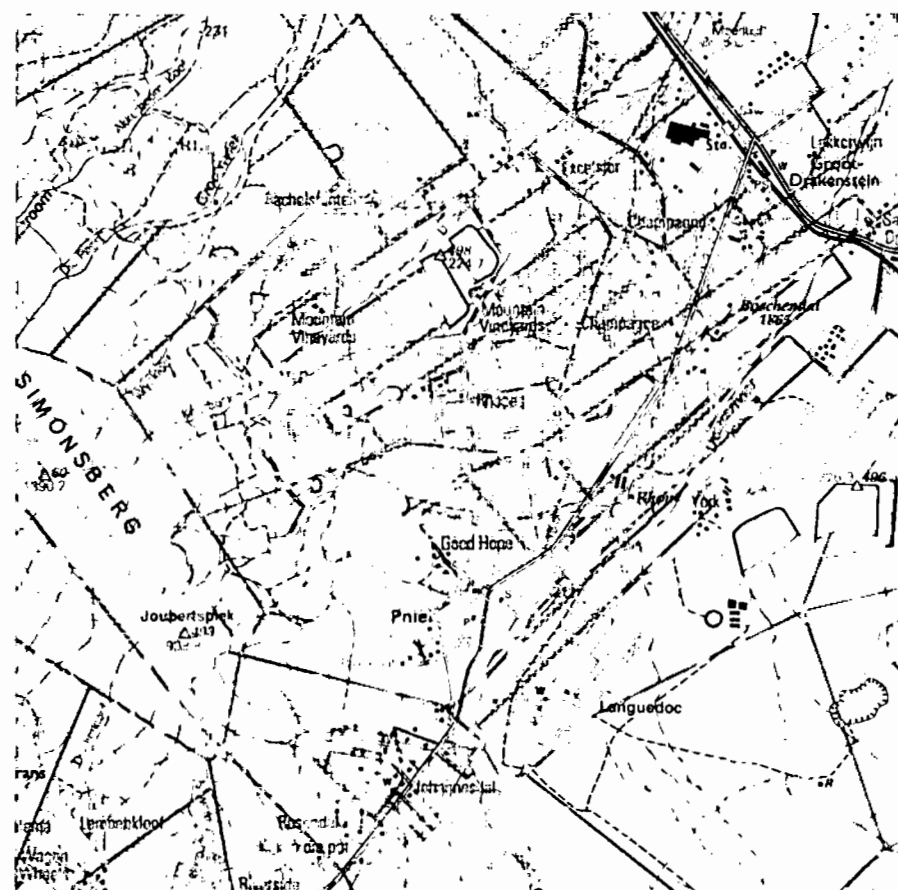
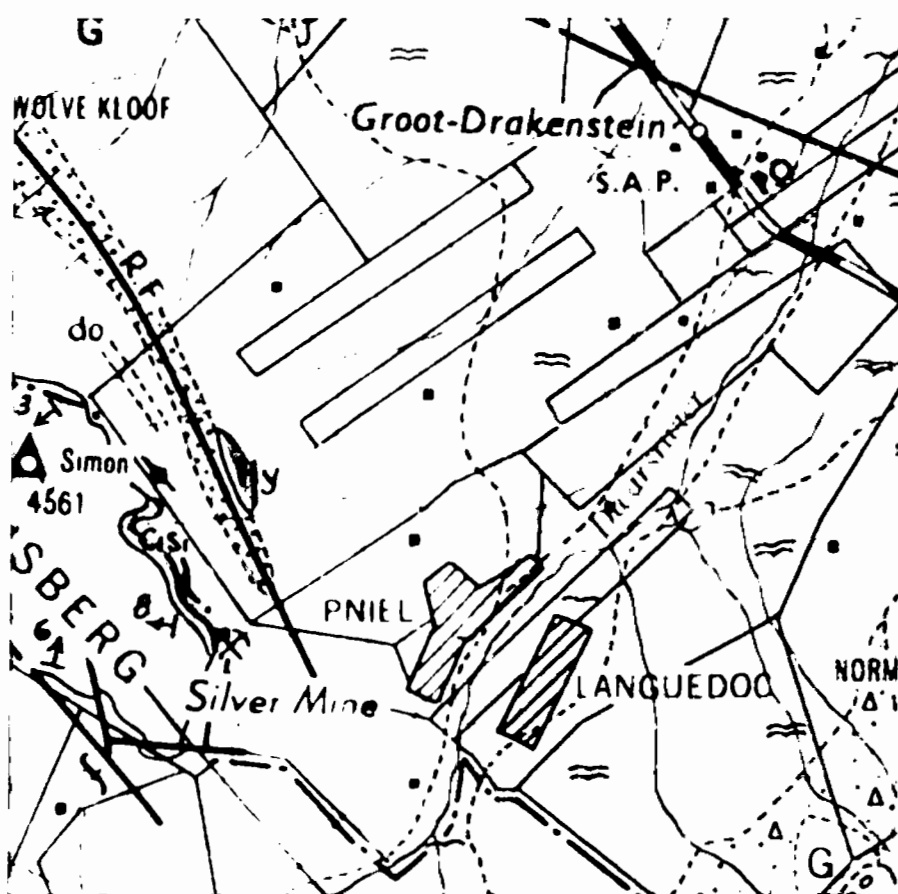


Fig 1 • Regional Locality



Topographical Context of the proposed
Founders estate on the slopes of the
Simonsberg.

Source : Chief Directorate : Surveys and Land Information : 1 : 50 000 Topographic Series : 3318DD : Stellenbosch 1995



Geological setting of the proposed Founders Estate at the same scale.

Scale 1 : 50 000

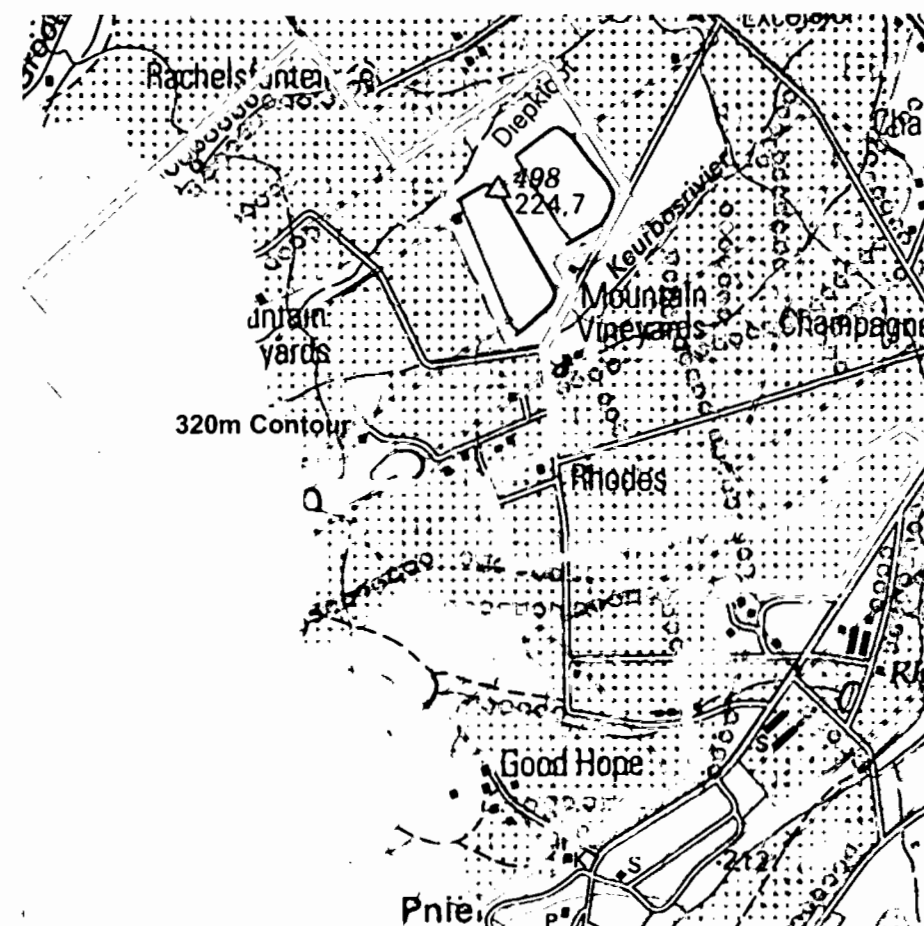
Blue : Sandstone formations of the Simonsberg

Orange : Cape granites of the foothills

Yellow : River terrace gravel and alluvium of the valley

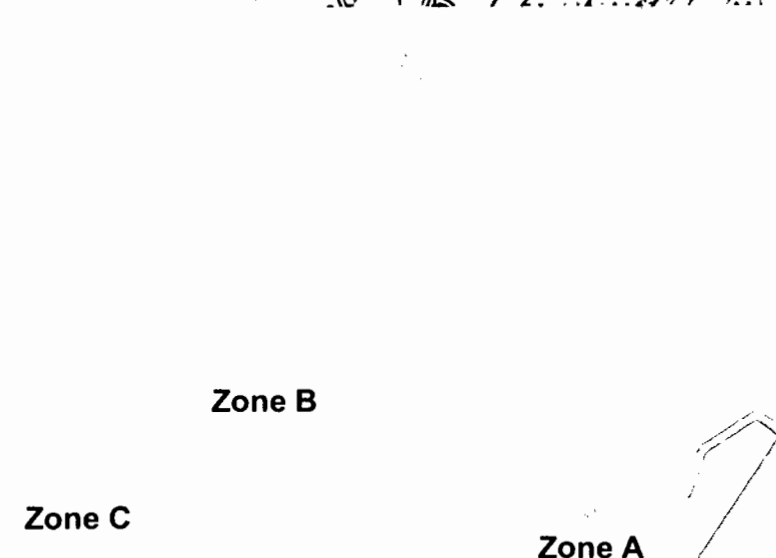
RF : Reverse fault

Source : Geological Survey, 1966 : Worcester / Caledon sheet 1 : 125 000



Indication of 320m contour and area above.
Existing 'Mountain Vineyards' farmstead
currently the highest settlement on the
Estate

Source : Chief Directorate : Surveys and Land Information : 1 : 50 000 Topographic Series : 3318DD : Stellenbosch 1995



Indication of 3 landscape zones.
Scale 1 : 25 000

Zone A :

Lower, flatter slopes of the valley. Gradients of 1:20 or flatter.

Zone B :

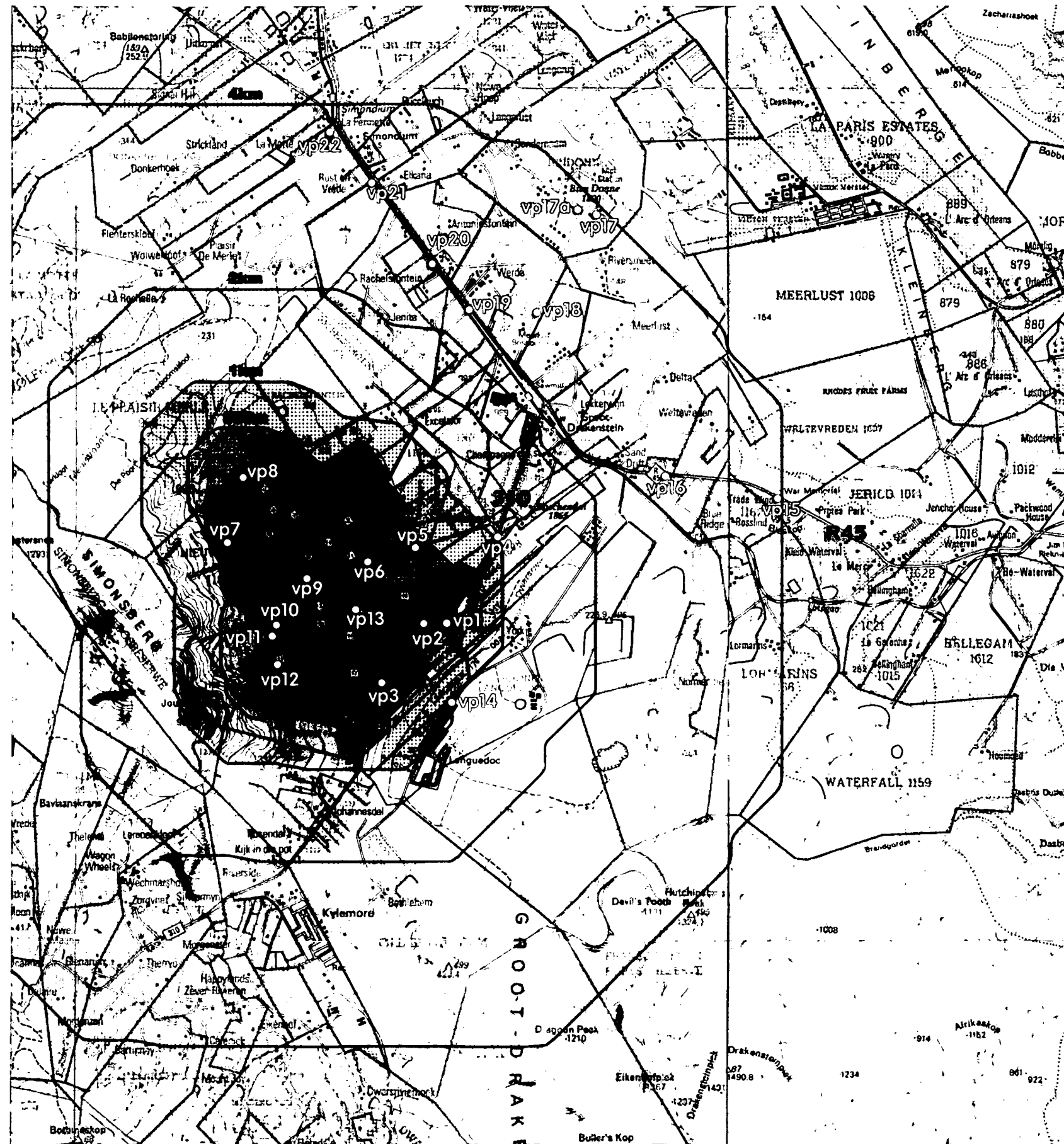
Zone D:
Mid slopes of granite foothills. Moderate gradients of 1:20 to 1:10.

Zone C :

Upper, steeper mountain slopes. Gradients of 1:10 and steeper.

Interpretation :

Bernard Oberholzer Landscape Architect



Note : Distances from an outline enclosing the development sites are indicated by the blue toned areas at 500m, 1, 2 and 4 km.

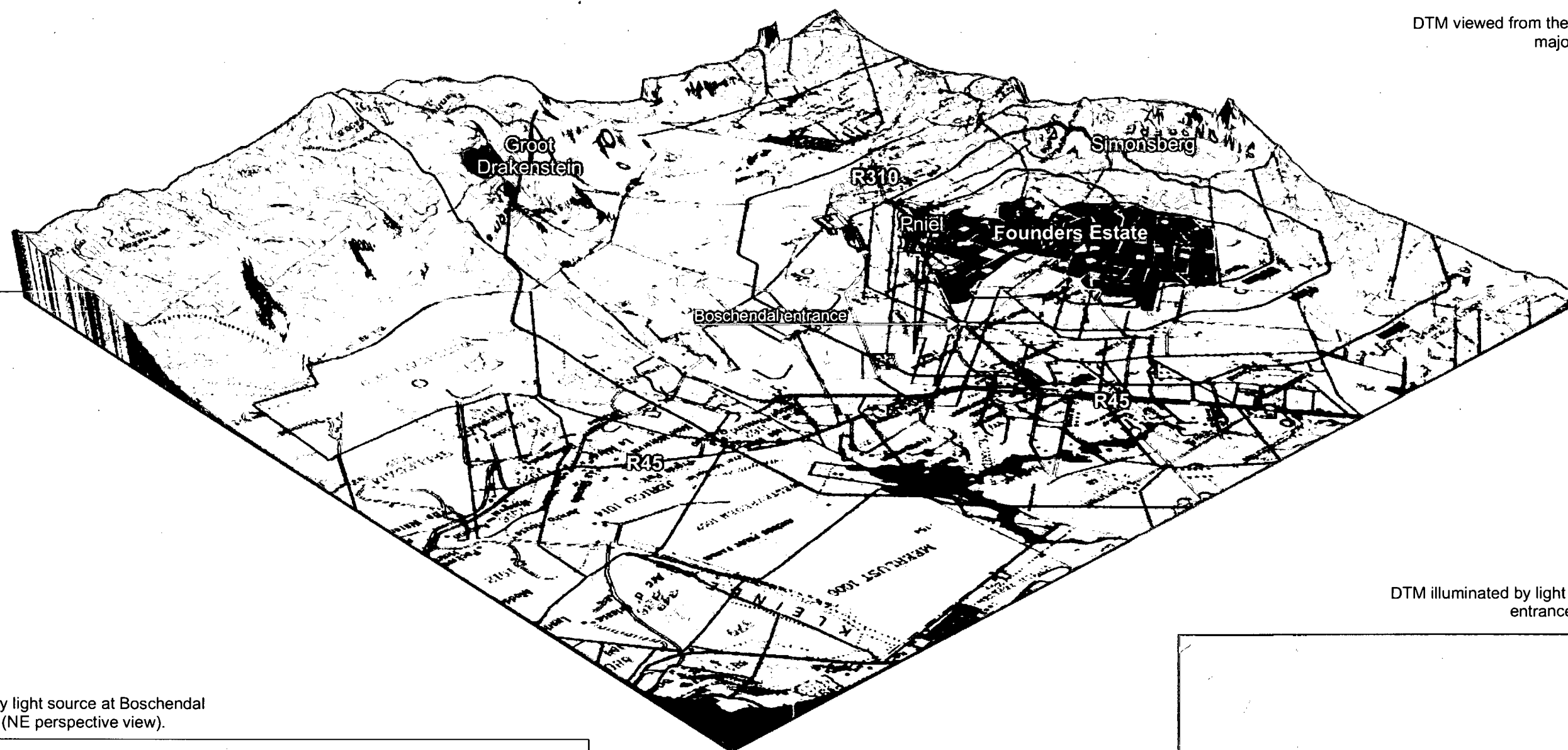
Viewing points are numbered in the sequence they were visited



Fig 3 • Viewpoints and Viewing Distances

Scale : 1: 50 000

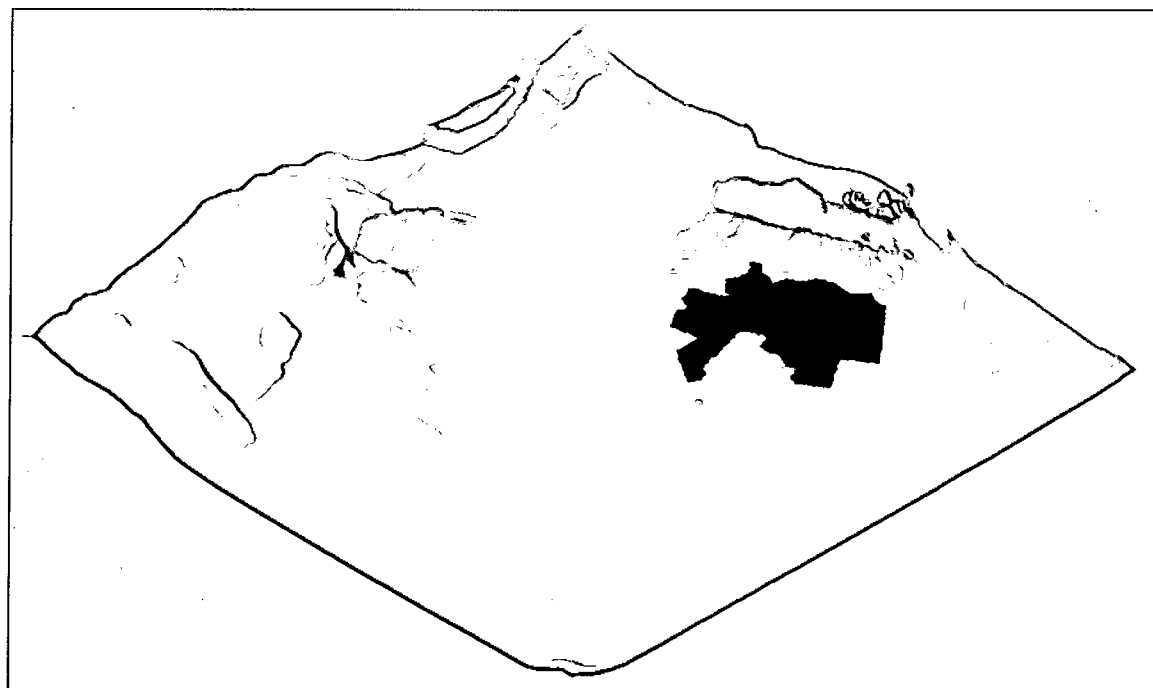
DTM viewed from the North-East indicating major routes and features.



DTM illuminated by light source at Boschendal entrance gateway (plan view).



DTM illuminated by light source at Boschendal entrance gateway (NE perspective view).



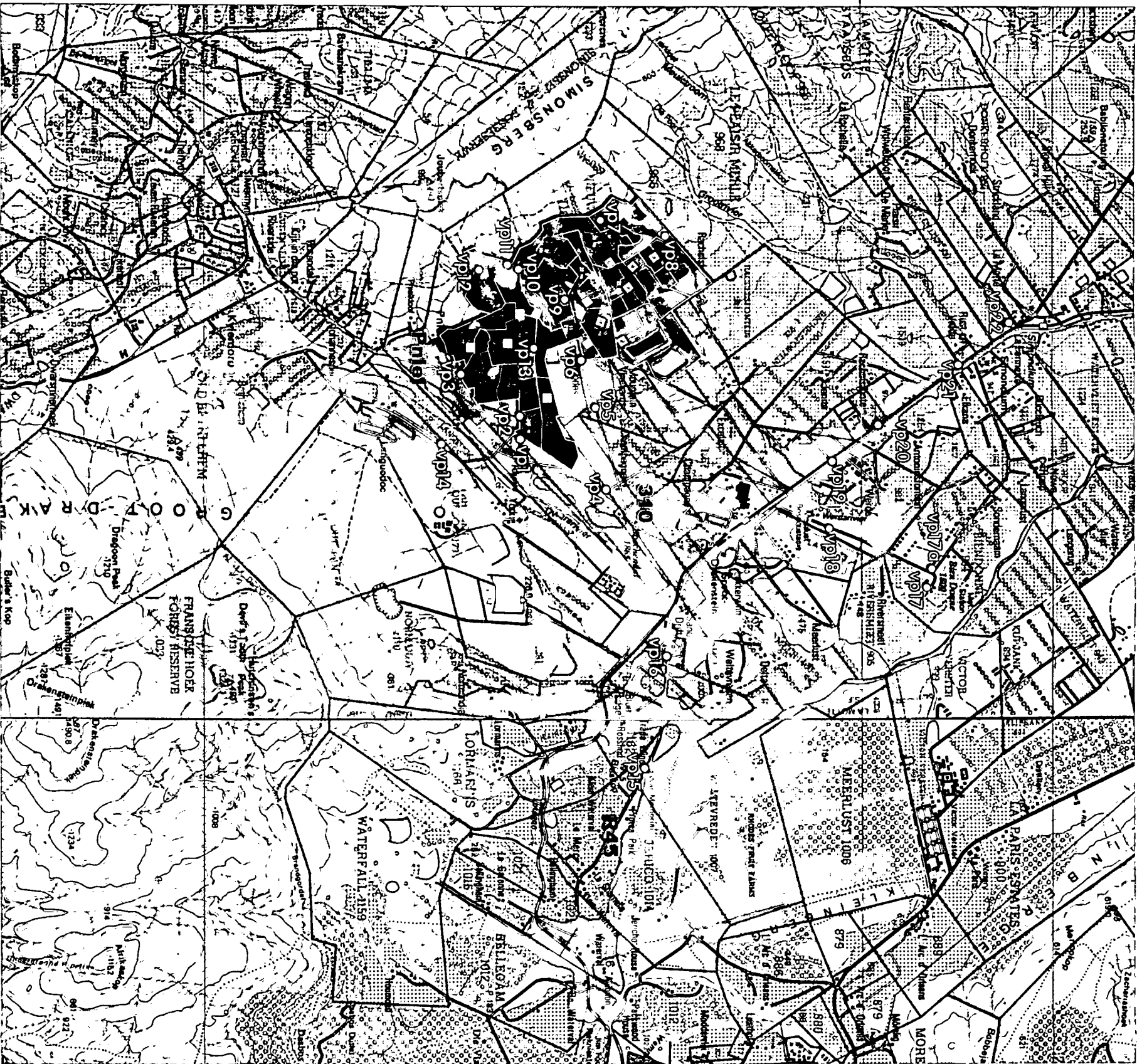
Source : DTM provided by FRIEDLAENDER, BURGER & VOLKMANN
Land Surveyors Nov 2005

Source : Chief Directorate Surveys and Land Information : 1:50 000 Topographic Series :
3318DD : Stellenbosch : 4th Edition 1992 and 3319CC : Franschhoek : 2nd Edition 1987



Fig 4 • Digital Terrain Model

Scale : (not to scale)



Note : Viewshed from routes R45 and 310 indicated by the colour gradient from red (500m) thru orange to yellow.




Fig 5 • Viewshed from Major Routes

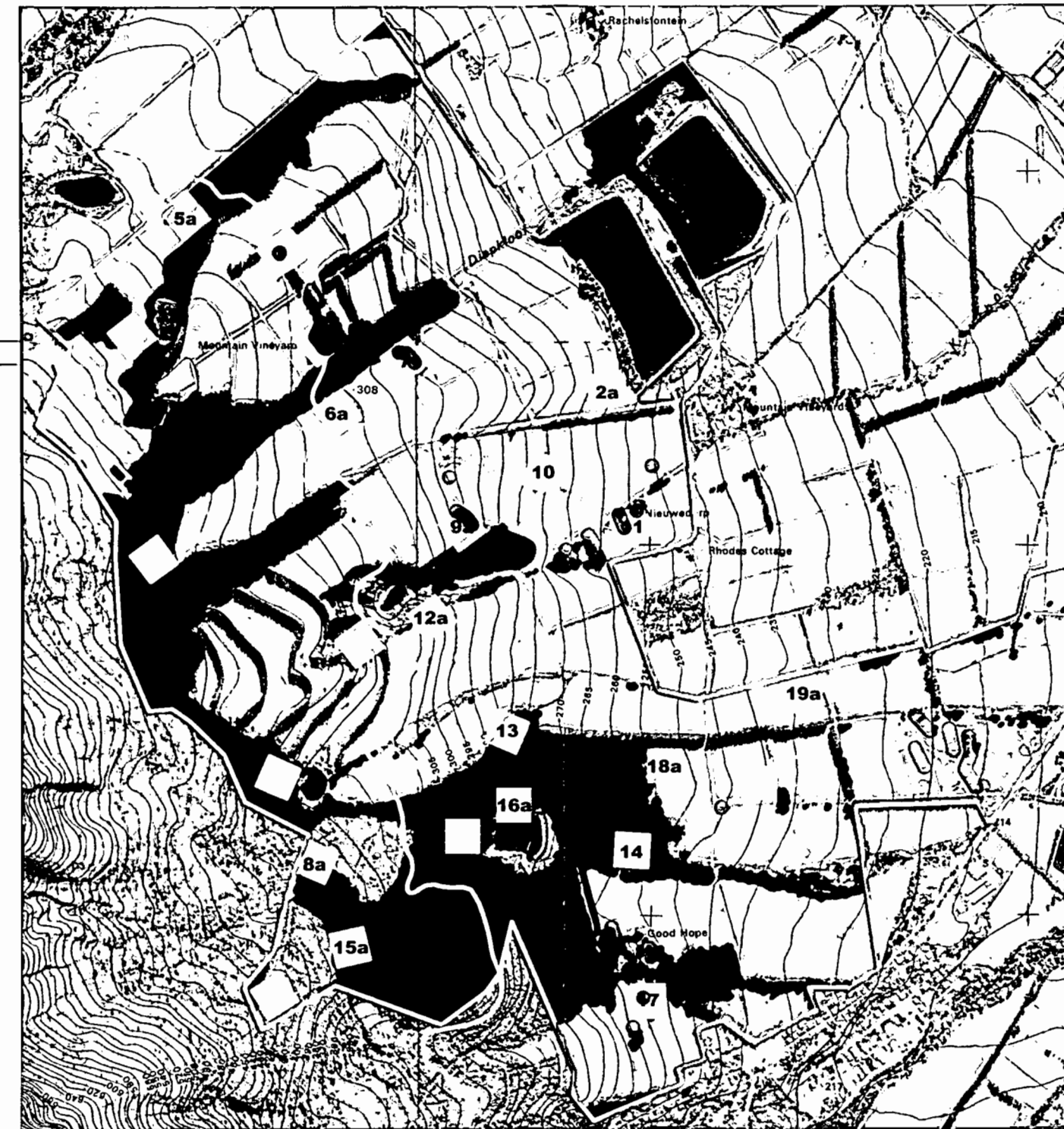
Source : Chief Directorate Surveys and Land Information : 1:50 000 Topographic Series : 3318DD : Stellenbosch : 4th Edition 1992 and 3319CC : Franschoek : 2nd Edition 1987



Scale : 1: 50 000



-  320m contour
-  Zone C : Steep upper slopes
-  Ridge lines








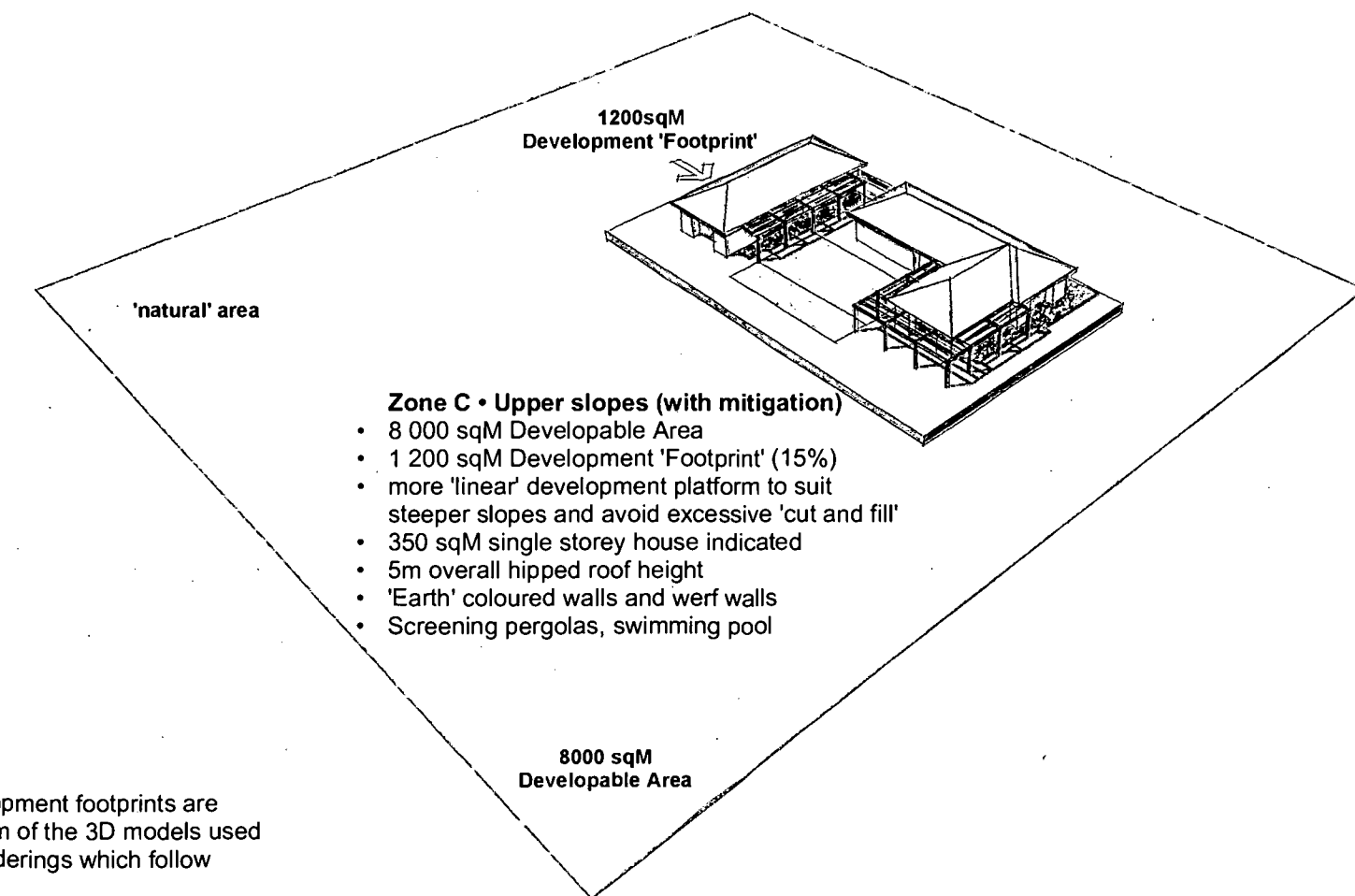
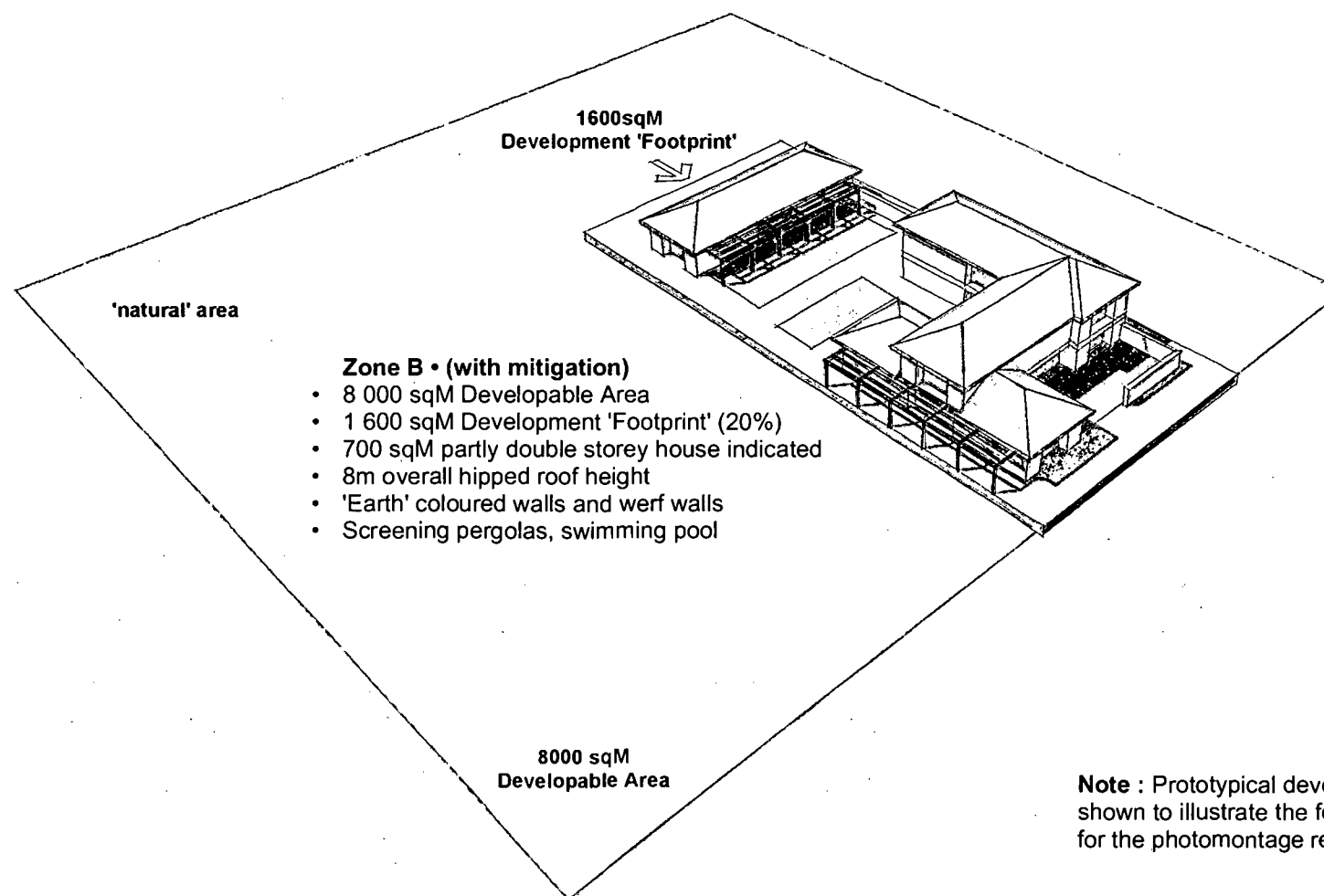
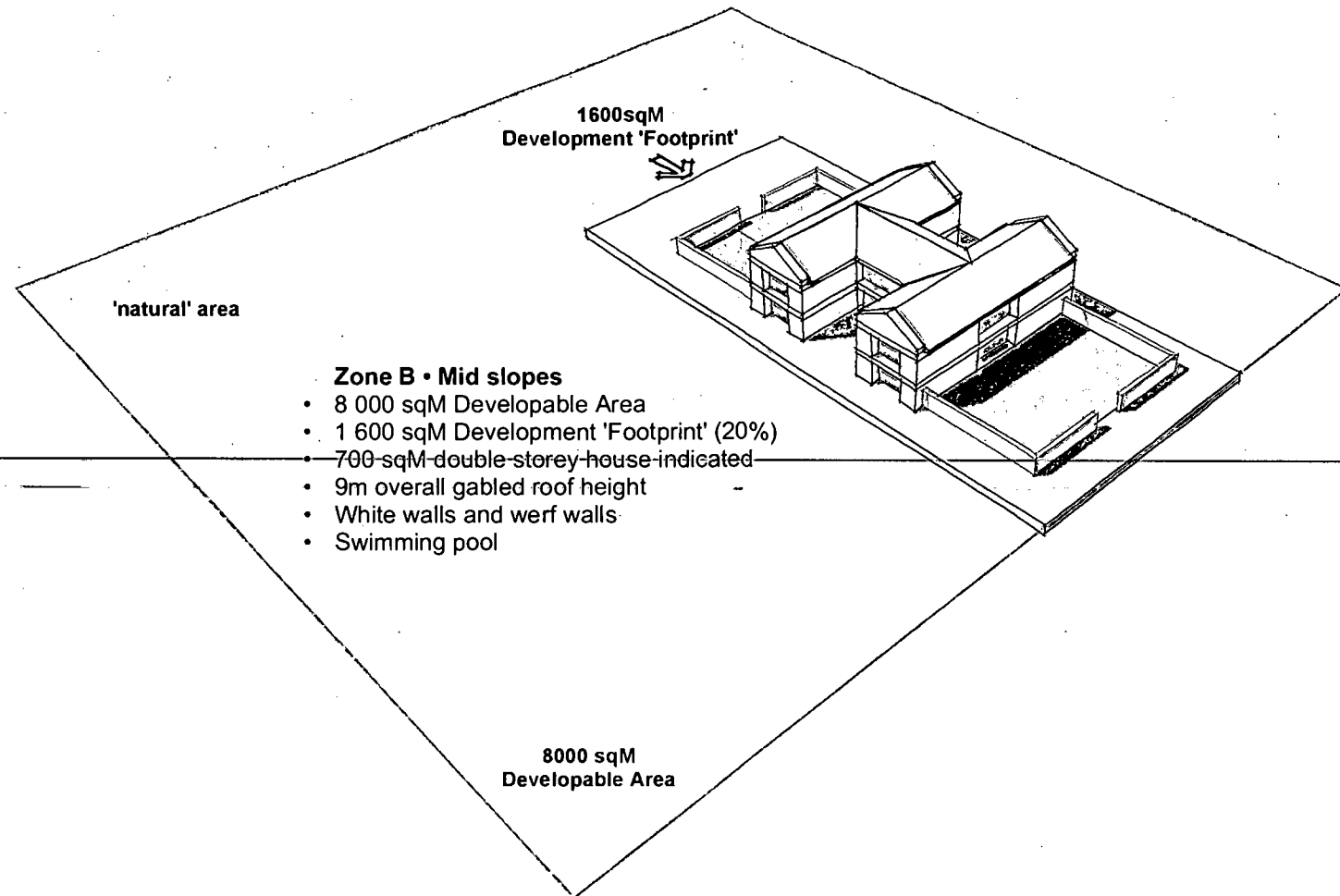
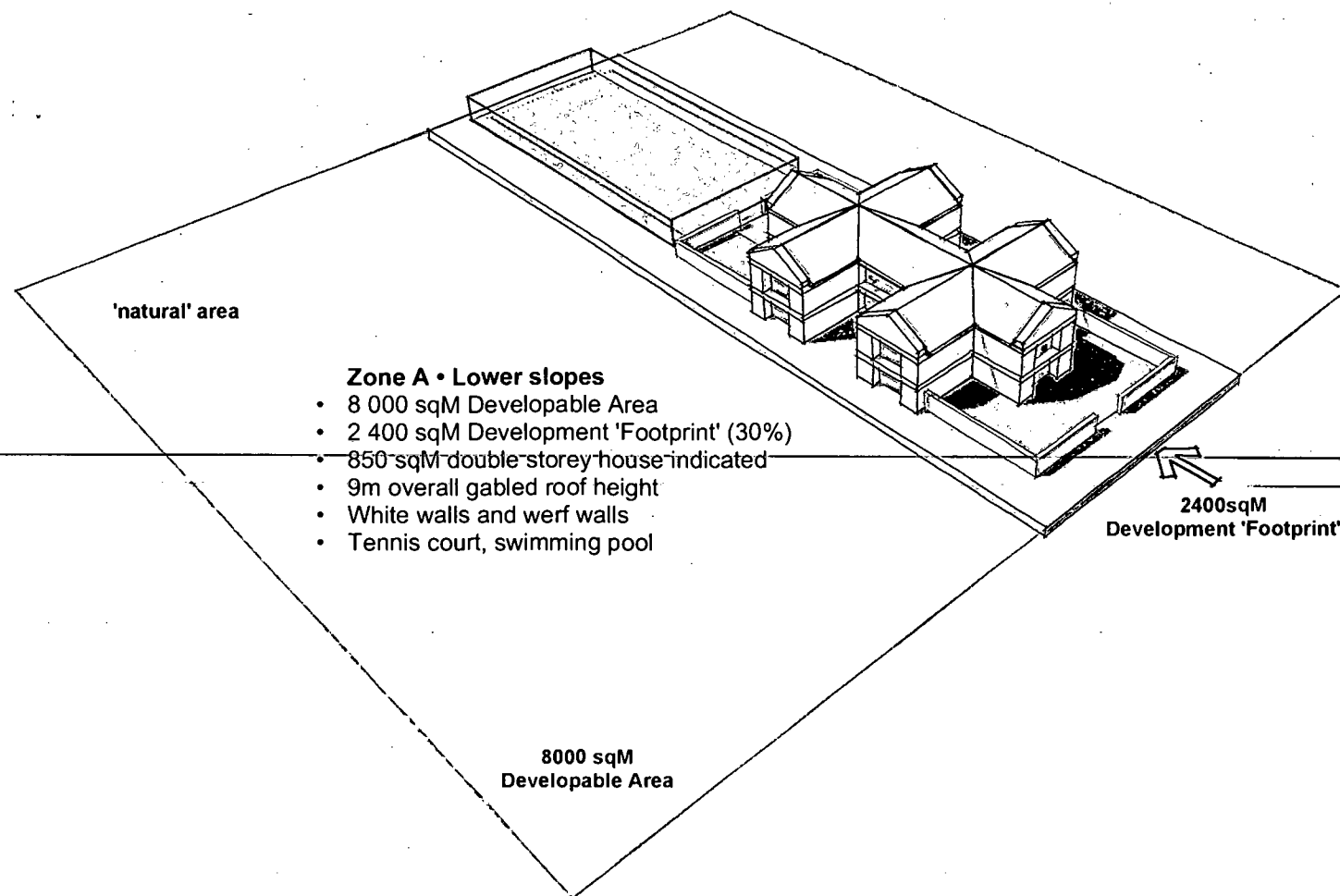
-  existing tree belts
-  existing settlements, buildings
-  New development sites
-  Existing settlement sites
-  Previous site positions

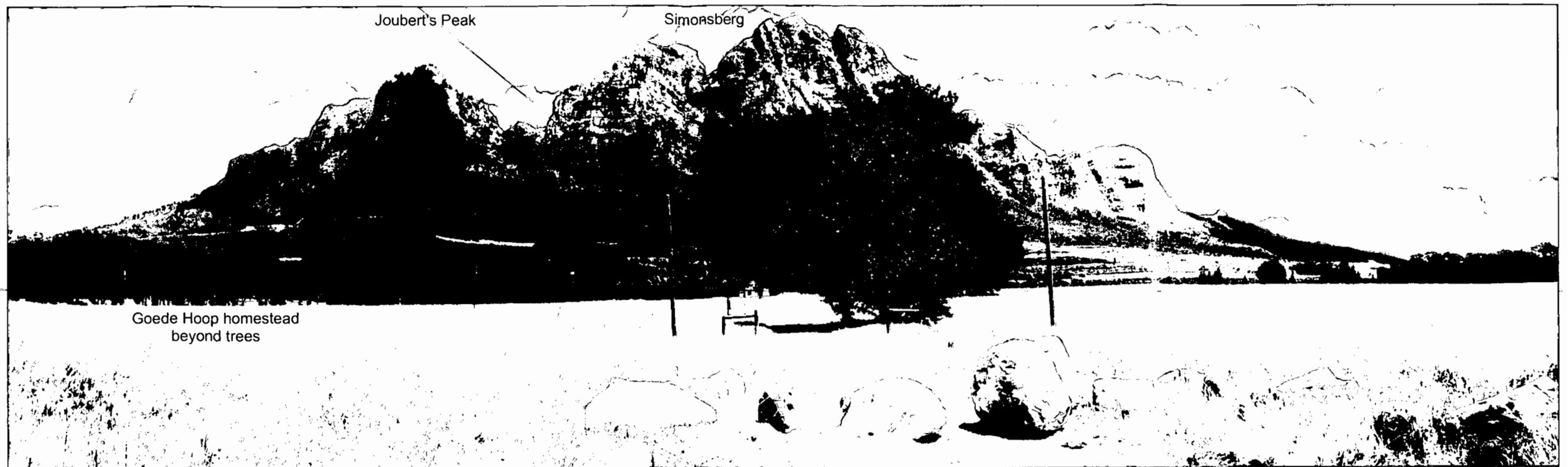


Fig 6 • Visual Sensitivity and Visual Absorption Capacity



Note : Prototypical development footprints are shown to illustrate the form of the 3D models used for the photomontage renderings which follow

Fig 7 • Prototypical Development Footprints



Existing View



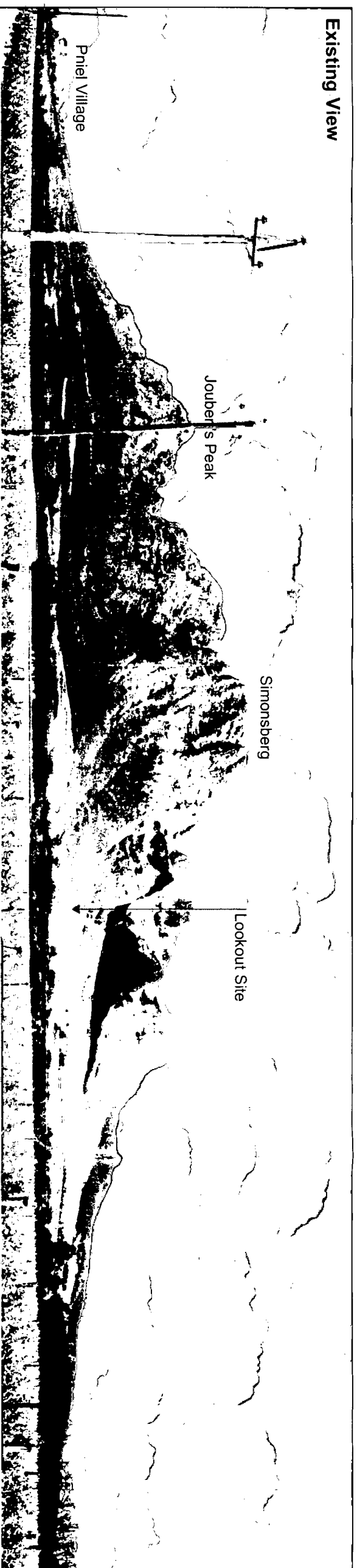
View of development (unmitigated)

distance to closest development site 18a : 450m

Fig 8 • Photomontage : Viewpoint 2 : near Technical Centre

(not to scale)

Existing View



View of development (unmitigated)
distance to closest development site 19a : 1120m



View of development (with mitigation)
distance to closest development site 19a : 1120m



Fig 9 • Photomontage : Viewpoint 4 : on the R310 opposite Boschendal Gateway

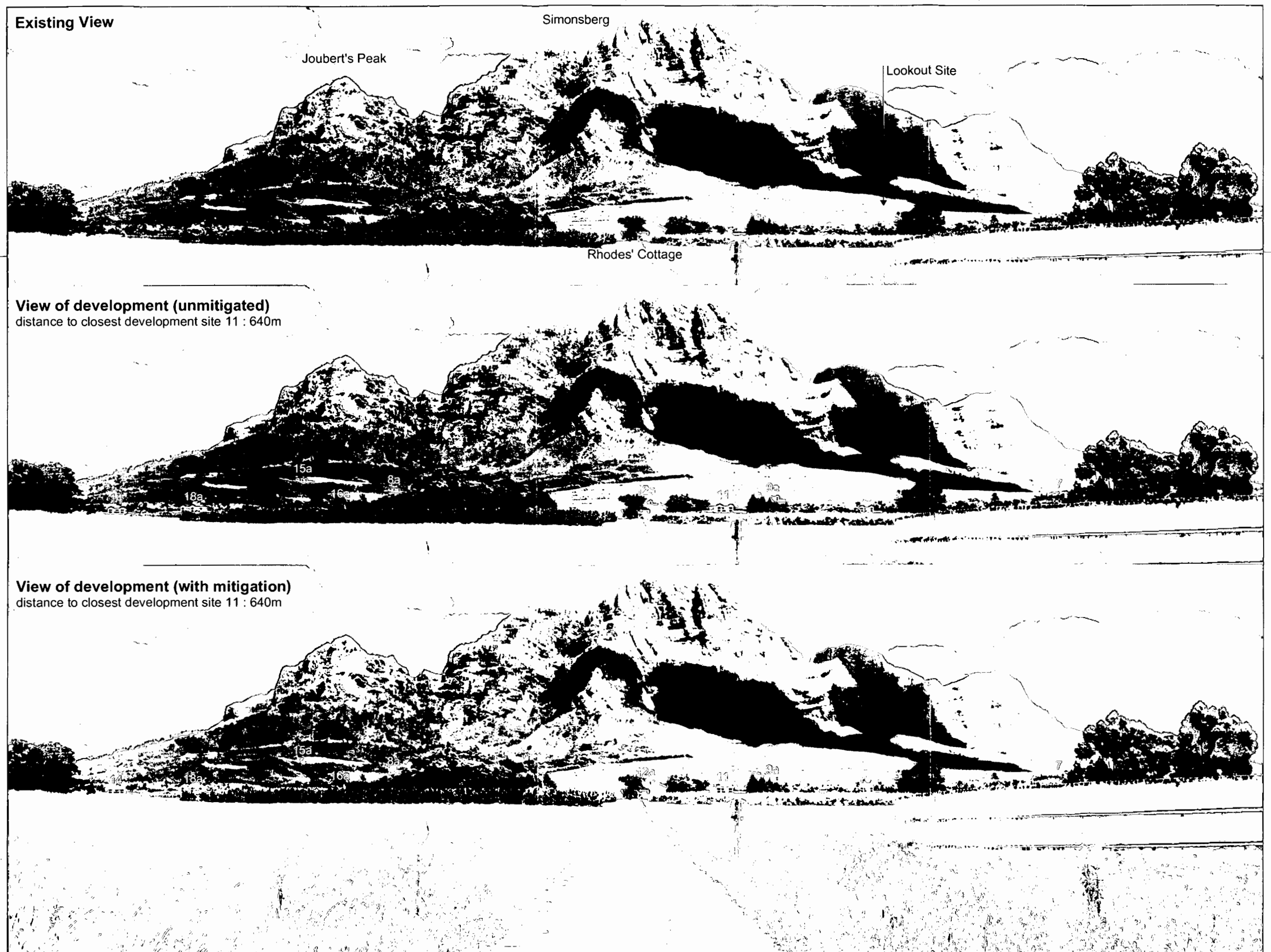


Fig 10 • Photomontage : Viewpoint 5 : Rhodes' Cottage Avenue

Existing View

Joubert's Peak

Simonsberg

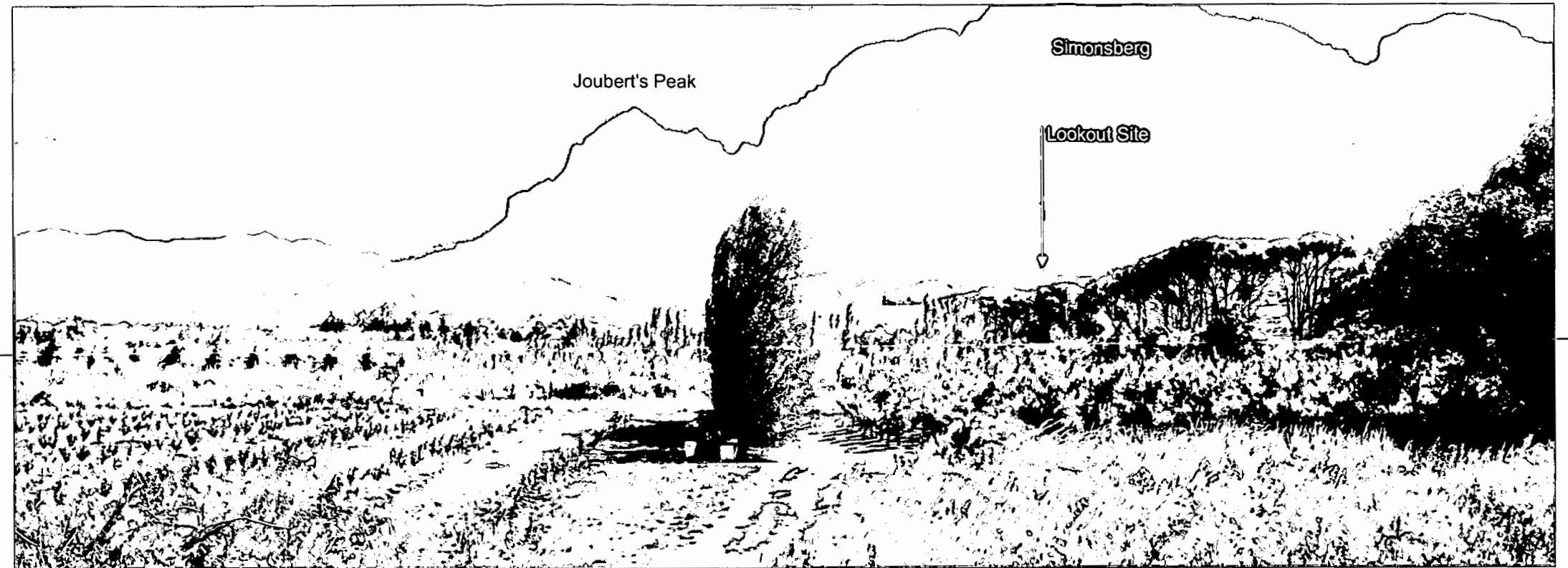
Lookout Site

View of development (unmitigated)
distance to closest development site 2a : 2,8km

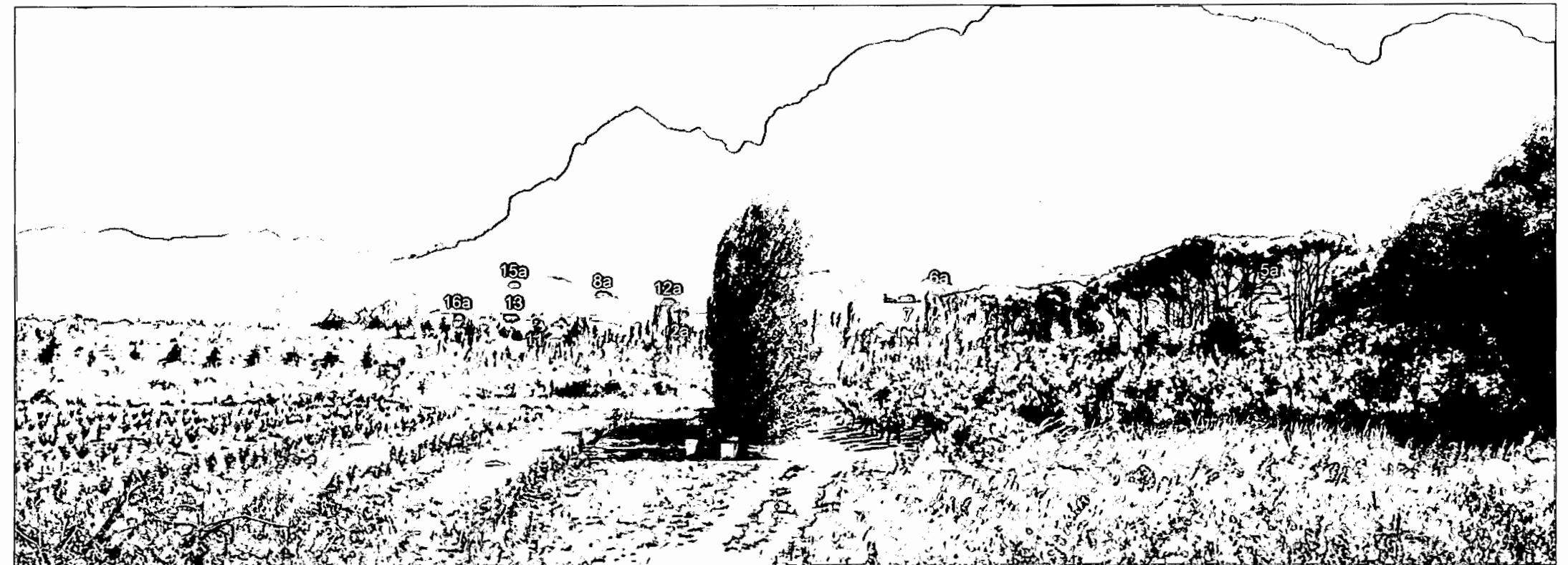
View of development (with mitigation)
distance to closest development site 2a : 2,8km



Fig 11 • Photomontage : Viewpoint 19 : R45 near Simondium



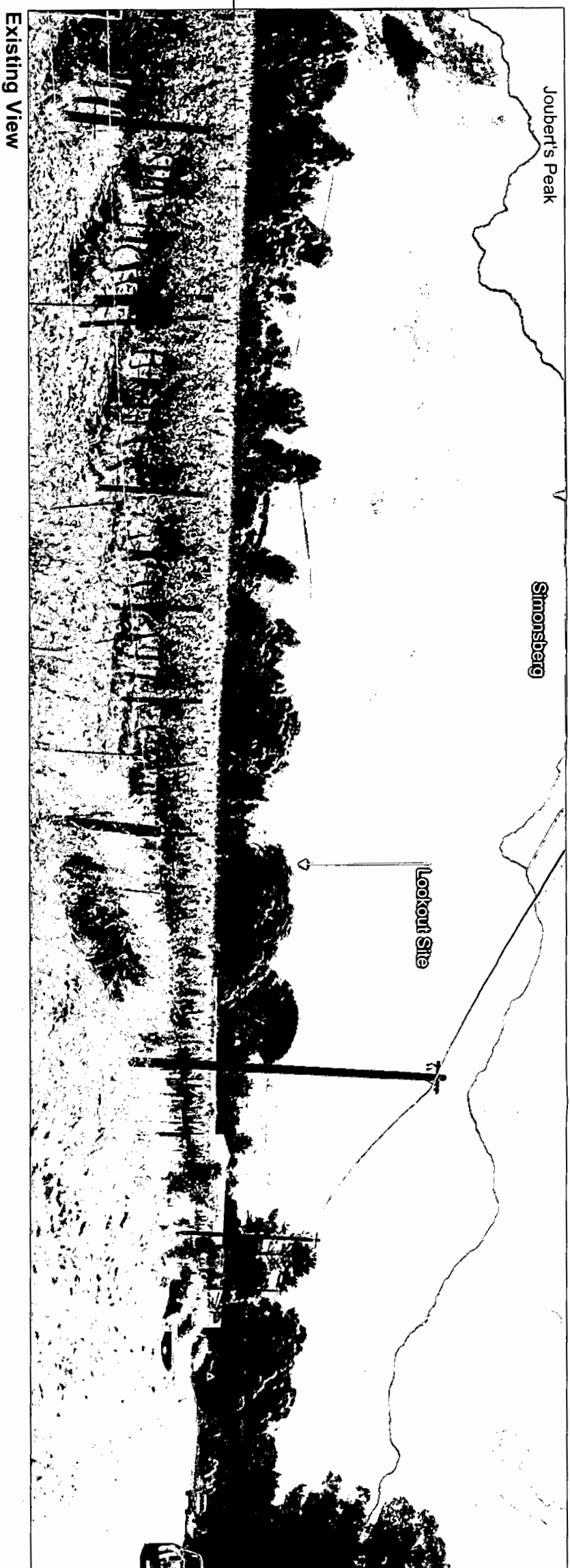
Existing View



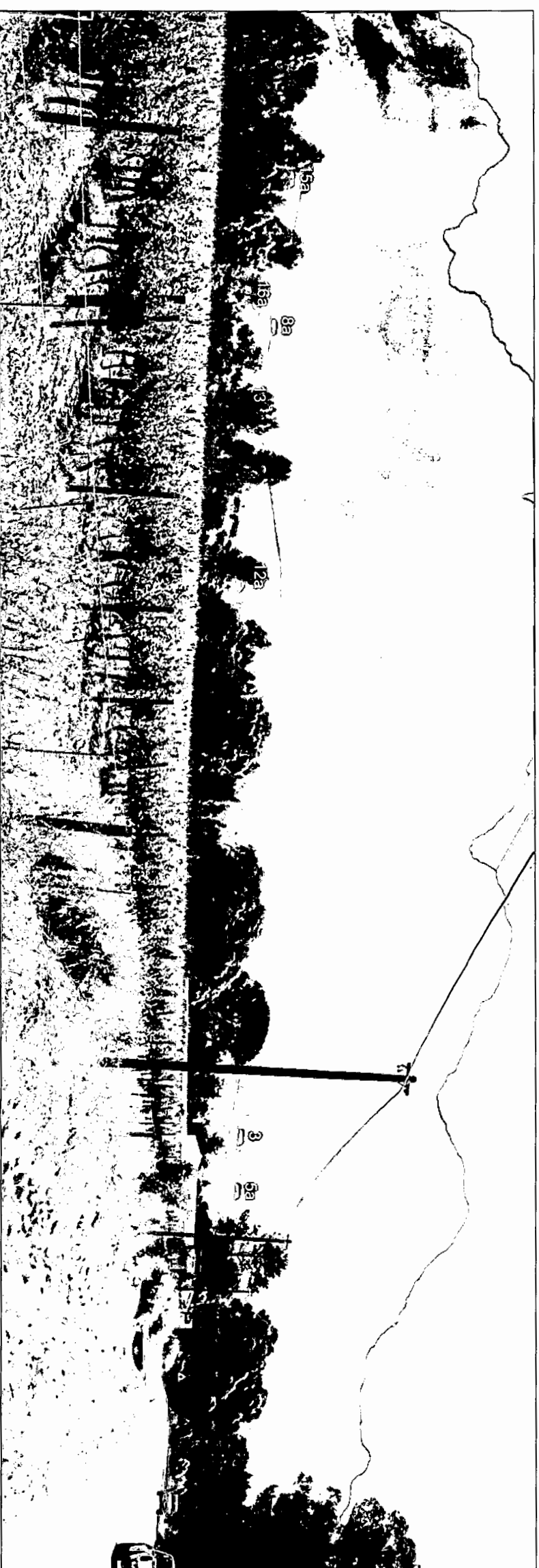
View of development (unmitigated)
distance to closest development site 2a : 4,2km

Fig 12 • Photomontage : Viewpoint 17 : Bien Donne Werf

(not to scale)



Existing View



View of development (unmitigated)
distance to closest development site 19a : 1.07km

Fig 13 • Photomontage : Viewpoint 16 : R45 at Groot Drakenstein Sports Fields

Appendix 25: Feedback from the various Heritage Specialists in
Response to the Draft HIA Report, dated 20th
August 2005

Nicolas Baumann

From: "Agency for Cultural Resource Management" <acrm@wcaccess.co.za>
To: "Nicolas Baumann" <urbancon@iafrica.com>
Sent: 21 July 2005 03:37 PM
Subject: RE: Boschendal

Dear Nicolas

Im happy with your presentation of my findings and recommendations with regard to the precolonial archaeology of the Boschendal lands.

However, I did not notice any reference to my other recommendations (contained in my report) with regards to monitoring construction activities within the historical farm precincts, etc. But assume they will be contained elsewhere in 'your' report.

Also, please note that spelling of my name is jonathan, not Jonathon

Kind regards

Jonathan kaplan

Jonathan Kaplan
 PO Box 159
 Riebeeck West
 7306
 South Africa
 022 461 2755
 082 321 0172

From: Nicolas Baumann [mailto:urbancon@iafrica.com]
Sent: Wednesday, July 13, 2005 5:15 PM
To: Dougjeff@iafrica.com
Cc: David Dewar; Bernard Oberholzer; Sally Titlestad; Tim Hart; Jonathon Kaplan; Henry Aikman; Andrew Berman; Tracey Randle; Sarah Winter
Subject: Fw: Boschendal
Importance: High

Dear All

herewith the draft of the Founders Estates HIA. Thank you all for your very valuable inputs.

Would you please "sign off" the findings and recommendations in the report in terms of the following:

- Assess whether the report adequately reflects your individual inputs as defined in your respective terms of reference and fields of expertise.
- Identify areas of possible conflict or convergence between the overall findings and recommendations and those of your respective specialist inputs.

The report is due to be advertised next week so I would appreciate your response per e-mail by friday afternoon or at latest monday 9.00a.m.

Kind regards and thank you.

Nicolas

— Original Message —

From:
To:
Sent: Wednesday, July 13, 2005 11:12 AM
Subject: Boschendal

Revel Fox & Partners
 Architects and Planners

117 Waterkant . Cape Town 8001 . Telephone (021) 425 1710 . Fax (021) 421 4469

e-mail:

(correspondence) .

(drawings) . website:

2005/07/24

Nicolas Baumann

From: "Mrs Janine Meyer" <jmeyer@ebe.uct.ac.za>
To: "Nic Baumann" <urbancon@iafrica.com>
Sent: 15 July 2005 01:32 PM
Attach: jmeyer.vcf
Subject: Boschendal

Dear Nic,

Piet Louw and I have quickly gone through your report and we feel that in general, it captures the essence of our input. We have, however, two suggestions:

1. The section under recommendations should begin with a summary of the qualities which need to be preserved (e.g agricultural dominance, agricultural authenticity, view cones, no high intrusions, etc). This should be done in such a way that the reason for the recommendation is clear (why, for example, should cadastral boundaries not be physically expressed?
2. There must be a clear, strong statement that no further sub-division should be allowed.

Thanks for including us in your team - its been fun.

Regards,
Dave Dewar

2005/07/24

Appendix 26: Letter from the Stellenbosch Municipality
Requesting an Integrated Development
Framework for the Amfarms Landholdings at Groot
Drakenstein



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Navrae / Enquiries	A Snyman
U verwysing / Your ref.	-
Ons verwysing / Our Ref.	Anglo American Farms
Datum / Date	19 February 2003
Telefoon / Telephone	021-808 8251
Faks / Fax	021-808 8313
E-pos / E-mail	adris@stellenbosch.org

Anglo American Farms Ltd.
P O Box 17
SOMERSET WEST
7130

Attention : Mr Dickens-Barker

Sir

**ANGLO AMERICAN FARMS LTD. : PAARL DIVISION FARMS,
DWARSRIVIER VALLEY**

The meeting held at this office on 11 February 2003 refers.

This Department would like to thank you for keeping the Department informed of the progress being made in the alienation and streamlining process of Boschendal Farm and surrounds which Anglo American Farms have embarked on. Anglo American Farms Ltd. is one of the very few major land owners and roleplayers in the Dwarsrivier Valley, and have proved to be a trusted and worthy partner in several important issues over the years, including the planning of Lanquedoc Village, promoting cultural heritage, promoting sensitive planning and development in the Valley, etc. It is most certainly a grave loss for this Council and the Valley to lose a dedicated partner as Anglo American Farms. It is therefore appreciated that Anglo American Farms is endeavouring to achieve a smooth transition and provide for a situation with the best end-result for Anglo American Farms as well as for the roleplayers remaining in the Valley.

At the meeting it was indicated by Anglo American Farms that potential buyers would be contacting this Department for advice on development proposals on the properties which have been alienated or are in the process of alienation. You are

Appendix 27: Application pertaining to the Founders Estates
Consolidation and Subdivision: The "No-Go
Option" Scenarios prepared by Dennis Moss
Partnerhsip (2005)



DENNIS MOSS PARTNERSHIP

Architects • Urban & Regional Planners • Environmental Planners
Landscape Architects • Urban Designers

APPLICATION PERTAINING TO THE "FOUNDERS ESTATE" BOSCHENDAL (CONSOLIDATION AND SUBDIVISION OF FARM NRS. 1, 2, 5, 9 BOSCHENDAL 1674)

THE "NO-GO OPTION" SCENARIOS

- 1 As is known, the "no-go" option provides a benchmark against which the potential impacts of proposed development alternatives must be evaluated (refer par 8.3 of *Guideline For Involving Heritage Specialists in EIA Processes* (Baumann and Winter and CSIR June 2005) as well as par 8.3 of the *Guideline For Involving Visual and Aesthetic Specialist in EIA Processes* (bola and CSIR June 2005).
- 2 Paragraph H6 of the HIA states that "...Consideration needs to be given to the "no go option" in terms of understanding the potential impacts of a number of possible scenarios..." This office and Boschendal Ltd including the local communities decided, at an early stage of the planning process, not to plan for or implement the "no-go" option as is provided for in the standard EIA processes because the overarching goal, as encapsulated in the Boschendal Sustainable Development Initiative (SDI), is to promote and give practical effect to Sustainable Development¹ in the valley and beyond.
- 3 Key objectives listed under par. 5.2 of the SDI Document No 5 include:
 - (a) Promoting sustainable economic development by building on the comparative economic advantages of the area;
 - (b) Utilizing the natural resource base in a sustainable manner;
 - (c) Merging ecological and economic considerations in decision making;
 - (d) Making a meaningful contribution to the eradication of poverty and inequality;
 - (e) Ensuring an acceptable return on capital invested by the private sector.

¹ Sustainable Development was defined by the 1987 U.N. World Commission on Environment and Development (referred to as the Brundtland Commission) as ...'*meeting the needs of the present generation without compromising the ability of future generations to meet their own needs.*'

—dmp—

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Tel: +27-(0)21-887 0124 • Fax: +27-(0)21-886 5393 • email: info@dmp.co.za • website: www.dmp.co.za

Dennis Moss Planners & Architects (Pty) Ltd. Reg. No. 2003/007711/07
Directors: DF Moss, TRP (SA) BA M (URP) M SAPI • GC de Klerk, TRP (SA) B Econ M (URP) M SAPI • M Le Roux-Cloete, Pr Arch, BAS, B Arch (UCT), MIArch, CIA
SW vd Merwe, Pr Sci, NHD (Nature Conservation) SACNASP • JMH Lackay, Pr S Arch T M Arch • JC Delpont, BL (UP), MSACLAP • PJ Niemann, Pr Arch, B Arch (UFS) MIArch, CIA

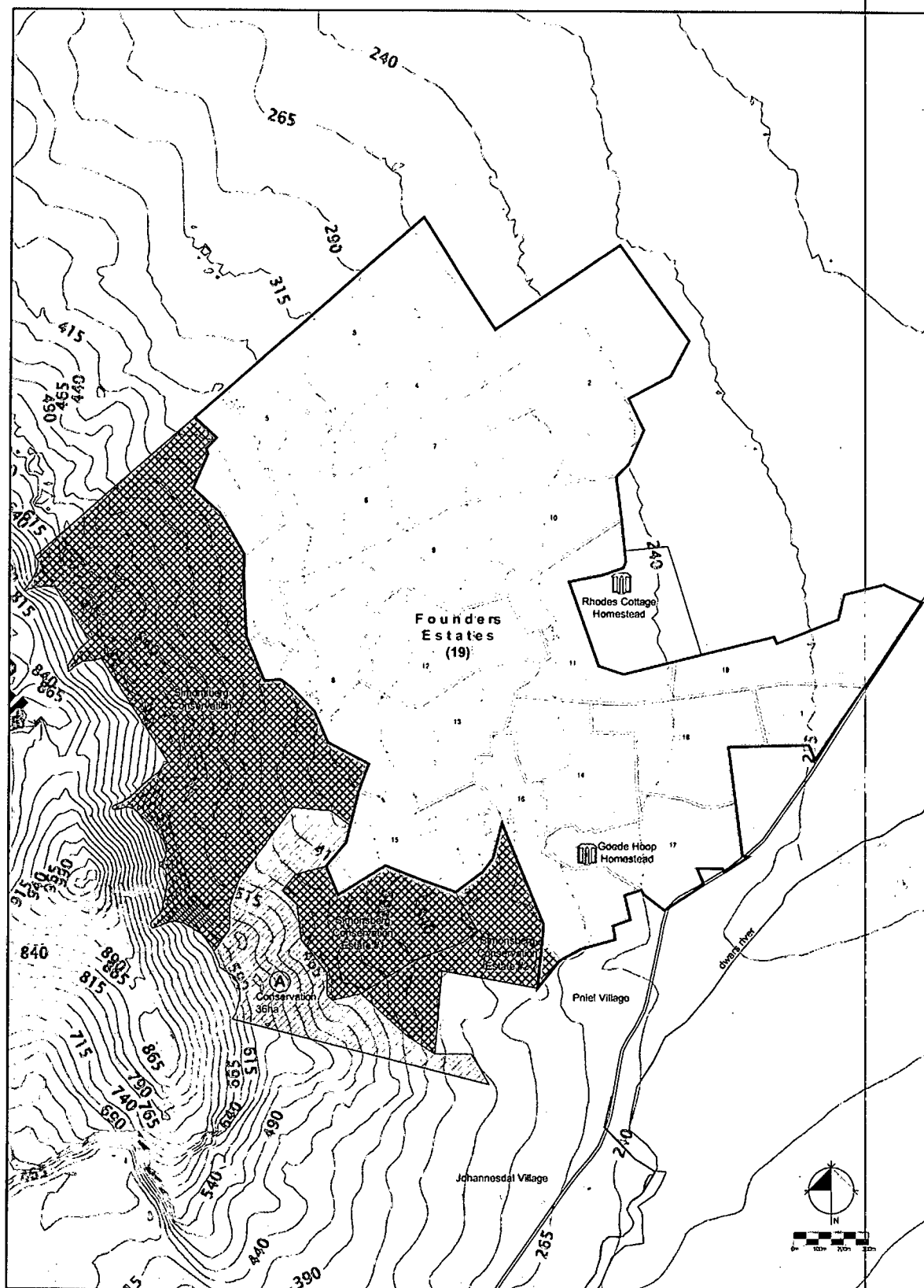


Diagram 2: Proposed Founders Estate Subdivision

- 6 Boschendal Ltd also gave consideration to a conventional subdivision and development of the 419 ha land into 10 farms of ± 40 ha each (consistent with the present policy of the Department of Agriculture). This would have resulted in the construction of 80 buildings on the farms (refer Diagram 3 below).