

HERITAGE REVIEW: ERVEN 2499 AND 2527 CONSTANTIA
(STRAWBERRY LANE)

Prepared for AMDEK

by

Sarah Winter and Nicolas Baumann

July 2003

Please advise Archaeological comm: - Report has been accepted by HWC with proviso that comments as per G1, folio 13 are built into subdw. Applicants have been advised accordingly,

with proviso that comment received in respect to archaeological survey also be conditional.

Amv - 7803-07-28

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A. INTRODUCTION

Following the submission to Heritage Western Cape of an application for the rezoning and subdivision of erven 2499 and 2527, Constantia, the developers were advised by the Provincial Manager that an independent Heritage Review be undertaken.

A.1. Project brief

Baumann and Winter Heritage Consultants were appointed by AMDEC to undertake a Heritage Review of the rezoning and subdivision of erven 2499 and 2526. The project brief included an assessment of the following:

- Visual-spatial impacts of the proposed pattern of development character
- Compatibility of the proposed development with relevant policy frameworks.
- Historical significance of the property
- The historical and architectural significance of existing structures
- Archaeological sensitivity of the property.

A.2. Site description

The location of the site is indicated on Figure 1.

The site comprises two erven being Erf 2499 and Erf 2527. It is situated on the corner of Strawberry Lane and Glen Avon Close in Constantia and is presently used for horse riding paddocks. The total site area is 21 901 m².

The river running through the eastern section of the property forms part of the Spaanschemat River Green Belt. Immediately opposite the site to the west, on the corner of Spaanschemat River Road and Strawberry Lane, is the Moslem cemetery. Surrounding residential development to the north and west is suburban in character with a subdivision size of approximately 2000 m². Properties along onto the eastern edge Strawberry Lane show evidence that they were once long thin plots running between Strawberry Lane and Spaanschemat River with buildings lining the street edge. Most of these properties have since been subdivided into two portions, a residential portion along Strawberry Lane and the lower portion forming part of the Spaanschemat River Green Belt.

A house and outbuildings, including garage and cottages are located in the southwest corner of the site, along Strawberry Lane.

A.3. Description of the proposals

The Subdivision Layout Plan is included as Figure 2.

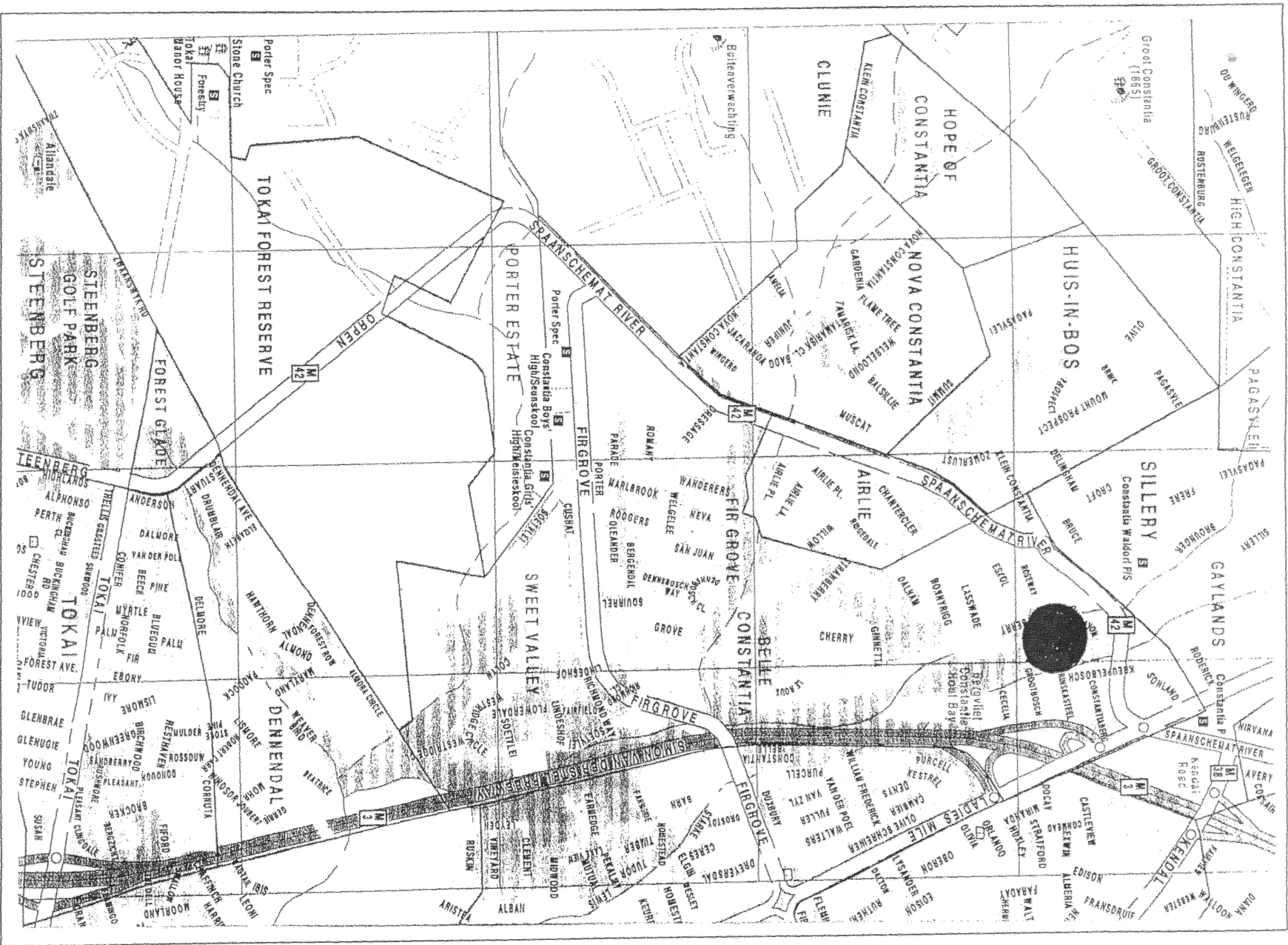


FIGURE 1 : LOCATION PLAN

Nicolas Baumann and Sarah Winter Strawberry Lane Heritage Review July 2003

The proposed subdivision layout plan, dated February 2003, indicates the subdivision of the site into seven residential portions, one being the existing house, which is to be retained. A portion of the site, including the Spaanschemat River is to be ceded to the Council for a Green Belt. All of the proposed residential plots are situated to the west of the river facing Strawberry Lane.

A.4. Scope of Work

The following scope of work has been included in this study:

- A review of policy planning documents relevant to the heritage component of the development application.
- An assessment of the heritage significance of the site, namely its contribution to a distinctive landscape character, the historical and architectural value of existing structures, and its archaeological sensitivity.
- Archival/documentary research to determine the historical significance of the site and evidence for any previous structures, which may be impacted by the proposals.
- A survey of the archaeological sensitivity of the area affected by the proposals.
- An assessment of the heritage impacts of the proposals to determine whether or not the overall concept is acceptable, and whether or not there is need for modifications to the proposals, mitigation measures and further investigations.

A.5. Project team

A.5.1. Principle consultants

- **Sarah Winter**
Heritage consultant
- **Nicolas Baumann**
Urban and conservation planner

A.5.2. Sub-consultants

- **Dr Antonia Malan**
Historical Archaeology Research Group, UCT
- **Harriet Cliff**
Historical researcher

B. ASSESSMENT CRITERIA

The various assessment criteria used to determine the nature and degree of heritage significance of the development site are outlined below. These criteria include intrinsic, associational and experiential values and broad categories of significance, namely social, aesthetic, historical and scientific. They also reflect the criteria used in terms of the National Heritage Resources Act (NHR Act, No 25 of 1999).

B.1. Intrinsic values: social, aesthetic, historical, scientific

Ability for physical fabric (buildings, structures, ruins, archaeological deposits, landscaping features) of site to demonstrate and contribute to an understanding of:

- History of the site and its broader context.
- Uses and roles over time.
- Evolution of the cultural landscape and settlement patterns.
- Social history of the area.
- Cultural phases or historical periods (Early, Middle and Later Stone Age, Early Contact, Dutch, Transition, British, Union, Republic and Democratic Periods)
- Technical, design or artistic excellence, innovation or achievement in history.

B.2. Associational values: social, aesthetic, historical, scientific

Associational links with an event, activity, person or social grouping for which there may not be physical evidence, i.e. significance does not reside in the fabric itself but in its association

- Strong or special association with the life or work of a person or group of importance in history.
- Strong or special association with an event or activity of importance in history.
- Strong or special association with a particular community or cultural group for social, cultural, spiritual, aesthetic or educational reasons.
- Strong or special association with public memory.
- Strong or special association with living heritage.
- Importance in contributing to a community's sense of place.

B.3. Experiential values: social, aesthetic, historical, scientific

Experiential qualities including physical qualities (scale, form, edges, materials, landscaping, texture, focal points, views and orientation) and non-visual qualities (sounds, smells or activities)

- Exhibiting experiential qualities valued by a particular community.
- Positive visual-spatial relationships.
- Sense of history and connectedness with the past.
- Positive relationship between a place and its setting.
- Collective character created by the relationship between individual components.
- Landmark qualities.
- Strong identity or image.
- Accessibility in terms of physical access, visual permeability and interpretation.

B.4. Degree of significance is determined by a range of factors:

- Rarity value (unique, endangered, uncommon, exceptional)
- Representational value
- Degree of authenticity
- Degree of intactness
- Degree of richness, density and diversity
- Evidence for historical layering/archaeological sequence
- Relationship with setting, which reinforce the quality of both
- Evocative versus intrusive
- Coherence versus disruption
- Degree of interpretative qualities
- Degree of legibility
- Landmark versus contributing qualities
- Degree of accessibility

B.5. Grading significance

The NHR Act makes provision for a three-tier system for grading heritage resources, namely:

- Grade 1: significant within a national context;
- Grade 2: significant within a provincial or regional context; and
- Grade 3: significant within a local context.

Detailed criteria for determining Grade 1, 2 and 3 heritage resources are still to be formulated in terms of regulations of the NHR Act. However, where appropriate this broadly defined grading system has been used in this heritage study.

C. POLICY FRAMEWORK REVIEW

This section of the report outlines key heritage implications of various policy frameworks pertaining to the development of the site. The following documents have been included in this review.

- **CONSTANTIA-TOKAI VALLEY LOCAL AREA GROWTH MANAGEMENT PLAN (GMP) (1993).** Prepared for the Local Council of Constantia Valley. This is the only document which has been formally adopted by the Local Authority and is thus the controlling mechanism for development in the area. This report has strongly informed the Constantia Valley Structure Plan, which is only a draft and therefore has no statutory status.
- **WARD 10 CONSTANTIA SPECIAL AREA STUDY (1999).** Prepared for the South Peninsula Municipality. This report was prepared at the request of the Ward 10 Residents Committee to identify and protect the quality of special areas within the Ward and to control and limit the perceived deterioration of these qualities. The South Peninsula Municipality appointed consultants utilising funds from the Peoples Budget to investigate conditions and recommend courses of action. The report has not been formally adopted.
- **SCENIC DRIVE NETWORK REPORT (1998)**
The report identifies a network of scenic routes across the whole metropolitan area and designates criteria for their designation. Broad guidelines are established to control negative development adjacent to these routes. The Metropolitan Council formally adopted this report.

C.1. KEY IMPLICATIONS

- Ensure that development does not compromise Constantia's overall Cape character and rural image of which key elements include:
 - Forest framework.
 - Agricultural anchors.
 - System of green/riverine corridors in terms of their role in structuring the landscape by linking wilderness, rural and urban domains and by providing green edges to development.
 - Social foci in terms of their role as places of public gathering and memory.
 - Scenic routes and their associated viewpoints in terms of their role in enhancing residents and visitors experience of the Valley's qualities.
 - Landscape planting in terms of it role in enhancing the qualities of the elements above and the valley as a whole.
 - Urban corridor in terms of providing the location of higher order urban facilities within convenient reach of both the Valley and Cape Flats (GMP 1990).

- Ensure that development is consistent with the policy that new residential development within Constantia-Tokai should be accommodated within existing residential areas and not result in the indiscriminate invasion of farmland, and that the junctions between residential area and farmlands should be secured (GMP 1990).
- Ensure that development responds sympathetically to the range of residential and environmental conditions within the area including patterns relating to physical settings and pattern of land subdivision (GMP 1990).
- Ensure that development can be accommodated with minimal social and environmental impact and maximum benefit (GMP 1990).
- Ensure that boundary treatments are transparent and/or unobtrusive. Preference should be given to natural materials (hedges, timber etc). Materials such as precast concrete units, ornamentation and face brick should be discouraged. On public fronts the public environment should visually extend into privately owned space (GMP 1990).
- Ensure that the pattern of subdivision conforms to the existing minimum subdivision standards, ranging from 8000m² within the farming zone, 4000m² within the arcadian zone, 2000m² within the suburban zone, and 1350m² within the urban zone (GMP 1990).
- Ensure that the environmental quality and diversity of the valley is retained and enhanced by upholding its green-built quality gradient, as well as its distinctive transitions, edges, continuities, and gateways (Special Area Study 1999).
- Ensure that development conforms to the principle that visually exposed ridges and slopes should remain relatively undeveloped in order to preserve the overall impression of rural openness and that development should be located within more secluded lower slopes and flatter valley bottoms (Special Area Study 1999).
- Ensure the retention of the green qualities of the arcadian landscape zone, which serves as a zone of transition between suburban and rural landscape zones with the urban edge running along the arcadian-suburban boundary (Special Area Study 1999).
- Ensure the retention and enhancement of the special qualities of Spaanschemat River Road, which is rated as a Scenic Route in terms of intrinsic criteria (visual, historical and range of experience) and degree of linkage criteria (intermodal, points of attraction and network completion). (Special Area Study 1999; Scenic Drive Network Study 1998).

- Ensure the retention of the special qualities of the social focus along Spanschemat River Road, which is formed by the Strawberry Lane mosque, and cemetery (Special Area Study 1999).
- Ensure that elements, patterns and arrangements of development reflects a Cape theme in terms of axes, vistas, foci, access, tree planting, buildings, roof silhouettes, courtyards, materials and textures (GMP 1990).

D. HISTORICAL OVERVIEW

The archival research report prepared by Harriet Cliff is included in the appendix. This section of the report outlines the key findings of this research, as well as historical research undertaken by Melanie Attwell for Alkman Associates (2002) as part of a Heritage Review for another property in Strawberry Lane.

The area surrounding the site is significant in the history of the Constantia Valley. It was not only close to significant farms, including Bergvliet Farm and Nova Constantia, but crossed by a series of important roads and paths and dependent on the Spanschemat River for irrigation of vineyards and the market gardens of tenant farmers (Attwell 2003).

The history of the Constantia Valley indicates a long tradition of land use, not only by the farming gentry but also by small-scale and tenant farmers. The cottages of Strawberry Lane were the homes of tenant farmers, many of whom had roots extending far back into the history of Constantia Valley. Most were probably descendants of slaves working on the farms. The Moslem cemetery in Strawberry Lane bears testimony to this history. These cottages were demolished in the late 1950s and 60s. Archaeological remains of these cottages and associated deposits are potentially important as they reflect this largely hidden and unrecorded history (Attwell 2003).

Evidence shows that the cottages along Strawberry Lane were well established by 1865, together with other settled areas along the watercourse. It is possible that they were built in the 1850s to accommodate emancipated slaves living in the area. However, further research would be required to substantiate this claim (Attwell 2003).

According to the Land Claims Commission, there is no claim for the restitution of land or compensation affecting the erven 2499 and 2527.

D.1. Property history

- The site comprising, erven 2499 and 2527, originated as part of the farm Constantia originally held by Simon van der Stiel under a freehold grant dating to 13 July 1685.
- In c 1776 the site formed part of a portion of Constantia, which became known as de Hoop Op Constantia. This farm shared a boundary with the farm Bergvliet, which was also a portion of Constantia. (Refer to Figure 3)
- By c1839 the site formed part of a portion of Hoop Op Constantia, which was then known as Nova Constantia.

- By the middle of the 19th century the site formed a portion of Nova Constantia, measuring approximately 25 morgen, and which by 1880 became known as Lot 1 of Spaanschemat River or Spanish Mat River. (Refer to Figure 4)
- In 1881, Lot 1 of Spaanschemat Rivier or Spanish Mat River and was subdivided into various portions, Part A, B, C, D, E and F. Erven 2499 and 2527 are subdivisions of Parts D and C respectively. (Refer to Figure 5)

D.2. Structures, routes and watercourses

- Plan 32AY c 1865 (Figure 3) in the Surveyor General's Office, Cape Town dating to c1865 shows the location of the farms Sillery, Nova Constantia, Hoop op Constantia, Spaanschemat and Strawberry Hill. This plan also shows the Spaanschemat River, which runs along the eastern section of erven 2499 and 2527.
- SG Dgm B235/1880 (Figure 4) shows the route, which became Strawberry Lane and is marked as a private road. It also shows the precursor to Spaanschemat River Road running along the northern boundary of Spaanschemat Lot 1. A second track runs just south of this route, cutting across the indicated Lot D.
- Plan 32AY c1865 (Figure 6) shows a number of cottages running along what is presumably Strawberry Lane. Possibly three of these cottages fall within the boundaries of erven 2499 and 2527.

E. ARCHAEOLOGICAL SURVEY

The archaeological survey report prepared by Antonia Malan is included in the appendix. Outlined below are the key findings of this survey.

- The site has been almost completely transformed into a schooling area for horses, which has necessitated extensive cutting and filling of the slope into three level terraces, parallel to the road and stepping down to the river bank.
- Though there were sparsely scattered shards of 19th century ceramics eroded onto the surfaces of paths on the site, there was no evidence for in situ deposit on portions 2, 3, 4, 5, 6, 7.
- The only relatively undisturbed area of the site inspected is around the cottage on portion 1. It is possible that this was the site of an earlier structure. If so, and if this area is to be disturbed, it is recommended that it is cleared horizontally to the depth of the original surface and then further excavated in the presence and under the direction of an archaeologist. When deposits of artifacts can be associated with a particular building and the people who lived there, the significance of a site becomes rated very high.

F. STATEMENT OF SIGNIFICANCE/HERITAGE INDICATORS

This section of the report outlines the heritage significance of the site in terms of the criteria outlined in Section B of the report.

F.1. Overall landscape qualities

The local area in which the site is situated has a predominantly suburban character due to:

- Relatively large erven approximately 2000 m² in size.
- Low building coverage, less than 50 %.
- Large street frontages.
- Buildings relatively close to the street edge.
- Established gardens providing a positive green cover and public-private interface.
- Predominantly single storey buildings.
- Soft boundary treatments further south along the Strawberry Lane.
- Post 1960s architecture, which replaced the mid 19th century cottages along Strawberry Lane. There is no dominant style with a tendency for buildings to be located within green garden settings.

Spaanschemat River forms a green edge and is an integral part of the open space system of Constantia Valley, which is structured around a network of riverine corridors. However, the lack of a positive visual-spatial relationship between this section of Spaanschemat River and adjacent residential development has not promoted a continuous public open space experience.

Spaanschemat River Road forms part of the metropolitan scenic drive network. Most of the controls and guidelines for scenic routes relate to properties adjacent to and forming part of the scenic route corridor, except in special circumstances where visual corridors are intercepted by the route. The site is not immediately adjacent or visual accessible to the route and therefore appropriately managed development would not impact negatively on this scenic drive experience.

Strawberry Lane and its immediate adjacent context dates back to the mid 19th century and when it was lined by tenant farmer's cottages and market gardens extending down to the river. While these cottages have since been demolished

the route and its associated pattern of subdivision has endured to some extent to the east of Strawberry Lane. The rural pattern of settlement linking Strawberry Lane and Spaanschemat River has been eroded immediately to the south, where erven have been subdivided to create two separate residential and green belt zones. The site retains a rural character, as the erven are currently being used as a riding school. However, it forms an isolated pocket of rural land within a predominantly residential area.

The Strawberry Lane Moslem cemetery is a major historical and social landmark within Constanita and is testimony to the community which inhabited this area before Group Areas. Being surrounded by vibrecrete, it has no existing visual-spatial connection within the site.

F.2. Individual structures and features

Existing structures on the site include a 1960s house and outbuildings. They have no intrinsic historical or architectural value but are typical of the suburban architecture of the surrounding context.

Also, as discussed in more detail below, the existing cottage on portion 1 could be located on the remains of a mid 19th century structure.

F.3. Archaeological remains

There may have been at least three cottages dating from the 19th century on the site, where portions 1, 2 and 8 are indicated. There is still a cottage in the southwest corner of portion 1, contemporary with and associated with the house on portion 8. It could be built on the site of an older structure.

An area of archaeological potential is located around the existing cottage on portion 1. While the cottage could be on the site of an earlier structure, there may also be in-situ archaeological deposits associated with it.

All archaeological remains (remains resulting from human activity older than 100 years) are protected in terms of the National Heritage Resources Act (No. 25 of 1999). They may not be disturbed with a permit of approval from Heritage Western Cape.

G. DESIGN INDICATORS AND COMMENT ON THE PROPOSALS

In general terms the development proposal is regarded as not having any substantial negative heritage impacts. However, a number of design considerations need to be attached to any planning approval and are indicated below. Furthermore, there is a need for archaeological monitoring procedures to be in place in terms of any future construction activities. It is recommended that subdivision and rezoning approval be in terms of local authority structures rather than Heritage Western Cape. Archaeological procedures would however have to be approved by Heritage Western Cape.

G.1. Retention and enhancement of suburban landscape qualities

The proposed development plan (Figure 2) indicates a pattern of subdivision, which is consistent with the subdivisions within the immediate vicinity. While some sizes are larger and some smaller than the stipulated 2000 m² minimum subdivision size for this local area, they are within a 10% band of variation. From a heritage perspective this variation is not regarded as having a substantial negative impact. The critical areas along Strawberry Lane are consistent with the stipulated subdivision size. The following conditions should be attached any subdivision approval.

- Minimum building coverage of 50 %.
- Building frontages not to exceed more than 50 % along Strawberry Lane.
- Soft and visually permeable boundary treatments along Strawberry Lane and proposed Green Belt.
- A Landscaping Management Plan needs to be formulated to ensure compliance with the landscaping themes consistent with the area.
- A building line of between 10-15m from Strawberry Lane to provide consistency with the pattern of building lines along this route.
- Architectural treatment to be established by appropriate guidelines which stress the dominance of a landscaping treatment over the built form and an architectural character which is not dominated by stylistic elements, e.g. Cape Victorian, Cape Dutch or Cape Georgian, yet which contains the basic elements consistent with the Cape vernacular in terms of scale, form and proportions. In general, fragmented, predominantly single storey forms over monolithic symmetrical structures should be favoured.

G.2. Retention and enhancement of the riverine corridor

The proposed development plan makes provision for the ceding of a portion of the site, measuring 7669m², for Public Open Space purposes, forming part of the Spaanschemat riverine corridor or green belt. This is approximately a third of the total site area. The area ceded is consistent with the pattern of development along this section of the riverine corridor. To ensure a positive interface between the proposed development and the riverine corridor the following conditions should be applied to any subdivision approval.

- A minimum 15m building line from the upper bank of the stream, represented by line Y-Z on Figure 2.
- Soft and visually permeable boundary treatments along this edge to encourage a positive interface.

G.3. Retention and enhancement of scenic drive network

The site is not immediately adjacent or visually accessible to Spaanschemat River Road and therefore, if appropriately managed, development would not impact negatively on this scenic drive experience. While Spaanschemat River Road forms part of the metropolitan scenic network, Strawberry Lane would probably form part of a local scenic drive network. However, the heritage indicators identified in this section of the report would address scenic drive objectives.

G.4. Response to historical character of Strawberry Lane local area

The historical character of the Strawberry Lane local area has been significantly altered over time in terms of the cadastral subdivisions resulting in the loss of the long narrow erven linking Strawberry Lane and the river. While amongst the last erven to reveal this pattern, it remains an isolated pocket. The overall pattern has been irreversibly altered to reveal a more suburban pattern of subdivision, as reflected in the proposals. While the original pattern of land use indicated an integration between building, market gardens and riverine conditions, this has inevitably been dissipated by sub-urban forces, resulting in the separation between building form, residential garden context and river. Zoning provision has perpetuated this division in the form of the proposed subdivision and rezoning to Single Residential and Public Open Space.

G.5. Response to existing structures

The proposals indicate the retention of the existing house and outbuildings, except possibly the adjacent cottage. While the fabric of the building seems to be contemporary with the 1960s complex, its form and alignment suggests the possibility of an earlier structure, possibly mid 19th century. However, it would

be difficult to argue for retention of this structure, and appropriate archaeological processes, as discussed below, should be adequate to establish its significance and appropriate conservation parameters.

G.6. Response to adjacent Moslem cemetery

The adjacent Moslem cemetery is a site of major social and historical significance, representing a major historical event in the valley, i.e. Group Area Removals, and has links with the mid 19th century Strawberry Lane settlement. However, it is visually and spatially distinct from the proposed development site and surrounding development. The proposed development will not necessarily impact negatively on the integrity of this site. However, future development and planning should consider the meaningful integration of this site into the history of the valley as a whole.

G.7. Archaeological considerations

If the area around the existing cottage on Portion 1 is to be disturbed, then it is recommended that it is cleared horizontally to the depth of the original surface and then further excavated in the presence and under the direction of an archaeologist.

H. CONCLUSION

It is concluded that the development proposals would not negatively impact on the heritage significance of the site and its immediate and broader context. However, inappropriate detailed building form, siting, architectural treatment and landscaping interventions could detrimentally impact on the historical and environmental character of Strawberry Lane and its context.

The historical character of the area has been subject to irreversible changes over the last two decades. While these forces are regarded as inevitable, the heritage challenge is to channel these forces in constructive ways to draw attention to historical antecedents and to add a further layer. The proposed rezoning and subdivision plan, if appropriately managed and implemented, could achieve this objective.

REFERENCES

- Constantia – Local Area Growth Management Plan (1993), MLH Architects and Planners.
- Ward 10 Constantia Special Area Study (1995) Piet Louw Architects et al.
- Scenic Drive Network Report (1998) Revel Fox and Partners.
- Erven 2589 and 2590, Strawberry Lane, Visual and Heritage Review (undated) Aikman Associates.

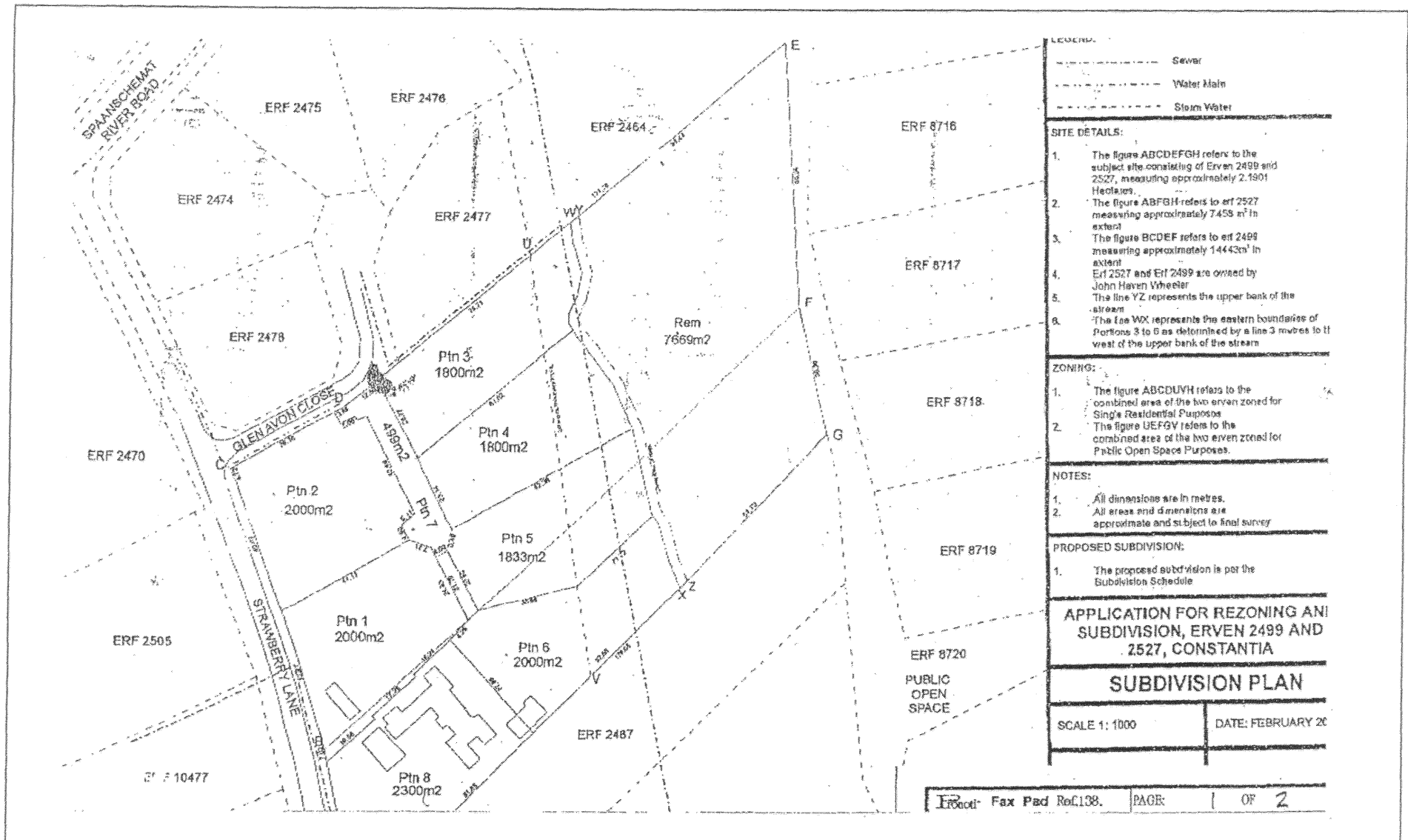


FIGURE 2 : DEVELOPMENT PLAN

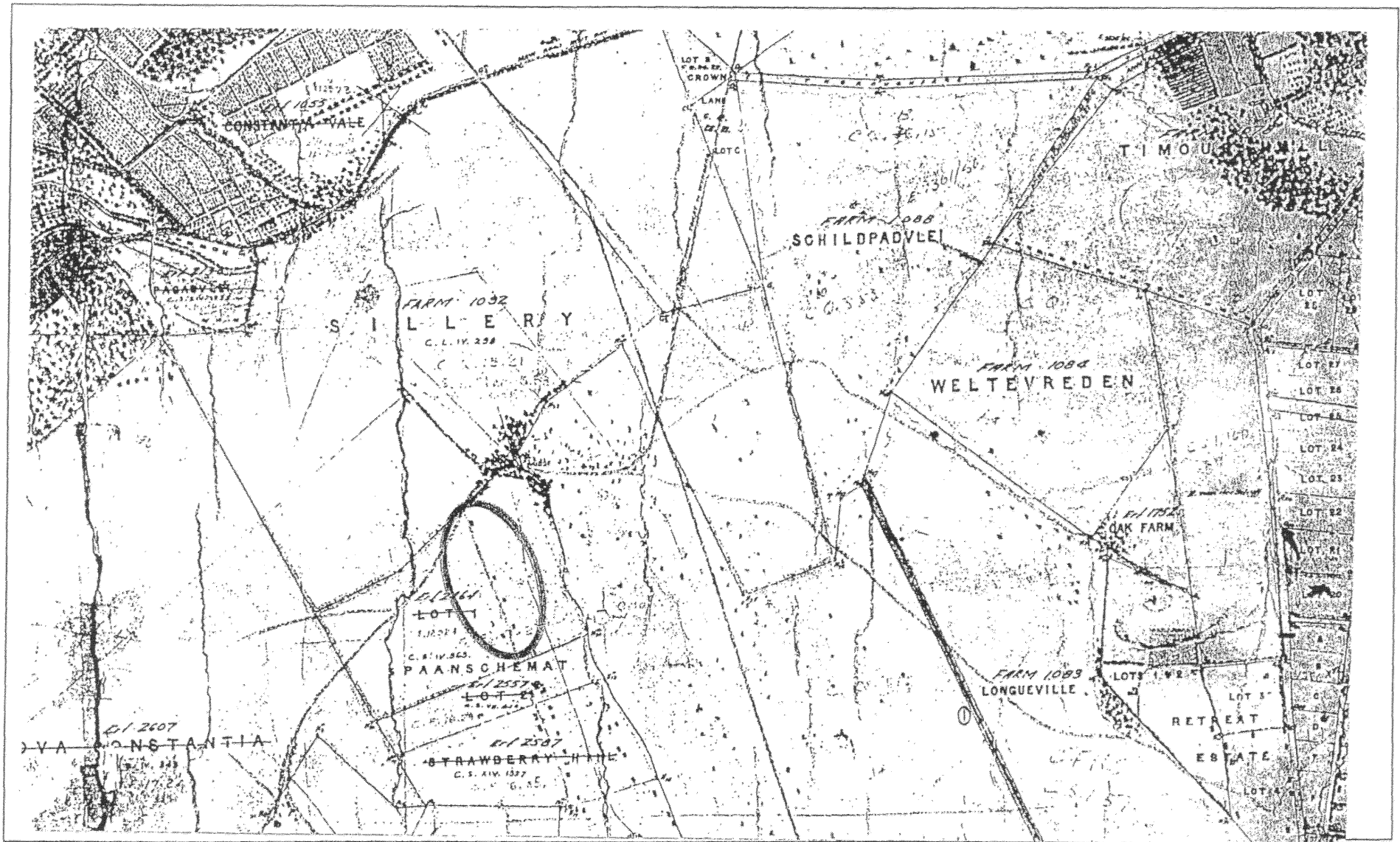
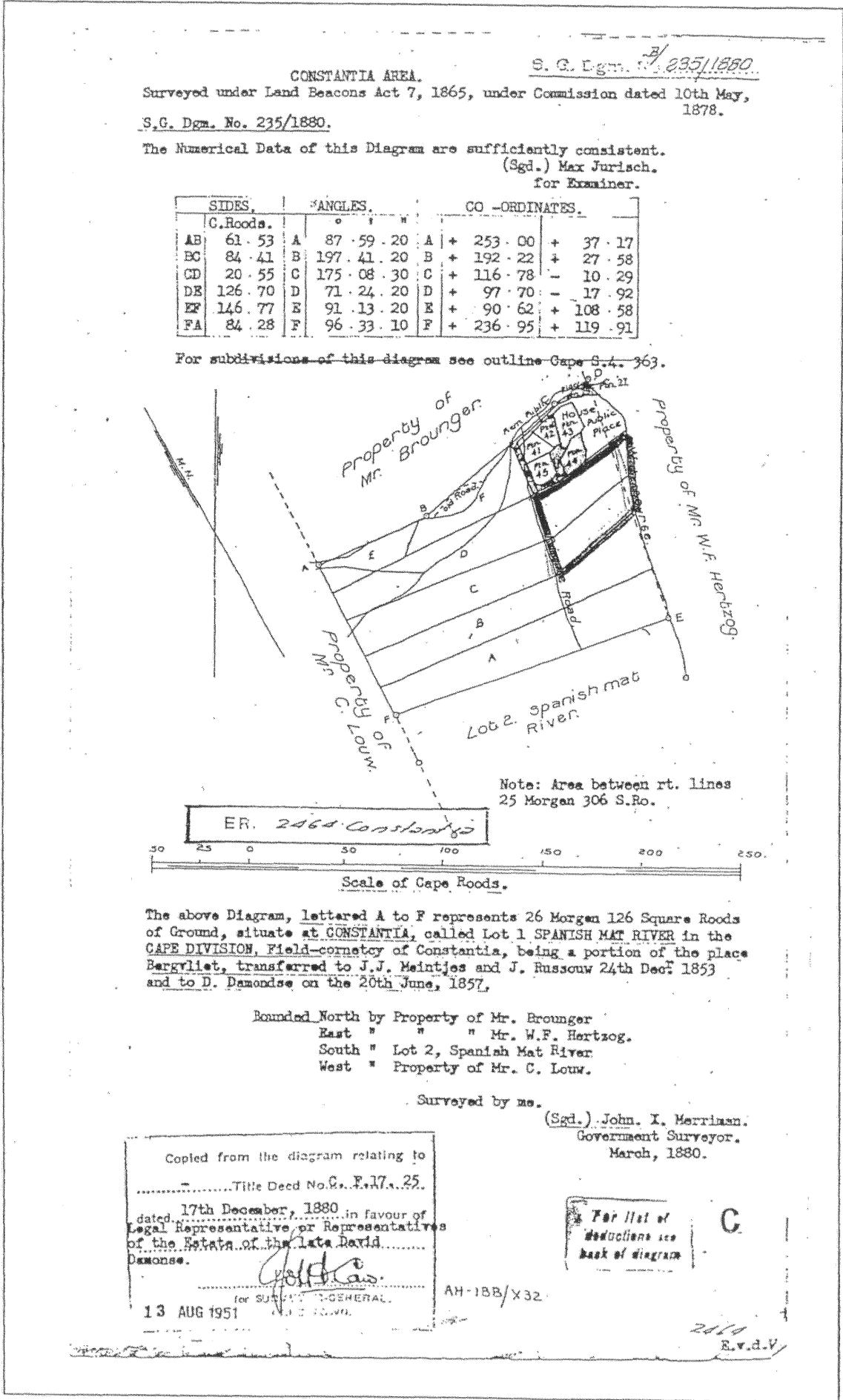


FIGURE 3 : HISTORICAL DEVELOPMENT c1865 (PLAN 32AM)

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 FIGURE 4 : HISTORICAL DEVELOPMENT c1865 (SG Dgm 235/1880)



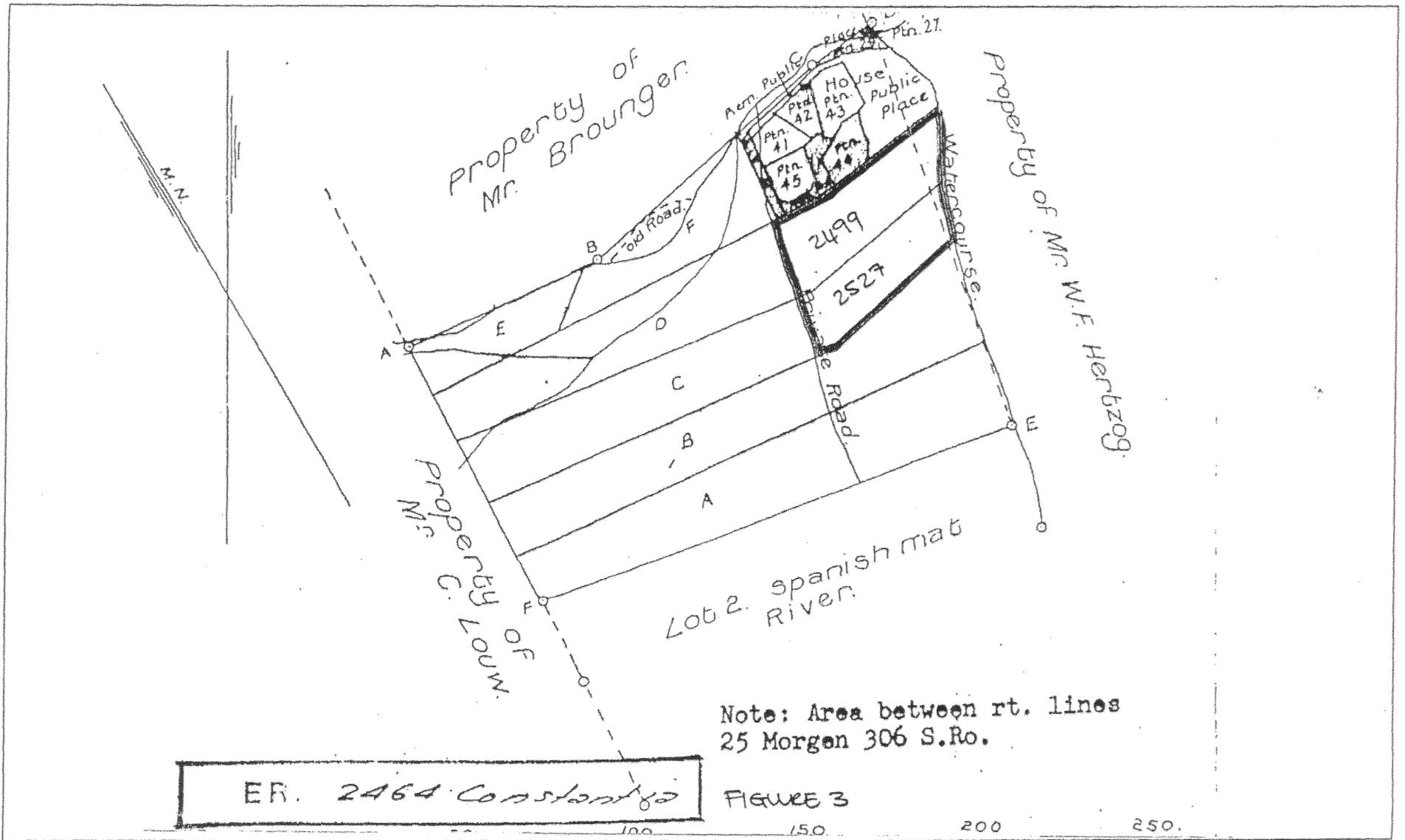


FIGURE 5 : HISTORICAL DEVELOPMENT c1880 (SG Dgm 235/1880)

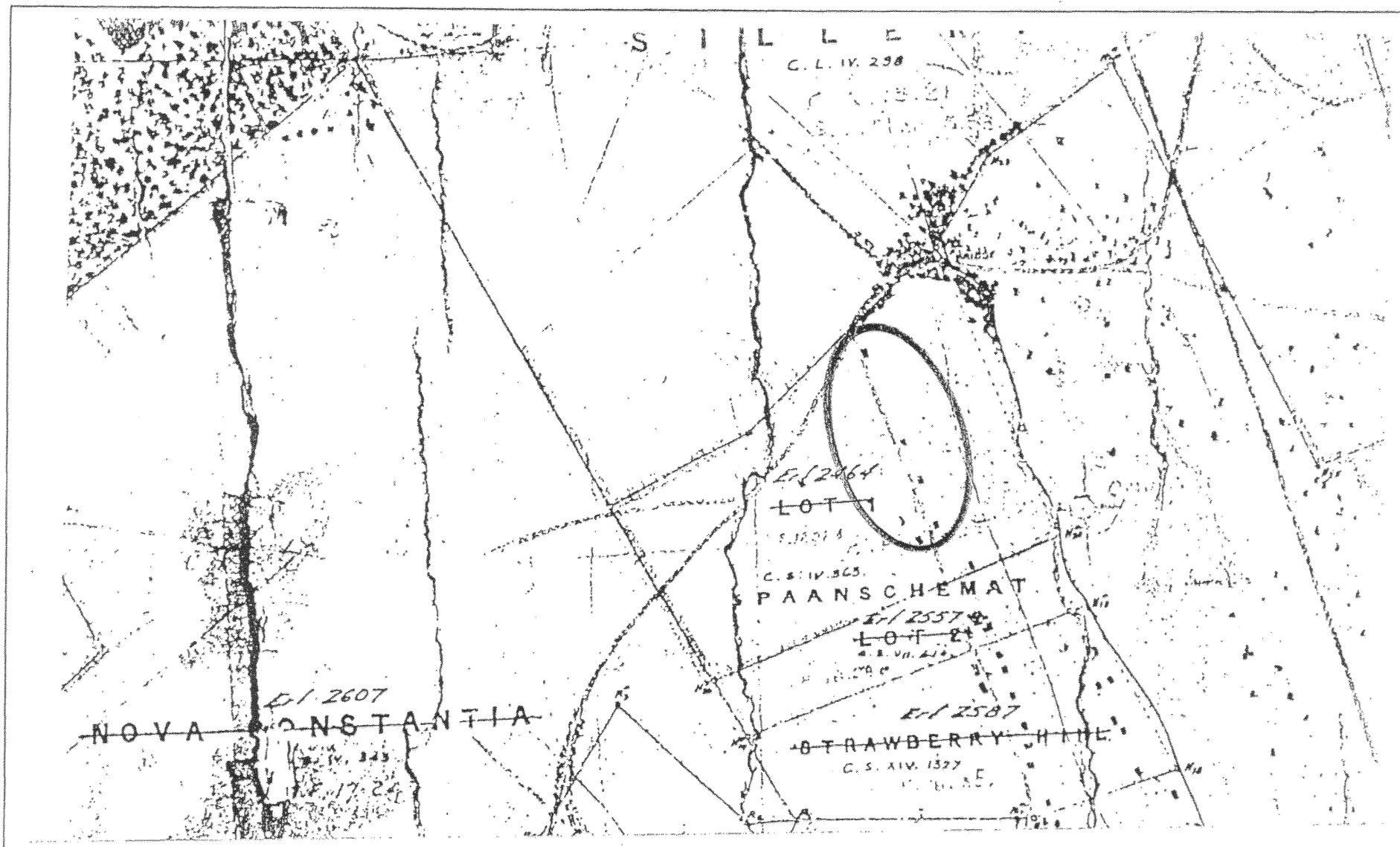


FIGURE 6 : HISTORICAL DEVELOPMENT c1865 (SG Dgm 32AM)

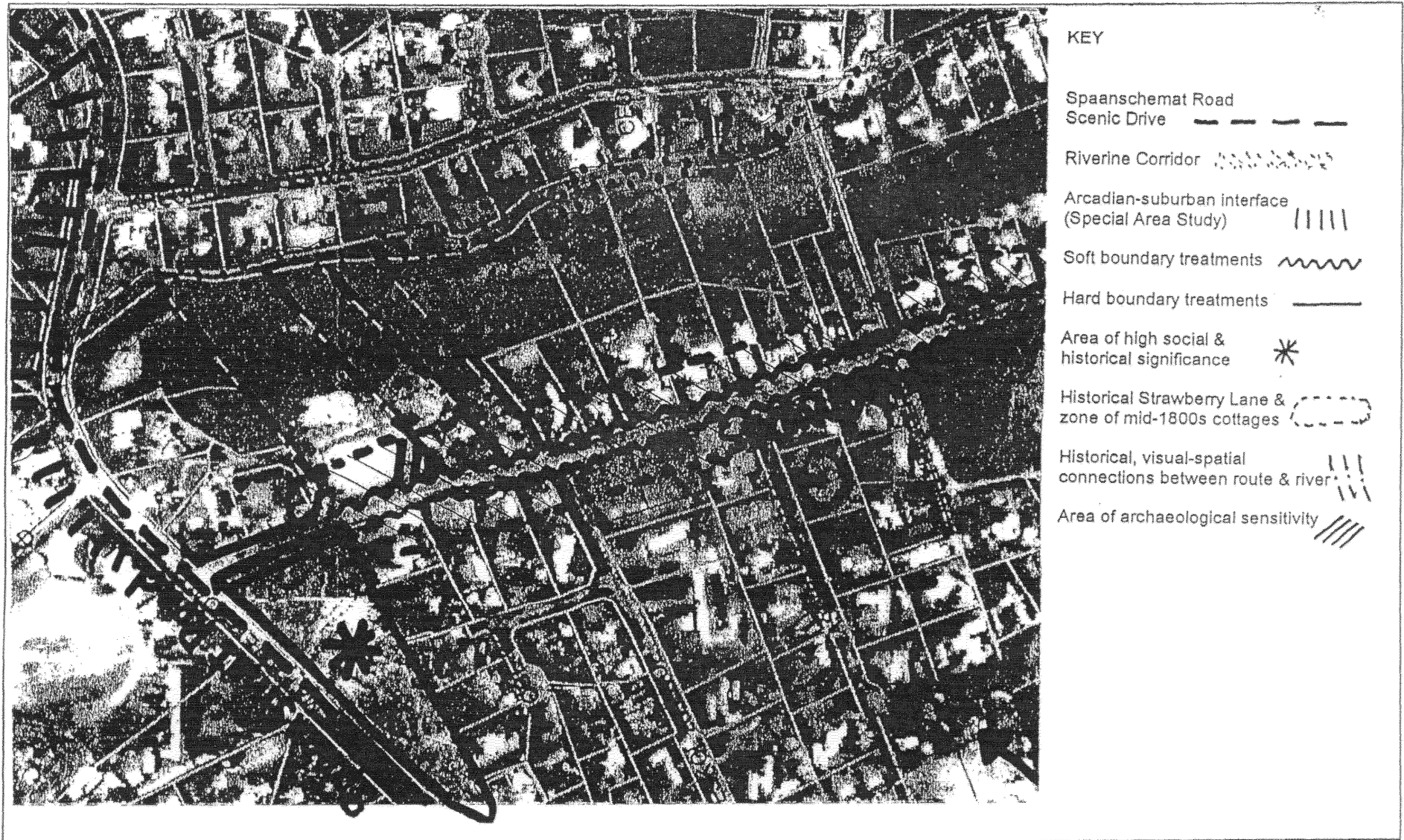


FIGURE 7 : HERITAGE RESOURCES / INDICATORS



FIGURE 8 : PHOTOGRAPHS

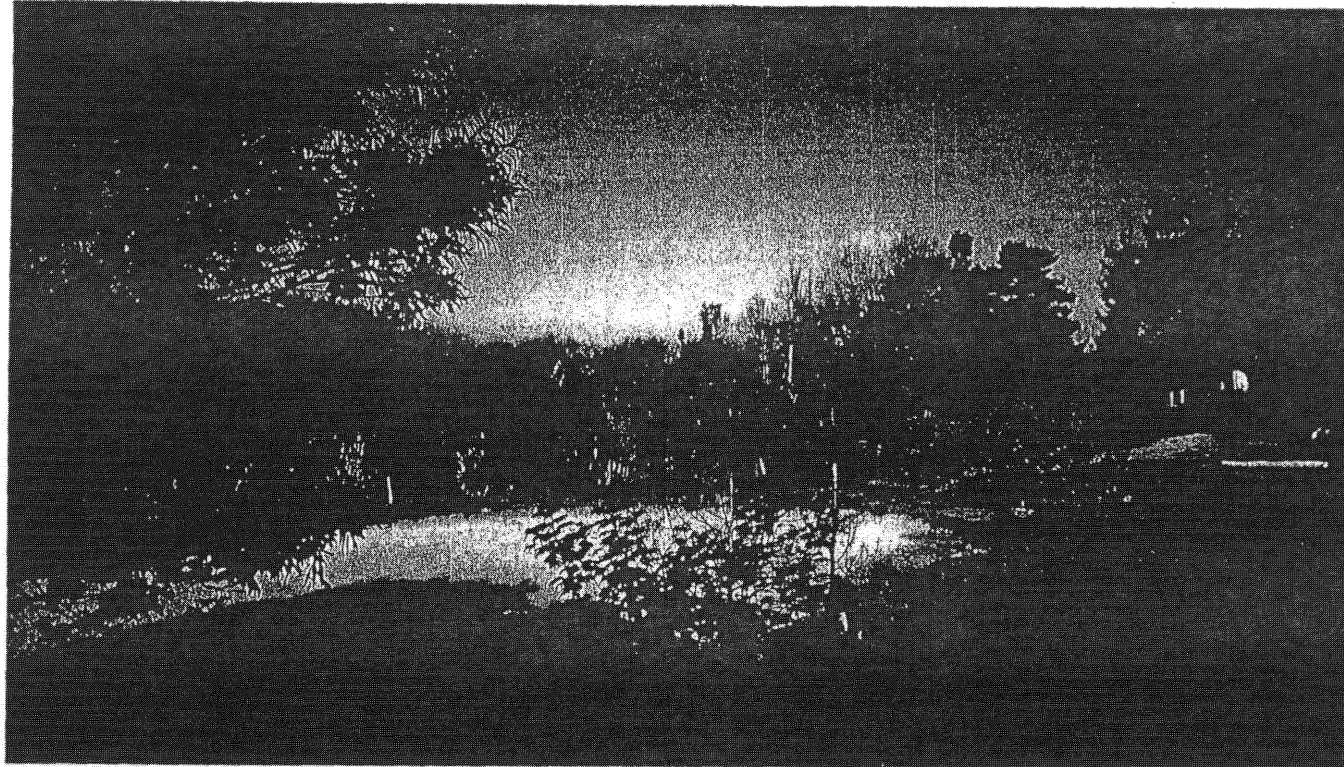


FIGURE 8 : PHOTOGRAPHS

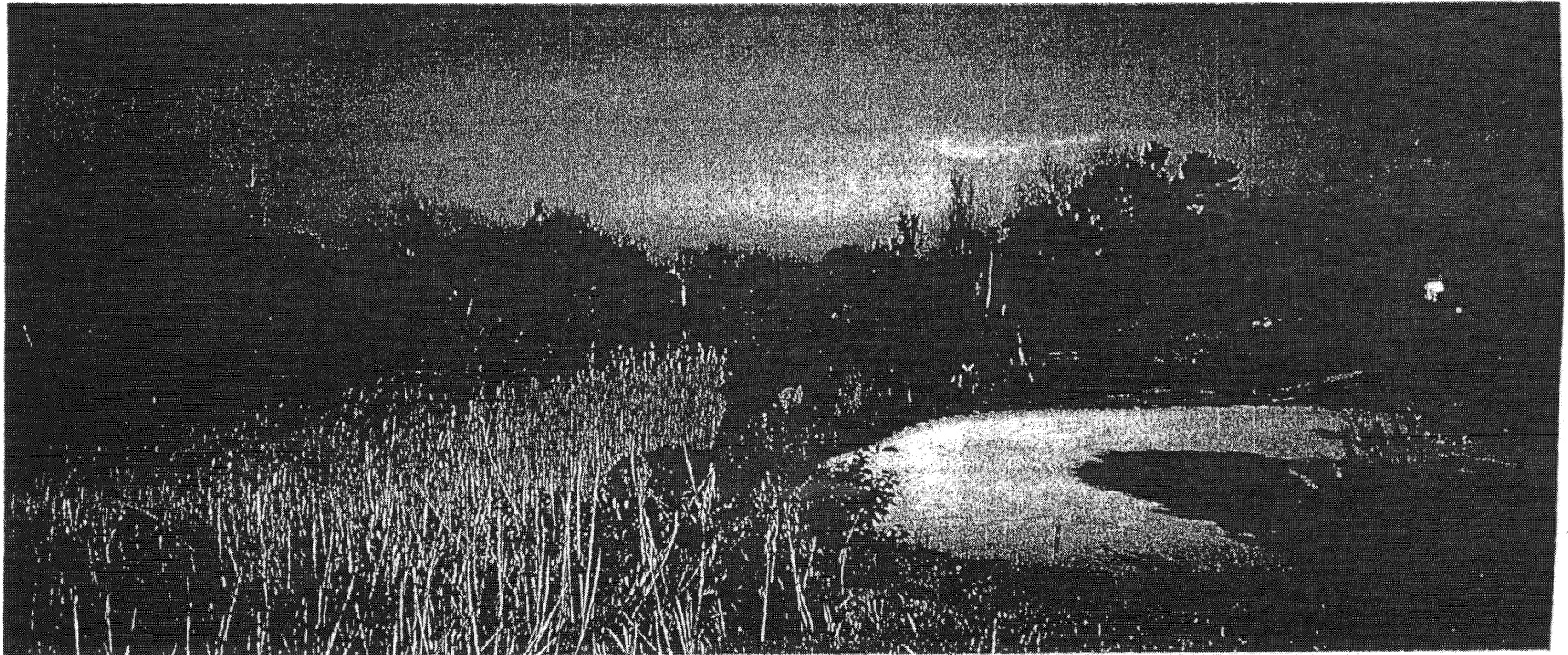


FIGURE 8 : PHOTOGRAPHS

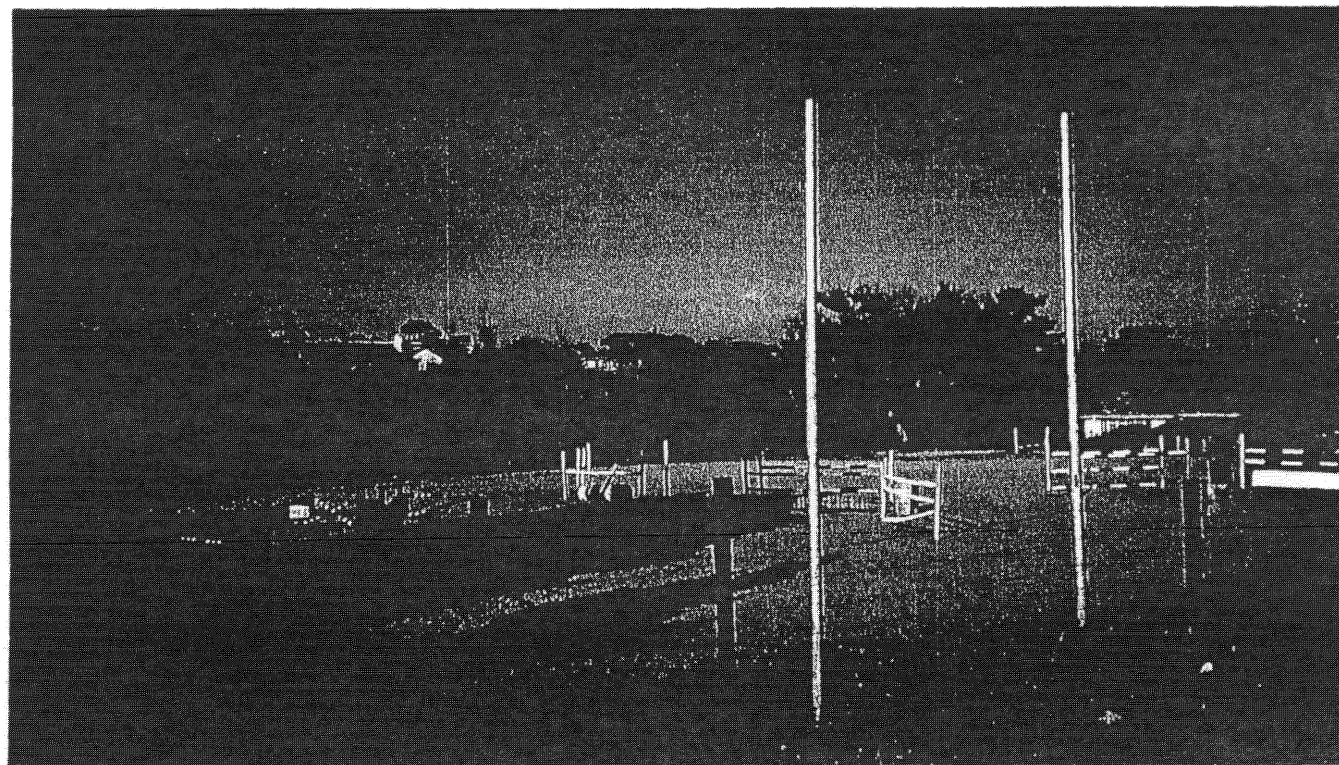


FIGURE 8 : PHOTOGRAPHS

Appendix 1. Report on Archaeological Survey of Site.
Dr Antonia Malan

Erf 2499, 2527 Constantia

Erven 2499 and 2527 originate as part of the farm *Constantia* originally held by Simon van der Stel under a freehold grant dating to 13 July 1685.

In 1776 Johannes Colyn obtained through marriage a portion of *Constantia* which was renamed *Klein* or *Petit Constantia* and later became known as *de Hoop op Constantia*. This farm shared a boundary with the farm *Bergvlei*¹ (Figure 1). According to Bulpin (2001) Lambertus Johannes Colyn gained *Nova Constantia*² at the death of his mother Leonora Colyn in 1839. His brother gained *de Hoop op Constantia*. In 1852 a portion presumably of *Nova Constantia* was transferred from L Colyn to JJ Meinijes and J Roussouw. In 1857 this portion, measuring 25 morgen 260 square roods was transferred to David Damonse (Figure 2).

In 1880, this farm known as Lot 1 Spaanschemat Rivier³ or 'Spanish Mat River' was regranted to Damonse with its extent amended to 26 morgen 126 square roods. In 1881 the farm is subdivided into Parts A, B, C, D, E and F. Erven 2499 and 2527 are subdivisions of Parts D and C respectively (Figure 3).

Structures, routes and water courses

Lot 1 Spaanschemat Rivier was situated to the south of the farm Sillevy. The Spaanschemat watercourse runs along the eastern boundary of the original farm and possibly still follows a similar course and should be found to the east of the erven 2499 and 2527. Plan 32AY in the Surveyor General's Office, Cape Town dating to c1865 shows the location of the farms Sillevy, Nova Constantia, Hoop op Constantia, Spaanschemat and Strawberry Hill. This plan shows the water course running parallel to the route which became Strawberry Lane (which on CF 17.25 is marked as a private road).

SG Dgm B235/1880 shows the precursor to Spaanschemat River Road running along the northern boundary of Spaanschemat Lot 1. A second track runs just south of this route, cutting across the indicated Lot D.

Plan 32AY c1865 shows a number of cottages running along what is presumably Strawberry Lane. Possibly three of these cottages fall within the boundaries of erven 2499 and 2527 (Figure 4).

¹ Bergvlei and de Hoop of Constantia etc were all part of Simon van der Stel's farm. The two farms shared a common boundary.

² A subdivision of *De Hoop op Constantia*

³ Spaanschemat Lot 1, Lot 2 and Strawberry Hill probably have their origins in the same portion of land. The private road indicated on 32AY SGO and CF 17.25 (poss Strawberry Lane) cuts across Lot 1 and Lot 2 and across Strawberry Hill where it terminates.