

TITLE	Boschendal Draft Conceptual Framework
CLIENT	Boschendal (Pty) Ltd.
DATE	2019
AREA/EXTENT	± 1800 ha
LOCALITY	Dwars River Valley, Stellenbosch

The Project Challenge

The Boschendal Estate is the second oldest wine farm in South Africa and was established in 1685, with Groot Constantia located in Cape Town, being the oldest. Boschendal Estate consists of approximately 28 Farm portions and measures approximately 1800ha in extent.

The purpose of the Boschendal Draft Conceptual Framework was threefold: firstly, to articulate Boschendal's vision for development on the farm into the future; secondly, to feed into the Stellenbosch Municipality's (SM) review process of the Stellenbosch Municipality Spatial Development Framework, which was approved by Council on 11 November 2019; and thirdly, to provide a larger scale Framework for the Boschendal Estate within which site specific applications can be assessed by Stellenbosch Municipality.

Principles and Approach

The Conceptual Framework was informed by a set of broad overarching principles. :

- Socio-cultural sensitivity
- Social justice and Inclusivity
- Economic resilience
- Environmental resilience
- Agricultural resilience
- Sustainability

A Restorative Redevelopment Approach informed primarily by the principles of social justice and inclusivity guided where and how new interventions on the farm could be located. It led to the identification of opportunities for repurposing of existing structures for new hospitality and farm-related development, as well as opportunities to reinstate historic linkages across the Dwars River Valley landscape. This approach ensured that the farm can adapt to a changing world, in a manner which commemorates past occupation and shaping of the landscape by farm labourers, while still addressing the past and the legacy of exclusion.

This Draft Conceptual Framework was informed by analysis undertaken by a range of environmental, heritage and engineering specialists and established in principle where the no go areas for development are and where development could be located subject to further detailed studies. It also suggested how the farm could integrate again with the broader local access and social systems of the valley.

Proposals

Concept proposals were grouped according to Boschendal's three key objectives namely, Conservation, Community and Commerce.

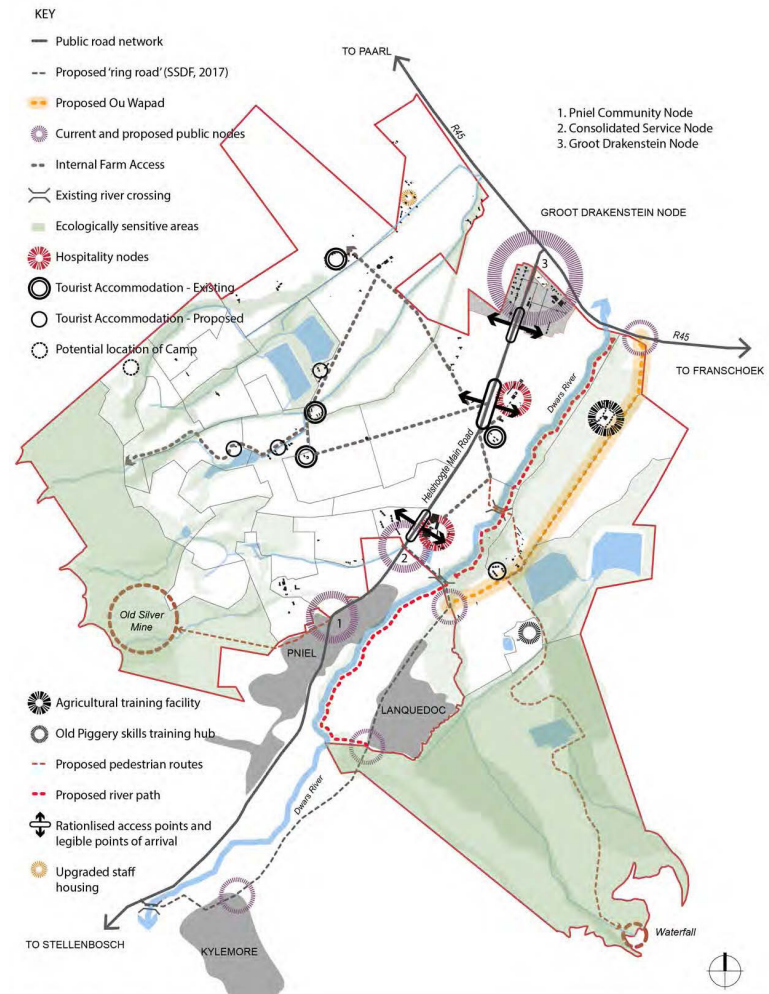
Conservation-related projects focus on the protection of soil health, conservation of botanically significant areas and sensitive wetlands, habitats and watercourses and lastly management of the living cultural landscape.

The intention of the Community projects and programmes is to empower and strengthen local communities and provide opportunities to improve their livelihoods. Community-related projects focus, firstly, on the Ou Wapad, an old wagon route through the valley, to create a route for pedestrians and cyclists and address local mobility challenges as it will allow residents of the various settlements in the Dwars River Valley to move more freely across the landscape. Agricultural and skills training hubs, and improved mountain and river access are also proposed.

Commerce-related projects focus on tourist accommodation in clusters of vacant and derelict farm workers cottages; and improving the efficiency of farm operations by creating a farm management hub.



Farm cottages on Boschendal Estate



Spatial Concept