

**PROPOSED INCLUSION OF REMAINDER FARM 1049,
STELLENBOSCH, BRANDWACHT IN URBAN EDGE:**

Heritage Considerations



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1 INTRODUCTION

The report has been commissioned by TV3 Architects and Planners to establish the feasibility of the including the Remainder of Farm 1049, known as Brandwacht in the urban edge of the town of Stellenbosch from a heritage perspective. The Stellenbosch Municipality is currently reviewing their SDF for the municipal area, which would include a reassessment of the urban edge. This report has no legal status, but the assessment is based on the definition of what constitutes a heritage resource and significance as set out in the National Heritage Resources Act, Act 25 of 1999.

2 THE SITE AND ITS CONTEXT

The Remainder of Farm 1049, Stellenbosch is located on the south-eastern edge of the settlement of Stellenbosch, between the areas known as Bo-Dalsig and Brandwacht to the north and Paradyskloof to the south. The Brandwacht river forms the north-eastern boundary of the site, with the recent Brandwacht-aan-Rivier development forming the north-western boundary of the site. To the south it is bordered by municipal farm land planted with vineyards. The western boundary is formed by Portion 3 of Farm 1049, which constitutes the original werf of the Farm Brandwacht and Erf 16526, Stellenbosch which accommodates a number of large commercial buildings. To the west the property stretches to the foothills of the Stellenbosch Mountain. Municipal reservoirs are located just beyond the south-eastern corner of the site and the southern boundary, approximately at the middle of the site.



Figure 1: Location of Remainder Farm 1049, Stellenbosch (Source: <https://gis.elsenburg.com/apps/cfm/>)



Figure 2: Subdivided portions of Farm 1049 on western boundary of property including the original werf and new office parks (Source: <https://gis.elsenburg.com/apps/cfm/>)

The property itself is not actively farmed any more except for a few cattle that are kept on the property. On the western end of the property are the remains of what was an outbuilding. Two farmworker cottages are located in the north-western portion of the site and a farm dam straddles the northern boundary of the site, with one portion located in the Brandwacht-aan-Rivier development. The site slopes upwards from west to east with a low rise in the middle of the site.

3 ASSUMPTIONS AND LIMITATIONS

3.1 Availability of Information

This report is based on the information that was available at the time of writing. All material by others informing this assessment, most notably an earlier Heritage Impact Assessment by Dr Elzet Albertyn, is assumed to be accurate and a true reflection of the issues governing the property and its proposed redevelopment.

3.2 Statement of Significance

The significance of cultural resource is dynamic and multifaceted, in particular as interest groups and societal values change over time. It is thus neither possible, nor appropriate to provide a definitive statement of heritage significance. Nonetheless, every effort has been made to ensure that the heritage statement is as accurate a reflection of significance as is currently possible to ascertain.

3.3 Impacts beyond the Site Boundaries

This report does not consider heritage impacts resulting from the potential laying of pipelines, electrical and other related infrastructure between the site and elsewhere beyond its boundaries.

4 OVERVIEW OF HISTORY AND RECENT DEVELOPMENTS

Information on the history of the farm Brandwacht was largely obtained from a heritage impact assessment prepared by Dr Elzet Albertyn in 2003 for the development of a portion of the farm for a housing estate now known as Brandwacht-aan-Rivier.

4.1 Early and colonial history

Limited information is available on the likely use of the land in pre-colonial times, although it is known that early stone age people have lived along the river corridors. It is also highly likely that later the land was used on a periodic basis by the nomadic Khoekhoen (Mountain, 2003) up until the time of colonial settlement at the Cape.

The first farms in the Stellenbosch area were granted by Simon van der Stel as early as 1679. The farm Brandwacht was granted in 1741 to Philip Hartog, who probably erected the first buildings on the property. The farm werf is visible on the Schumacher aquarelle dating to 1776. The farm stayed in the Hartog family until the end of the 1700s. In 1825 the original freehold passed to Johannes Cornelias Eksteen and in 1829 further land was granted to him on a quitrent basis so that the farm more than doubled in size.

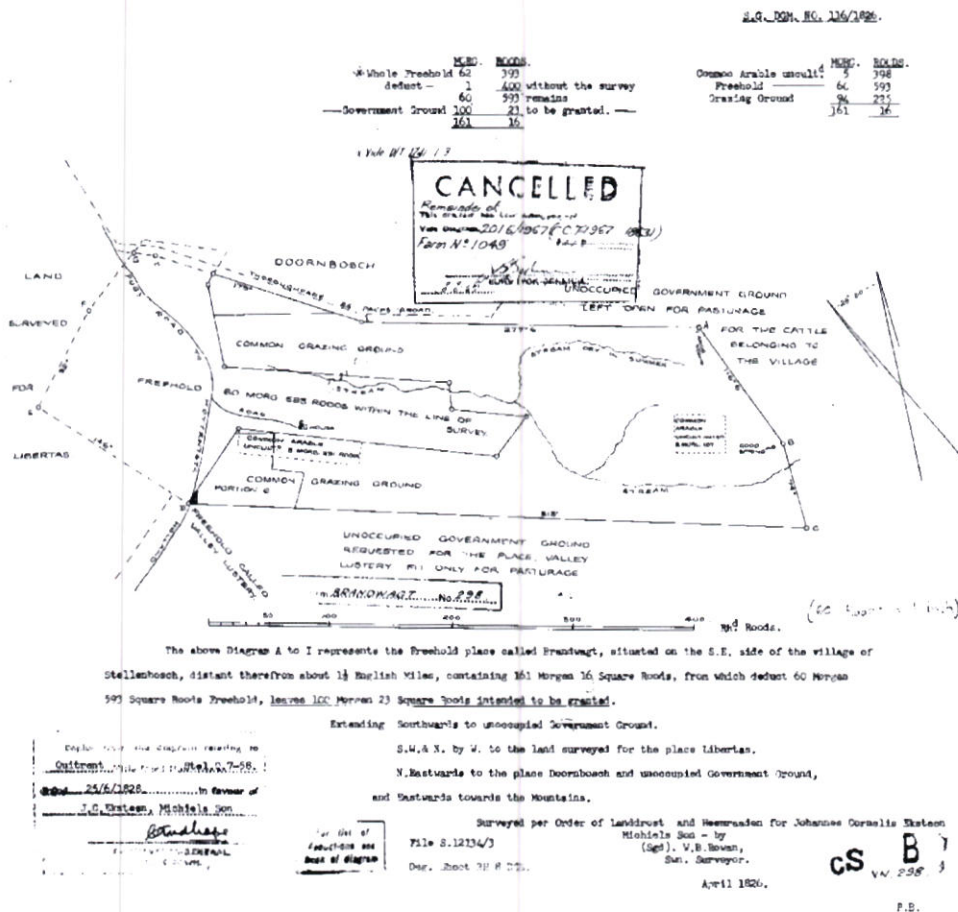


Figure 3: SG Diagram 116/1826 indicating the original freehold grant to Philip Hartog and the later quitrent grant to Eksteen

From the 1840s several portions were subdivided from the consolidated farm created in 1829, and at one stage Cecil John Rhodes owned one of these portions of Brandwacht. The Remainder which included the historic werf passed hands many times. Some of the portions were consolidated with the Remainder in 1967 to create the property now numbered as Farm 1049. In 1970, the Provincial administrator approved the establishment of a township on a portion of Farm 1049, now known as the suburb of Brandwacht and located to the north of the river.

4.2 Recent history

In the early 2000s the subdivision of Remainder of Farm 1049 was approved to allow for the development of the Brandwacht-aan-Rivier residential estate; the creation of three large erven used for commercial/office purposes located adjacent to the R44 and the establishment of separate property to house the historic werf with its Georgian manor house and flat-roofed wine cellar facing the R44. The house and outbuildings, which nowadays accommodate a boutique hotel, is now completely fenced in by a tall palisade fence. As noted earlier the Remainder of the farm Brandwacht now constitutes mostly abandoned farmland, with two occupied cottages, some grazing for cattle and the remains of an outbuilding.

5 HERITAGE SIGNIFICANCE AND RESOURCES

5.1 Introduction

The definition of a **heritage resource** is described in Section 2 (xvi) of the National Heritage Resources Act, 1999 (Act 25 of 1999) as: "any place or object of cultural significance" and **cultural significance** is defined in the Act as "aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance" (Section 2 (vi) NHRA 1999:8). Section 3(2) of the NHRA lists the following as heritage resources:

- (a) places, buildings, structures and equipment of cultural significance;
- (b) places to which oral traditions are attached or which are associated with living heritage;
- (c) historical settlements and townscapes;
- (d) landscapes and natural features of cultural significance;
- (e) geological sites of scientific or cultural importance;
- (f) archaeological and palaeontological sites;
- (g) graves and burial grounds, including—(i) ancestral graves; (ii) royal graves and graves of traditional leaders; (iii) graves of victims of conflict; (iv) graves of individuals designated by the Minister by notice in the Gazette; (v) historical graves and cemeteries; and (vi) other human remains which are not covered in terms of the Human Tissue Act, 1983 (Act No. 65 of 1983) –
- (h) sites of significance relating to the history of slavery in South Africa;
- (i) movable objects.

Determining the significance of such resources is set out in Section 3(3) which states:

Without limiting the generality of subsections (1) and (2), a place or object is to be considered part of the national estate if it has cultural significance or other special value because of -

- (a) its importance in the community, or pattern of South Africa's history
- (b) its possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage;
- (c) its potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage;
- (d) its importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects
- (e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;

- (f) its importance in demonstrating a high degree of creative or technical achievement at a particular period;
- (g) its strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;
- (h) its strong or special association with the life or work of a person, group or organization of importance in the history of South Africa;
- (i) sites of significance relating to the history of slavery in South Africa.

Following on the above, HWC has expanded on the three tier grading system set out in the NHRA in its *A Short Guide to Grading, Version 5* approved February 2007:

- **Grade I Sites (National Heritage Significance)**

South Africa's national heritage sites must as a whole represent the collective and balanced story of our South African consciousness as we understand it today. They must be the key sites which best illustrate the events, peoples and systems which have brought us to our current state of nationhood. They must represent development which occurred in South Africa, from its earliest geological formation, to the beginnings of humanity, and through its peopling - illustrating the traditions, values, conflicts and achievements which formed the South Africa we live in today.

Grade I sites must enjoy authenticity and carry a universal value and symbolic importance that promotes human understanding and contributes to nation building, and their loss would significantly diminish the national heritage. The Guide to Grading states that when considering potential National Heritage Sites, the following questions should be considered:

- (a) Is the site of outstanding national significance?
- (b) Is the site the best possible representative of a national issue, event or group or person of national historical importance?
- (c) Does it fall within the proposed themes that are to be represented by National Heritage Sites?
- (d) Does the site contribute to nation building and reconciliation?
- (e) Does the site illustrate an issue or theme, or the side of an issue already represented by an existing National Heritage Site - or would the issue be better represented by another site?
- (f) Is the site authentic and intact?
- (g) Should the declaration be part of a serial declaration?
- (h) Is it appropriate that this site be managed at a national level?
- (i) What are the implications of not managing the site at national level?"

- **Grade II Sites (Provincial Heritage Significance)**

Grade II heritage resources are those with special qualities which make them significant in the context of a province or region and should be applied to any heritage resource which -

- (a) is of great significance in terms of one or more of the criteria set out in section 3(3) of the Act; and
- (b) enriches the understanding of cultural, historical, social and scientific development in the province or region in which it is situated, but that does not fulfil the criteria for Grade 1 status

Sites graded as Grade II sites must enjoy a provincial sphere of significance. They need to be given a status beyond being granted recognition, by being entered in the heritage register, but they are not of outstanding national significance. They may be rare examples of their kind, or otherwise be highly

representative of a type. They may connect closely to an event or figure of provincial/regional significance. They may fall under the national themes, or under provincial themes.

Grade II sites should enrich the understanding of the cultural, historical, social and scientific development of the Western Cape and of the region in which it is situated. The cultural significance or other special value that Grade II sites may have, could include, but are not limited to –

- (a) places, buildings, structures and immovable equipment of cultural significance;
- (b) places to which oral traditions are attached or which are associated with living heritage;
- (c) historical settlements and townscapes;
- (d) landscapes and natural features of cultural significance;
- (e) geological sites of scientific or cultural importance;
- (f) archaeological and paleontological sites;
- (g) graves and burial grounds;
- (h) sites of significance relating to the history of slavery in the Western Cape

The cultural significance or other special value that Grade II sites may have, could include, but are not limited to–

- (a) its importance in the community or pattern of the history of the Western Cape
- (b) the uncommon, rare or endangered aspects that it possess reflecting the Western Cape's natural or cultural heritage
- (c) the potential that the site may yield information that will contribute to an understanding of the Western Cape's natural or cultural heritage;
- (d) its importance in demonstrating the principal characteristics of a particular class of the Western Cape's natural or cultural places or objects;
- (e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group in the Western Cape.
- (f) its importance in demonstrating a high degree of creative or technical achievement at a particular period in the development or history of the Western Cape
- (g) its strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;
- (h) its strong or special association with the life or work of a person, group or organization of importance in the history of the Western Cape; and
- (i) sites of significance relating to the history of slavery in the Western Cape.

- **Grade III Resources (Local Heritage Significance)**

The Grade III category of heritage resources is divided into three sub-categories: Grade III A, Grade III B and Grade III C.

- **Grade III A**

This grading might be applied to a site that is authentic, and thus should be governed by a regulation or by-law that requires any alteration or change in use to take place only under special consent of the responsible local authority. Significances might include:

- (a) Highly significant association with a:
 - historic person
 - social grouping
 - historic events
 - historical activities or roles
 - public memory
 - (b) Historical and/or visual-spatial landmark within a place
 - (c) Historical fabric is mostly intact (past damage is reversible) (Fabric may however possess strong evidence for historical layering)
 - (d) Most elements of construction are authentic
 - (e) Fabric dates to the early origins of a place
 - (f) Fabric clearly illustrates an historical period in the evolution of a place
 - (g) Fabric clearly illustrates the key uses and roles of a place over time.
 - (h) Contributes significantly to the environmental quality of a Grade I or Grade II heritage resource
- **Grade III B** - This grading might apply to a site that may allow certain alterations to take place without being subjected to heritage scrutiny. Such a site might have similar significances to those of a Grade III A site, but to a lesser degree. Appropriate management would involve a regulation that would exempt certain types of change.

- **Grade III C**

This grading would apply to a site of contributing significance, which has significance that may be managed by means of a regulation managing publicly visible external alterations.

In terms of section 30(5) of the Act, a local planning authority must, at the time of the compilation or revision of a town or regional planning scheme or a spatial development plan, compile an inventory of the heritage resources which falls within its area of jurisdiction and submit the inventory to Heritage Western Cape. A planning authority may at this time decide to develop a framework, which could be used to determine the local, regional, provincial and national or international significance of each heritage resource or group of resources in its area of jurisdiction. The Stellenbosch Municipality is at present busy with a survey of heritage resources in its rural area, but no information was available at the time of the preparation of this report.

5.2 Description of heritage resources and assessment of significance

Following on the description of the site and its context, as well as its history, it is evident that the property has limited heritage resources and value.

- Architectural value

Although the historic manor house and wine cellar of Brandwacht clearly have architectural significance the value of these structures have been eroded by enclosure of the werf and sterile landscaping that now forms the setting of what was originally a working farm werf.



Figure 4: The enclosed and lawned farm werf of Brandwacht farm

None of the remaining structures on the property in question are regarded as significant from an architectural perspective. The outbuilding situated closest to the western boundary behind the werf, was indicated as a store and office building in the HIA prepared by Albertyn in 2003. She ascribed a Grade III status to this building as its core probably dated to the 1700s and noted that its relationship with the guest house to its north created a werf area at the back of the cellar and manor house.

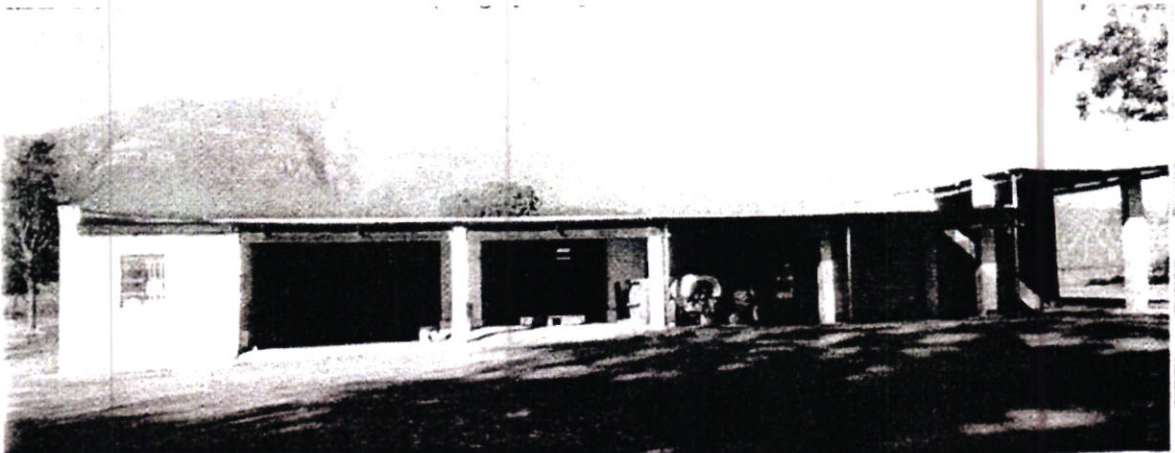


Figure 5: Photograph of store and office building from HIA by Albertyn (2003).

It is noted that this building was not particularly attractive when still in a good condition and could at best have been graded as a IIIC. The building is now in a state of disrepair with no roof, and it is unlikely that it could be restored and that it would be worthy of restoration. In addition the fencing of the Brandwacht werf has resulted in segregation between the werf and this building, which is unlikely to ever be restored. This building is thus currently not worthy of grading.

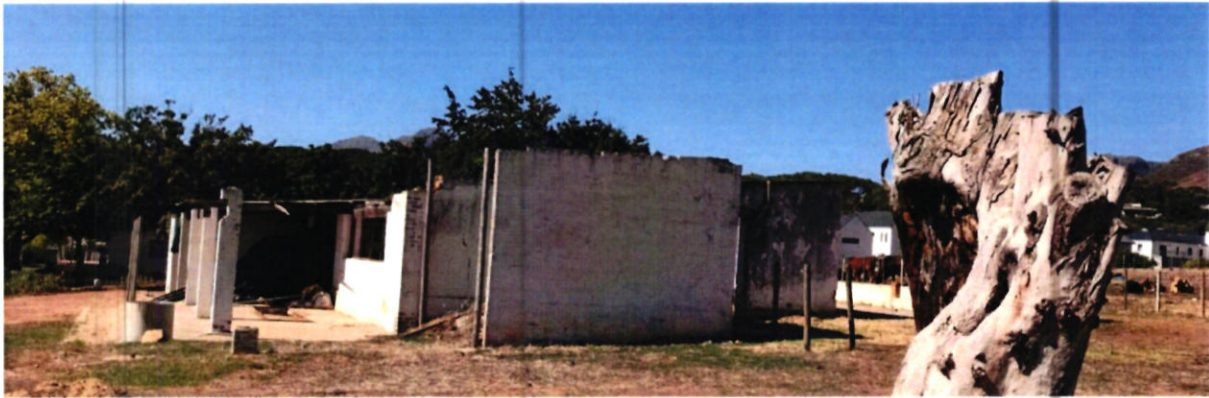


Figure 6: Current condition of store and office building



Figure 7: Interface between store and office building and original werf

The only other structures on the property are two farm worker cottages located some 200m to the east of the building discussed above. These cottages are not noted as heritage resources in Albertyn's HIA as it is evident that they are unlikely to be historic nor are they of architectural interest. They are also regarded as not worthy of grading by this author.



Figure 8: Remaining workers cottage on Remainder Farm 1049

- Scientific value

It is evident that there are no resources of scientific value on or related to the property.

- Historic value

Although the original grant dates to the 18th century, and was briefly associated with families of some standing such as the Eksteens; the farm never stayed in the ownership of a particular family for a

considerable length of time, and the farm has never played an important role in the history of the town and its region (compared to a nearby farm such as Libertas, for instance). Its historic value is thus mainly related to its manor house, with its historical layering of fabric and style.

- Social value

The farm in its original form would certainly have had some social value, as it was known for instance that original owner employed slaves (Albertyn, 2003) who would probably have undertaken the construction of the original buildings. It is also likely that generations of farm workers were employed on the farm when it was still actively farmed. The history and circumstances of the current residents of the farm worker cottages have not been established as part of this exercise, but it is regarded as unlikely that the social value of the remaining workers cottage would have a significant impact on decisions regarding the future of the property, provided that suitable arrangements could be made to any occupants with a legitimate claim to such arrangements.

- Archaeological value

An archaeological impact assessment was not undertaken as part of the HIA prepared by Albertyn in 2003. Given that the property in question constitutes mainly cultivated farmland, it is highly unlikely that any significant archaeological resources would remain on the land in question, but should an application for the development of land be considered, an AIA may well be required as an informant to a decision of the NHRA.

- Aesthetic and contextual value

Although the fallow farmland is not particularly attractive, nor the remaining structures on the property; the contextual value of the undeveloped land does warrant some consideration. In her earlier HIA, Albertyn regarded Farm 1049, which still included the historic werf and was bound by the Brandwacht River to the north as a worthy of a Grade II grading. This grading is inter alia attributed to the fact that it forms part of the remaining rural landscape to the east of the R44 (as opposed to urban development to the west), views onto the werf from the R44, views onto the site from the suburb of Brandwacht, and views onto the Stellenbosch mountain across the site. Since the HIA was prepared, much of the heritage value described by Dr Albertyn, has been eroded through the construction of numerous large office buildings between the werf and R44, which has now all but blocked views from the R44 onto the werf; the subdivision of the werf from the larger farm, and the subsequent fencing of of this property with high palisades so that the connection to the actual agricultural land is no longer obvious; the development of the Brandwacht-aan-River estate and other developments to the east, which has severed the connection with the Brandwacht River and the effective abandoning of active farming on the property, which has resulted in a barren landscape. It is in particular noted that the property is not visible from the R44, designated as a scenic route. In addition it is also noted that the other portions of undeveloped land between the Brandwacht and Paradyskloof are highly unlikely to possess any aesthetic, historic, social, architectural or scientific heritage value.

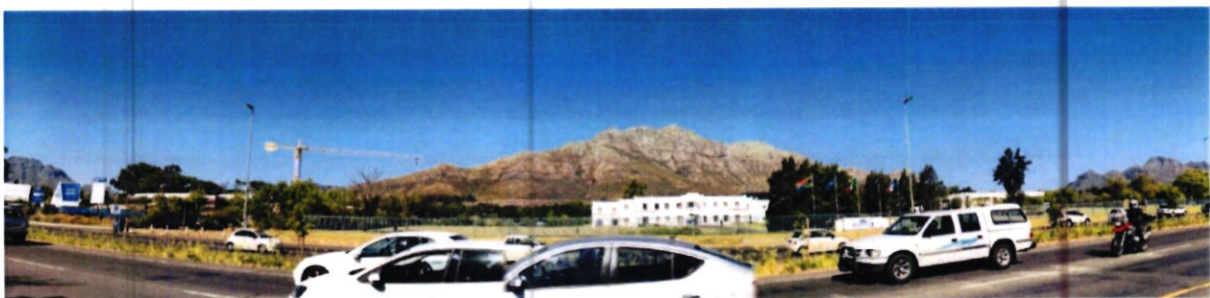


Figure 8: View onto the property from the R44 – note that the land in the middle ground is obscured by the buildings and trees in the foreground

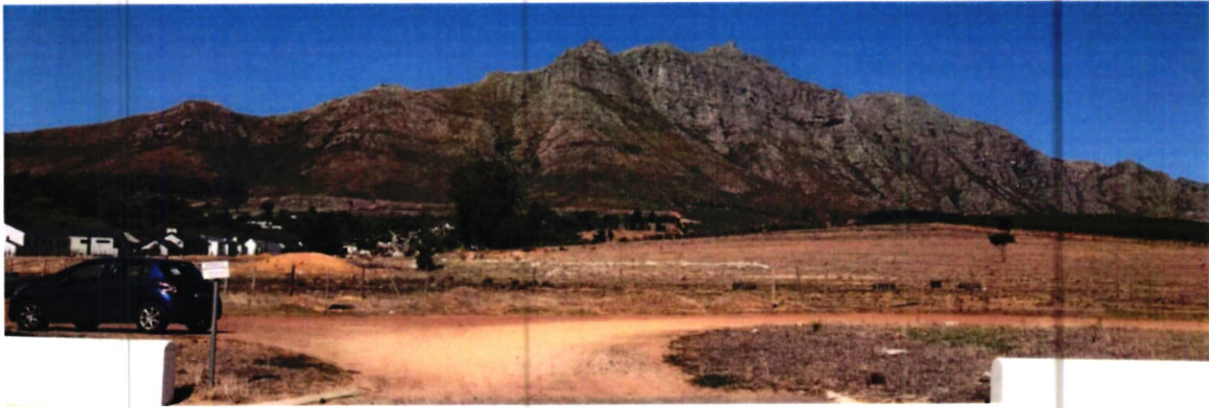


Figure 9: View looking to the east across the property in question



Figure 10: View from the south-eastern corner looking across the site in the south-western direction. Brandwacht-aan-River is visible in the middle ground.

It is however evident that further development of the property in question would reinforce a precedent of urban development in this area between Stellenbosch and Paradyskloof and the question to be answered is whether this relatively large portion of undeveloped/rural land has contextual value of sufficient significance to warrant its retention. Given that that foreground as viewed from the R44 has already been compromised by urban development, the author is of the opinion that further development of this area, will not adversely affect views onto this area from the R44, provided that views onto the foothills of Stellenbosch Mountain is retained and development is softened by copious tree planting. Whereas it is acknowledged that views from surrounding residential areas will be affected by development, it should be recognised that those areas were also established on what was originally wilderness and later farmland – one would have to question current residents' expectations of unspoilt views in this context. On balance then the author is of the view that this remaining portion of Brandwacht farm does not retain sufficient *heritage* value to warrant its protection or retention, provided that care is taken to avoid impacts on views onto Stellenbosch Mountain and its foothills.

6 REQUIREMENTS ITO OF NHRA

This report provides an opinion on the heritage value of the property in question as part of a broader process of reconsidering the urban edge of the Stellenbosch settlement. This opinion should be tested against the findings of the survey of heritage resources currently being undertaken by the

Stellenbosch Municipality. Any formal proposal to develop the property will be subject to the requirements of Section 38 of the NHRA, which will require the preparation and submission of a notification of intent to develop (ito Section 38(1)) and then possibly a heritage impact assessment in terms of either Section 38(4) or (8) depending on the proposal and requirements in terms of other environmental legislation. These applications should then also deal with any structures older than 60 years on the property, such as the remainder of the old store and office building.

7 CONCLUSION

The author is of the opinion that the recent developments that have been allowed on the remains of the original Brandwacht farm, particularly the subdivision of the werf and the development of large office buildings along the R44 have eroded what was remaining of the heritage value of the Remainder of Farm 1049, Stellenbosch, to such an extent, that restrictions on the development of remaining farmland would be pointless. Although other considerations may come into play, it is the author's opinion that from a *heritage* perspective the property could be included in the urban edge for the settlement of Stellenbosch.

8 REFERENCES

Albertyn, E, 2003. **Erfenisevaluering Restant van die Plaas Brandwacht, Plaasnommer 1049, Stellenbosch.**

Mountain, A, 2003. **The first people of Cape.** Cape Town, David Philip.