

**Phase I: Heritage Impact Assessment for the proposed  
development by the Belmont Development Company**

**On the heritage aspects of two areas:**

- **The Grahamstown Golf Course**
- **The Belmont valley farms: portions 1 and 2 of the farm Willow Glen (known as Willow Glen annexe) and portion 6 of Belmont farm, all of which are situated approximately 8km northeast of Grahamstown**

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## **1. Executive Summary**

The proposed construction of residential scheme and other facilities by the Belmont Valley Development Company in the area known as the Grahamstown Golf Course and the siting of the present Grahamstown Golf Course on the farm areas in the Belmont Valley is discussed in this report.

The building of the housing estate will be located on the Grahamstown Golf Course which dates to 1891 on the Cradock Road. The Club House (the main part) on the Military Road (dating to the 1940s) was opened by the Mayor of Grahamstown, Clr GJ Krige in 1963 along with the water scheme.

This report examines firstly, the history of the Grahamstown Golf Course, its development and features of the course, and, secondly, the farming area known as Belmont Farm in the Belmont Valley.

In terms of the National Heritage Act of 1999, the Club House is over 60 years old and there requires a report on its unique features. The Belmont farms also have remains of farmhouses over 60 years old and attention needs to be draw to this. There may be farm cemeteries as well.

The Grahamstown Golf Course includes a memorial established by St Andrew's College in 1997 to commemorate the St Andrew's cadets who took part in the defence of Grahamstown in 1901 during the South African war. Those trenches are historic features which require protection.

In terms of the impact of the development on the heritage resources, SAHRA needs to consider whether the construction of the housing estate (on the land occupied by the Grahamstown Golf Course) is likely to diminish the significance of the sites. It is suggested that a modern building (or buildings) in front of the memorial and the trenches and the Golf Club house will have a significant negative visual impact. This report notes that the conservation of heritage sites has the potential to increase heritage tourism which will result in the long-term benefits for the entire community.

In terms of the impact of the development on heritage resources relative to the sustainable social and economic benefits derived from the development, SAHRA will need to question the developers regarding the benefits of the development. It is important for SAHRA to consider the longer term – will there be a need to expand the housing estate in the future if facilities are no longer sufficient in the present proposed development. Where will that expansion be?

With regard to the results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources, there have been no notices of public meetings as yet. Only the notice (see image below) at the entrance to the Grahamstown Golf Course requests responses from interested parties.



**Figure 1: Notice of EIA by CES, Grahamstown reads “Project Activity: The Belmont Dev. Co proposes the construction of a residential scheme at the existing golf course in Grahamstown. The proposed development will consist of approximately 850x500 m2 plots, a student village and a shopping centre.” (photograph by F Way-Jones 12 December 2011)**

Should SAHRA be of the opinion that the heritage resources of the Grahamstown Golf Course be adversely affected by the proposed development, it will need to discuss alternative sites for the proposed housing development.

In the 1970s the re-siting of the Grahamstown Golf Course was proposed due to water problems. However, these problems were subsequently solved.

Should SAHRA approve the proposed development, various recommendations are made for mitigation of any adverse effects during and after the completion of the project. The report expresses concern over the possibility of the South African War trench system being larger than is presently visible. Every care will need to be taken during the bulldozing of the site so that work may stop immediately any further trenches are discovered. Further recommendations are made about the parking areas and access roads.

It is important to conclude that heritage sites are non-renewable; once they have been destroyed they cannot be returned to their original condition. The impact of development will be permanent.

## **2. Terms of Reference**

Mrs MF Way-Jones was approached in October 2011 to undertake the Heritage Impact Assessment of the proposed development of the residential system on the existing Grahamstown Golf Course and the siting of the Grahamstown Golf Course in three Belmont Valley Farm Maps (see appendix 1) in terms of Section 38 of the National Heritage Resources Act No 25 of 1999.

## **3. National Heritage Resources Act No 25 of 1999**

With respect to the proposed residential development by the Belmont Development Company on the existing Grahamstown Golf Course and the re-siting of the Grahamstown Golf Course on the three portions of Belmont Valley farms, a number of aspects of the National Heritage Resources Act of 1999 need to be considered.

*Section 34 of the Act notes the following: “No person may alter or demolish any structure or part of a structure which is older than 60 years without a permit issued by the relevant provincial heritage resources agency”.*

The construction of the residential system by the Belmont Development Company may involve the demolition of the Grahamstown Golf Club house.

In the definitions to the NHRA (1999), ‘archaeology’ includes ‘*features, structures and artefacts associated with military history which are older than 75 years and the sites on which they are found*’. The word “development” includes “*any change to the natural or existing condition or topography of land*”. In this development the HIA is looking at the changes from recreational to residential in the case of the present Grahamstown Golf Club and in the case of the Belmont Valley farms, from agricultural and landscape to residential and recreational usage.

Further, under section 5 (General principles for heritage resources management), the Act clearly stated that “*Heritage resources form an important part of the history and beliefs of communities and must be managed in such a way that acknowledges **the right of affected communities to be consulted and to participate in their management***”.

## **4. IA methodology**

The methodology includes secondary sources (for example, *The History of the Golf Course* and *19<sup>th</sup> Century Architecture*), unpublished farm records, observation, readings, old photographs, old maps, old deeds of transfer, oral history and comparison. Observations will be accompanied by photographic evidence. Oral histories will be verified by written sources.

## 5. Desktop study

The primary focus has been to fulfill the requirements of SAHRA for the historical section of an initial or Phase I Heritage Impact Assessment. In the course of the development, any further historical features found, need to be investigated and evaluated.

### A Grahamstown Golf Course.

#### Background

The Grahamstown Golf Course is situated on the rise north of Grahamstown on the right of the old Bedford-Cradock road. It occupies the space between the road and the airfield and the army base. The Golf course, airfield and army base share a common road. This road divides the golf course with first nine holes to the south of the road and second nine holes to the north of the road. The Golf course has few historical structures on it because it is an open recreational area. However, there are the following:

#### A.1 The Grahamstown Golf Clubhouse



Figure 2: The Grahamstown Golf Clubhouse (photograph by F Way-Jones 12 December 2011)





**Figure 3: Interior of the Grahamstown Golf Clubhouse with historical fireplace and photographic records of the Club. The building dates to 1963.**

**The building is a hipped roofed structure, older than 60 years and may be preserved.**



**Figure 4 a & b : The original golf club house above a dam, to the south of the present Golf course (painting dated 1934), burnt in a fire of 1915. Also the wood and iron club house of 1906. (photographs from display at the Grahamstown Golf Club) In October 1907 Edith Pinnock, a nine-year old girl who lived at the Old Toll House on the Cradock Road and who had been walking from Jabez' South street shop, was found murdered under the floor of the golf club (Figure 4a). Thomas Henry Kerr, a 24 year old caretaker at the golf club, was brought to trial but released after a hung verdict. The murder was known as "The Golf House Murder". All records and the club house were burnt in the fire of 1915 (Eales & Cross.1996: 13 and *Grocott's Penny Mail* 16 October 1907, p 7)**



**Figure 5: The main part of the golf clubhouse is dated 1933**

*Recommendation: The main part of the Grahamstown Golf Clubhouse is 79 years old and therefore, protected by the Heritage Resources Act (Section 34 refers to a structure older than 60 years). The addition of the northern section and the gables on the east side in the 1960s has added little architectural interest. The building as it stands is utilitarian but not of architectural merit. The recommendation is that the central portion may be retained and incorporated into the plans for the Housing Development.*

| <i>Clubhouse</i>     | <i>Local</i>                  | <i>Regional</i> | <i>National</i> | <i>International</i> |
|----------------------|-------------------------------|-----------------|-----------------|----------------------|
| <i>Architectural</i> | <i>medium</i>                 | <i>low</i>      | <i>low</i>      | <i>low</i>           |
| <i>Historical</i>    | <i>medium</i>                 | <i>medium</i>   | <i>low</i>      | <i>low</i>           |
| <i>Technical</i>     | <i>low</i>                    | <i>low</i>      | <i>low</i>      | <i>low</i>           |
| <i>Social</i>        | <i>medium(see appendix 4)</i> | <i>medium</i>   | <i>low</i>      | <i>low</i>           |
| <i>Scientific</i>    | <i>low</i>                    | <i>low</i>      | <i>low</i>      | <i>low</i>           |

## **A.2 Cement structure**

**The only other structures are a north facing cement block braai area under zinc roofing near the entrance to the golf course and a dam on the other side of the roadway. The cement structure has no historical significance and is an eyesore on the landscape.**





10th Hole Cement block structure  
 Elevation: 2142 ft  
 S 33°17' 43.6secs  
 E 026° 29' 54.6secs

**Figure 6 Cement block structure (Braai area?)**

*Recommendations: There is little to recommend the retention of this structure.*

| <i>Clubhouse</i>     | <i>Local</i>   | <i>Regional</i> | <i>National</i> | <i>International</i> |
|----------------------|----------------|-----------------|-----------------|----------------------|
| <i>Architectural</i> | <i>low</i>     | <i>low</i>      | <i>low</i>      | <i>low</i>           |
| <i>Historical</i>    | <i>unknown</i> | <i>low</i>      | <i>low</i>      | <i>low</i>           |
| <i>Technical</i>     | <i>low</i>     | <i>low</i>      | <i>low</i>      | <i>low</i>           |
| <i>Social</i>        | <i>unknown</i> | <i>low</i>      | <i>low</i>      | <i>low</i>           |
| <i>Scientific</i>    | <i>low</i>     | <i>low</i>      | <i>low</i>      | <i>low</i>           |

**A.3 Dam**



**Figure 7: Duncan Dam and reed marsh** 2156ft  
 S 33°17' 46.0secs  
 E 026° 30' 017secs

| <i>Dam</i>           | <i>Local</i>  | <i>Regional</i> | <i>National</i> | <i>International</i> |
|----------------------|---------------|-----------------|-----------------|----------------------|
| <i>Architectural</i> | <i>low</i>    | <i>low</i>      | <i>low</i>      | <i>low</i>           |
| <i>Historical</i>    | <i>medium</i> | <i>medium</i>   | <i>low</i>      | <i>low</i>           |
| <i>Technical</i>     | <i>medium</i> | <i>low</i>      | <i>low</i>      | <i>low</i>           |
| <i>Social</i>        | <i>low</i>    | <i>low</i>      | <i>low</i>      | <i>low</i>           |
| <i>Scientific</i>    | <i>low</i>    | <i>low</i>      | <i>low</i>      | <i>low</i>           |

*Recommendations: This is an essential part of the water system; recommend the retention of this Dam.*

#### A.4 Memorial to the St Andrew's Cadets 1975

##### Historical Background: The Anglo-Boer War (1899 – 1902)

Towards the end of the War, the Boer forces adopted guerilla tactics to harass the British forces. Commandant (later General) P.H. Kritzinger attacked towns in the Eastern Cape from December 1900 - December 1901. Grahamstown was on the alert. Trenches were dug around the perimeters; cadets were called up to take active duty. St Andrew's College cadets (Detachment No 4) were some of the cadets used in the trenches for 6 days and seven nights. With the cadet pay, St Andrew's built their Drill Hall. The memorial was unveiled in 1997, two years before the major Boer War Centenary celebrations. The St Andrew's memorial marks the area of the trenches manned by the cadets. No other Grahamstown school has commemorated this area although there were cadets from Kingswood College and Graeme College.



**Figures 8 a: Memorial dated 29 Nov 1997 Figure 10a : Memorial at the 3<sup>rd</sup> hole of the Grahamstown Golf Course to mark the position of the trenches which the St Andrew's College cadets manned in 1901.**

**Figure 8 b: Detail of the plaque. Inscription on plaque of the St Andrew’s Memorial to the cadets during the South African War. (photograph by F Way-Jones 8 December 2011)**

| <i>Memorial</i>      | <i>Local</i>  | <i>Regional</i> | <i>National</i> | <i>International</i> |
|----------------------|---------------|-----------------|-----------------|----------------------|
| <i>Architectural</i> | <i>medium</i> | <i>medium</i>   | <i>medium</i>   | <i>low</i>           |
| <i>Historical</i>    | <i>high</i>   | <i>medium</i>   | <i>medium</i>   | <i>low</i>           |
| <i>Technical</i>     | <i>low</i>    | <i>low</i>      | <i>low</i>      | <i>low</i>           |
| <i>Social</i>        | <i>medium</i> | <i>medium</i>   | <i>low</i>      | <i>low</i>           |
| <i>Scientific</i>    | <i>low</i>    | <i>low</i>      | <i>low</i>      | <i>low</i>           |

*Recommendations: The memorial is protected under the Heritage Act Section 37 “Public monuments and memorials, must, without the need to publish a notice to this effect, be protected in the same manner as places which are entered in a heritage register...”*

**A.5 South African War Trenches**



Elevation for trench site: 2102ft  
 S 33°17' 49.7secs  
 E 026° 30' 24.4secs

**Figure 9:** open area on the Grahamstown Golf Course where trenches found



Elevation: 2113ft  
 S 33°17' 52secs  
 E 026° 30' 14.8secs

**Figure 10: Looking into one of the trenches:** one trench: ca 50cm deep (unexcavated) 6 metres long in L-shape N->S (Cell phone Photograph by F Way-Jones: 16 December 2011). These trenches were discovered in 1989 when the 5<sup>th</sup> fairway was put in place. A fence was planned but never erected. (Eales and Cross), The cadets of Kingswood College and Graeme College (then Victoria Boys’ School) also manned these trenches.

*Recommendations: The retention of this memorial and the area around the memorial including the trenches is important. According to the Heritage Act the trenches fall under the National estate (Section 3(2)d)*

*“landscapes and natural features of cultural significance”*

*And also Section 3(3)h*

*“strong or special association with the life or work or a person, group or organisation of importance in the history of South Africa.”*

*The fence proposed earlier by the Grahamstown Golf Club needs to be erected around this area to protect the site. The site is used by Mr B Mills and Mr J Fogg of NELM to explain the South African War and the writings of the time.*

| <i>Trenches</i>      | <i>Local</i>  | <i>Regional</i> | <i>National</i> | <i>International</i> |
|----------------------|---------------|-----------------|-----------------|----------------------|
| <i>Architectural</i> | <i>medium</i> | <i>medium</i>   | <i>low</i>      | <i>low</i>           |
| <i>Historical</i>    | <i>high</i>   | <i>high</i>     | <i>medium</i>   | <i>medium</i>        |
| <i>Technical</i>     | <i>low</i>    | <i>low</i>      | <i>low</i>      | <i>low</i>           |
| <i>Social</i>        | <i>high</i>   | <i>medium</i>   | <i>low</i>      | <i>low</i>           |
| <i>Scientific</i>    | <i>low</i>    | <i>low</i>      | <i>low</i>      | <i>low</i>           |

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## **B. The Belmont Farms:**

**As the two sections (portions 1 and 2 of the farm Willow Glen and portion 6 of Belmont farm), were part originally of two Settlers party locations, details have been given of these locations. Belmont, Carlisle's party location is covered first and then Willow Glen, Morgan's party location. Some of the important historical structures are in these locations but not in the sections to be developed.**

### **Background to the farms:**

The Belmont Valley farms consisted of a number of allotments (village and farm) given to the three main parties of 1820 Settlers: Burnet's, Carlisle's, Morgan's and Howard's. Dr Nathaniel Morgan and his party sailed with William Howard's party in 1820. Carlisle's party was six kilometers from Grahamstown, Morgan's eight kilometers and Howard's eleven kilometers. The village allotments around the leader's dwelling consisted of various huts. A village of dwelling was around William Howard's farmhouse, called Salem Hills village (not to be confused with Sephton's Party which was also called Salem meaning "peace"). There was even a race track started by John Cadle of Howard's Party. Similar groups of dwellings were around Mr John Carlisle's farmhouse, Belmont and Dr Nathaniel Morgan's farmhouse. There were also a number of mills in the valley as there was plentiful supply of water from the Blaauwkrantz and Kowie Rivers: Carlisle's mill and Harper's mill were well known). The rivers were a blessing and curse for the rivers were sometimes dry and then flooded (John Cadle died in the flooded Blaauwkrantz River after the October rains of 1823). To begin with, the settlers were granted supplies of grain initially but the suffering was severe. William Howard received rice and seed corn but complained of "a famine of bread". (Barnes. 1988: Chapter 7)

John Carlisle was an 1820 Settler, the son of Rev William Carlisle of Belmont, Ipstones, Staffordshire. Campbell mentions John Carlisle (Campbell. 1897: 129) who was granted 543 hectares in the valley 6km outside Grahamstown. In 1821 John Carlisle was sent to England to hire labourers (15 – 18 years) for wages and rations. In 1822 the Settlers were supplied with Cape seed wheat. There was also hardship through wild animals and stock theft. The Settlers joined commandos to protect their property (4<sup>th</sup> or Blaauwkrantz Division included Howard, Morgan, Carlisle and Clarke).

Carlisle's farm was the rendezvous for an illegal protest meeting in 1822 after a severe drought. With no market for their goods, illegal trading started but the British Government stopped this. Although close to Grahamstown (6-8 kilometres) transport of goods for market was important. The leaders had to give a town pass (later lifted by a Commission of inquiry). The returns showed only a half of Settlers still on their locations, and a variety of houses built, stone, brick, Devonshire cob (clay, gravel and straw) and over 200 wattle and daub houses. Besides agricultural structures, the Belmont Valley had home schools; William Howard ran schools in Grahamstown and Reed Fountain. The ruins of a school are on the Belmont valley roadside; another school/church stands in tact near Varnam.

During the Frontier Wars of 1834-5 and 1846, the valley was affected. Many Settler families took refuge in the churches in Grahamstown or Bathurst.

It was only when the Grahamstown-Port Alfred railway line was built between 1881-2, the Blaauwkrantz Bridge completed in 1884 and the first goods trains ran between Port Alfred and Grahamstown that the citrus and pineapple industry flourished (Glanville of Elandskloof. Groves of citrus, apples and grain fields were reported in 1910. (Playne. 1910:704). The railway sidings of Oak Valley (on Belmont) and Harper's Halt (on Howard's Location) served the Belmont Valley community until the 1980s. In the 20<sup>th</sup> Century Tony Lombard, head of the Citrus Board also farmed citrus on Willow Glen Annexe. The train was the key to goods transport to Grahamstown and the economic survival of the Belmont Valley farmers. The last train to the Kowie was in 1986. The railway track and bridges are still visible.

### B.1 Belmont (originally Carlisle's Location)

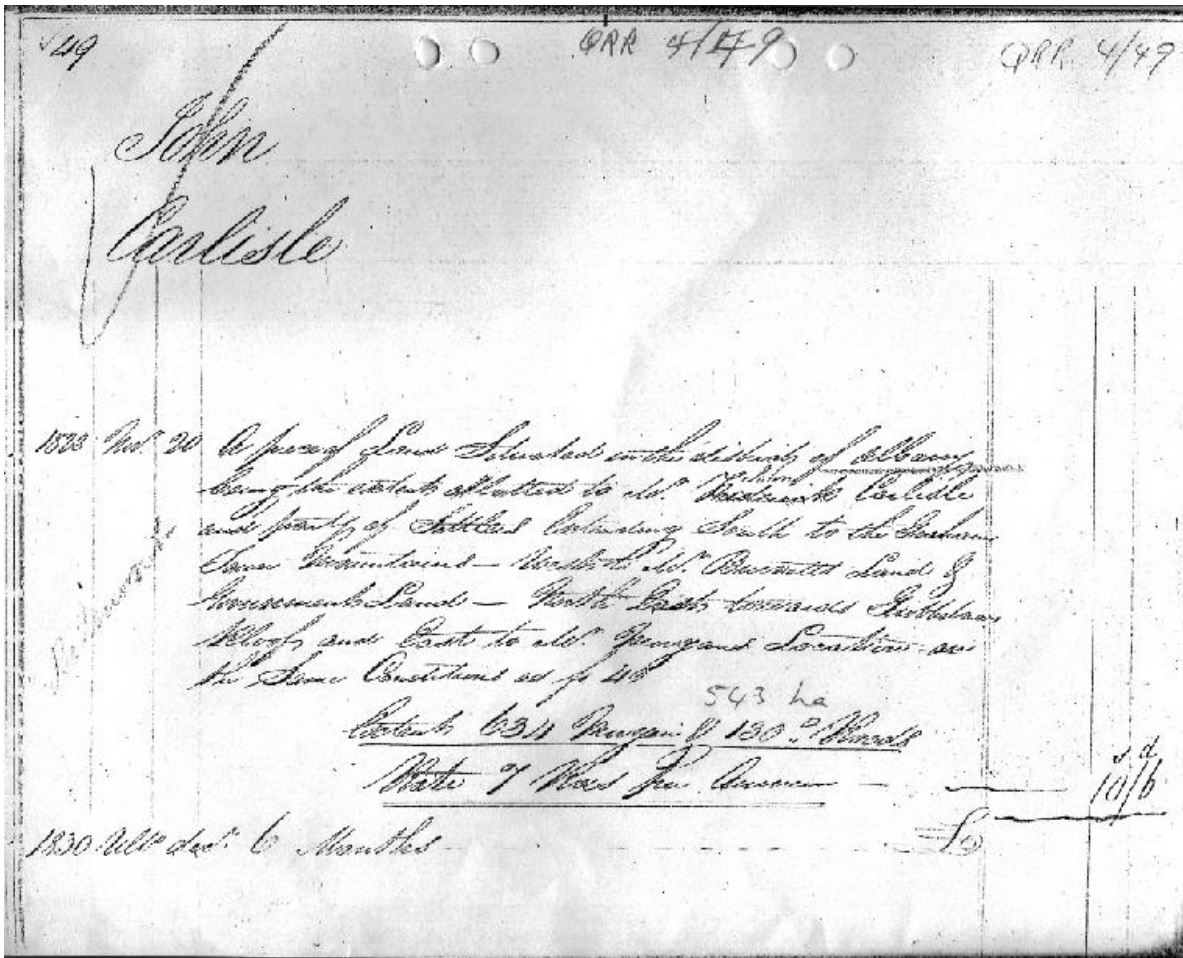


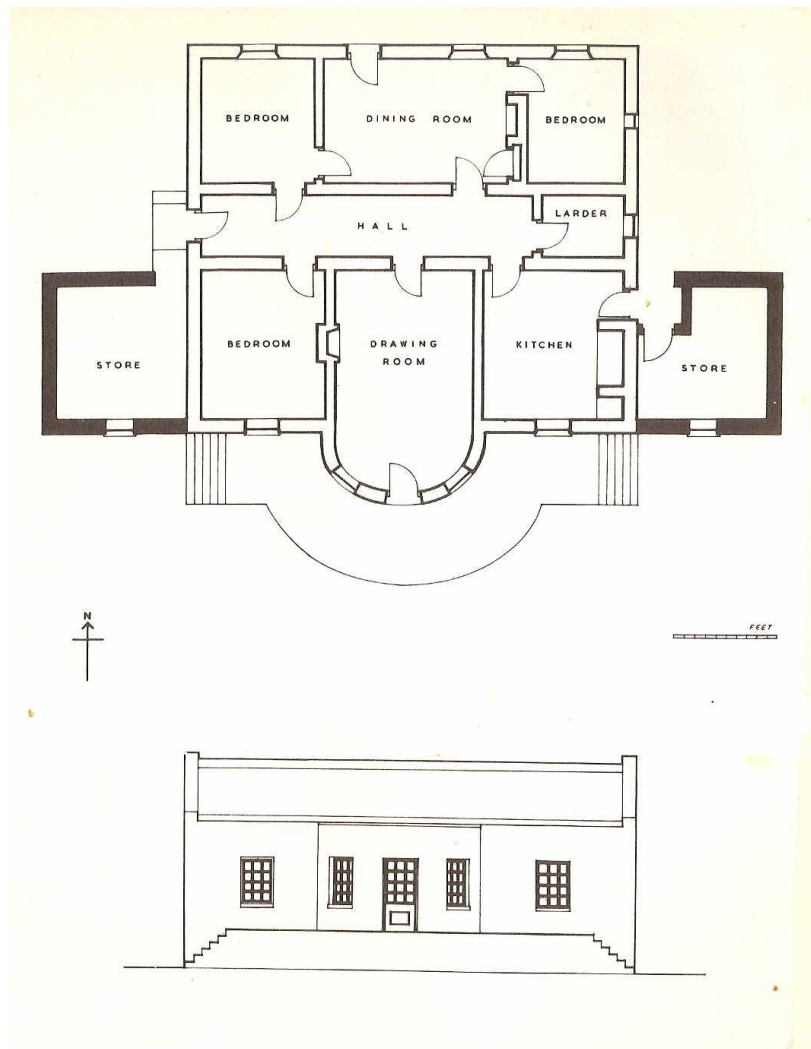
Figure 11: copy of the deed of transfer (QRR 4/49 Deeds Office) to John Carlisle and party of settlers. Dated November 20 1823



**Reads: “A piece of land situated in the district of Albany being the estate allotted to Mr (Frederick – crossed out) John Carlisle and party of Settlers extending South to the Graham’s Town Mountains – West to Mr Burnett’s Land and government land – North east toward Grobbelaars Kloof and East to Mr Morgan’s Location on the same conditions ...**

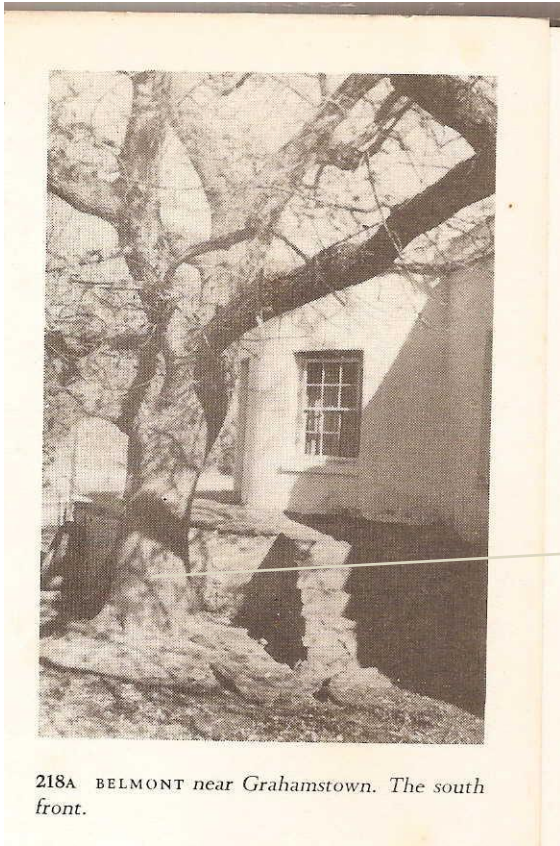
**Extent 634 morgen 130 sq roods (543 hectares) £0 10s6d.”**

John Carlisle was granted 1268 acres (513 ha) according to Mitford Barberton, according to Deed of Transfer (QRR4/49) in the valley, six and half kilometers from Grahamstown. John and his brother Frederick, called their farm Belmont – the boundaries were Grahamstown Mountains, Mr Burnett’s Land, Grobbelaars Kloof and Mr Morgan’s Location. The house was built around 1826. Belmont house had its roof burnt in 1835. (Lewcock 1963: 167) In 1839 (land allocated to John Crichton 1821 QRR 4/12 Deeds Office) 26 morgen of Elandskloof were added to John Carlisle’s Belmont. John Carlisle also built a road with stone walls and operated a mill. The road and mill were not visible when site visited. The plan of Belmont, Carlisle’s house is as follows:

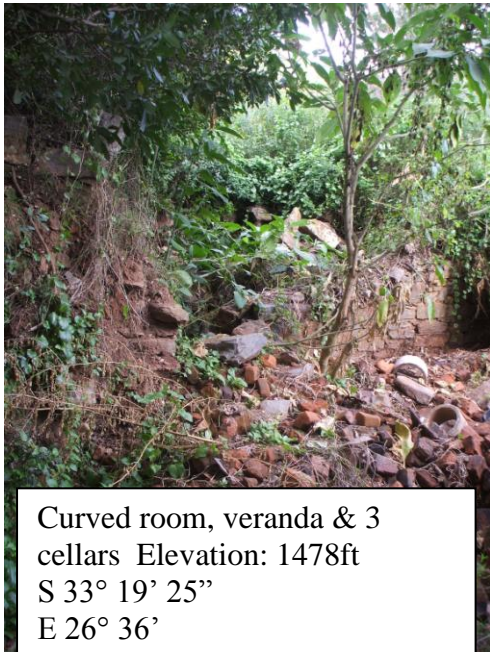


**Figure 12: Belmont near Grahamstown. The later additions are shaded.**

(Lewcock 1963:148)



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Elevation of steps: 1472 ft  
S 33° 19' 25.5''  
E 26° 36' 4.5''



Figure 13a: Belmont photograph (Lewcock. 1963: 149) taken nearly 50 years ago.