

HERITAGE IMPACT ASSESSMENT OF PROPOSED DEVELOPMENT OF KLAPMUTS HILLS, KLAPMUTS

**PORTION OF FARM KLAPMUTS RIVIER NO. 742/3, PORTION OF
FARM 742, REMAINDER OF FARM 744/2, PAARL DIVISION**

(Part of an EIA - Section 38.8 of the NHRA)

Prepared for
Aubrey Withers Environmental Consultants

on behalf of
Stellenbosch Wine and Country Estate Pty (Ltd).

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1. EXECUTIVE SUMMARY

No significant archaeological material was observed and no heritage resources of value were identified within the proposed development site.

The preferred development proposal for Klappmuts Hills Residential includes 1900 units some of which are in the form of 3 and 4 storey walk-ups. If the proposed project is to be considered on its own merits and decontextualized from the predictions for growth, it is felt that the overall density, scale and height of development are at odds with the prevailing character of the area, *as it exists at present*.

The structure plan for Klappmuts is however currently being revised and it is envisioned that it will become a town of approximately 25,000 inhabitants. This future town will include schools and clinics, commercial and industrial sectors that will inevitably have a significant impact on, and may effectively erase, the rural character of the village. If the proposed Klappmuts Hills Residential Development, intended to be phased in over a ten to fifteen year period, is considered in terms of the envisioned growth of Klappmuts, expansion of the town may have the capacity for greater absorption of the development's bulk and scale.

It is felt that the site may be developed. It is recommended, however, that the question of elevation and density be reviewed by the heritage authorities and the proposal be considered in light of the revised Klappmuts Structure Plan.

CONTENTS

1. EXECUTIVE SUMMARY	2
2. INTRODUCTION	4
3. BRIEF (Terms of Reference)	4
4. DESCRIPTION OF THE STUDY AREA	5
4.1 METHODOLOGY	6
5. HERITAGE LEGISLATION	9
5.1 Section 35	9
5.2 Section 36	9
5.3 Section 42	9
5.4 Section 48.2	9
6. HISTORICAL CONTEXT	10
6.1 Early Settlement and Land Ownership in Klapmuts Region: De Groene Fonteijn	11
6.2 Farm 742 Klapmuts Rivier	11
6.3 Farm 744 Oude Weltevreden	13
6.4 Slavery and early farming settlements in the Cape	13
6.5 Evolution of Klapmuts settlement	13
7. ARCHAEOLOGICAL IMPACT ASSESSMENT	16
7.1 Methodology	16
7.2 Results	16
7.2.1 Pre-colonial artefacts	16
7.2.2 Cultural landscape	16
7.2.3 Impacts and Mitigation	16
8. PROJECT PROPOSAL AND ALTERNATIVES	17
8.1 The Proposed Development Project	17
8.2 Other Alternatives	20
8.3 'No-Go' Option	20
8.4 Heritage concerns	20
9. ASSESSMENT OF IMPACTS ON IDENTIFIED HERITAGE QUALITIES	21
9.1 Unesco World Heritage Site Tentative Listing	22
10. CONCLUSION	22
11. RECOMMENDATIONS	23
11.1 Landscape and context	23
11.2 Archaeology	23
12. REFERENCES	24
Appendix	25

2. INTRODUCTION

The Archaeology Contracts Office (ACO) of the University of Cape Town was commissioned by Withers Environmental Consultants¹ on behalf of Stellenbosch Wine and Country Estate (Pty) Ltd. to assess potential heritage resources of significance on land for the proposed Klapmuts Hills development. The 74,97 hectare site is comprised of the following farms: a portion of Portion 3 of the Farm 742 Klapmuts Rivier, a portion of Farm 742, and the remainder of Farm 744/2, Paarl Division, Stellenbosch Magisterial District (hereafter referred to as the “site”).

3. BRIEF (Terms of Reference)

The ACO was commissioned to undertake an Heritage Impact Assessment covering the following aspects:

- pre-colonial and colonial archaeology;
- historical development of the concerned properties;
- landscapes and natural features of cultural significance;
- places, buildings, and structures of cultural significance;
- sites connected to the history of slavery;
- places to which oral traditions are attached or associated with living heritage.

The archaeological assessment forms part of this document.

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4. DESCRIPTION OF THE STUDY AREA

The proposed development site is located directly to the west of Klapmuts (Figure 1 and Figure 2). The site is bounded by the Metrorail line to the north, Weltevreden Park low-income housing area to the east, and agricultural activity to the west and south. The site is a consolidation of farm properties all zoned Agricultural 1 and all are in various stages of inactivity: ploughed and cleared fields, fallow areas of natural (non-indigenous) re-growth. Much of the land is severely degraded. The site lies immediately adjacent to but outside the defined urban edge of Klapmuts. There is evidence of sand mining activities on many parts of the properties closest to the residential area. Port Jackson trees have infested the northeastern portion of the site, which is pitted with old sand mining depressions and refuse dumping including construction rubble and the remains of earthmoving machinery.

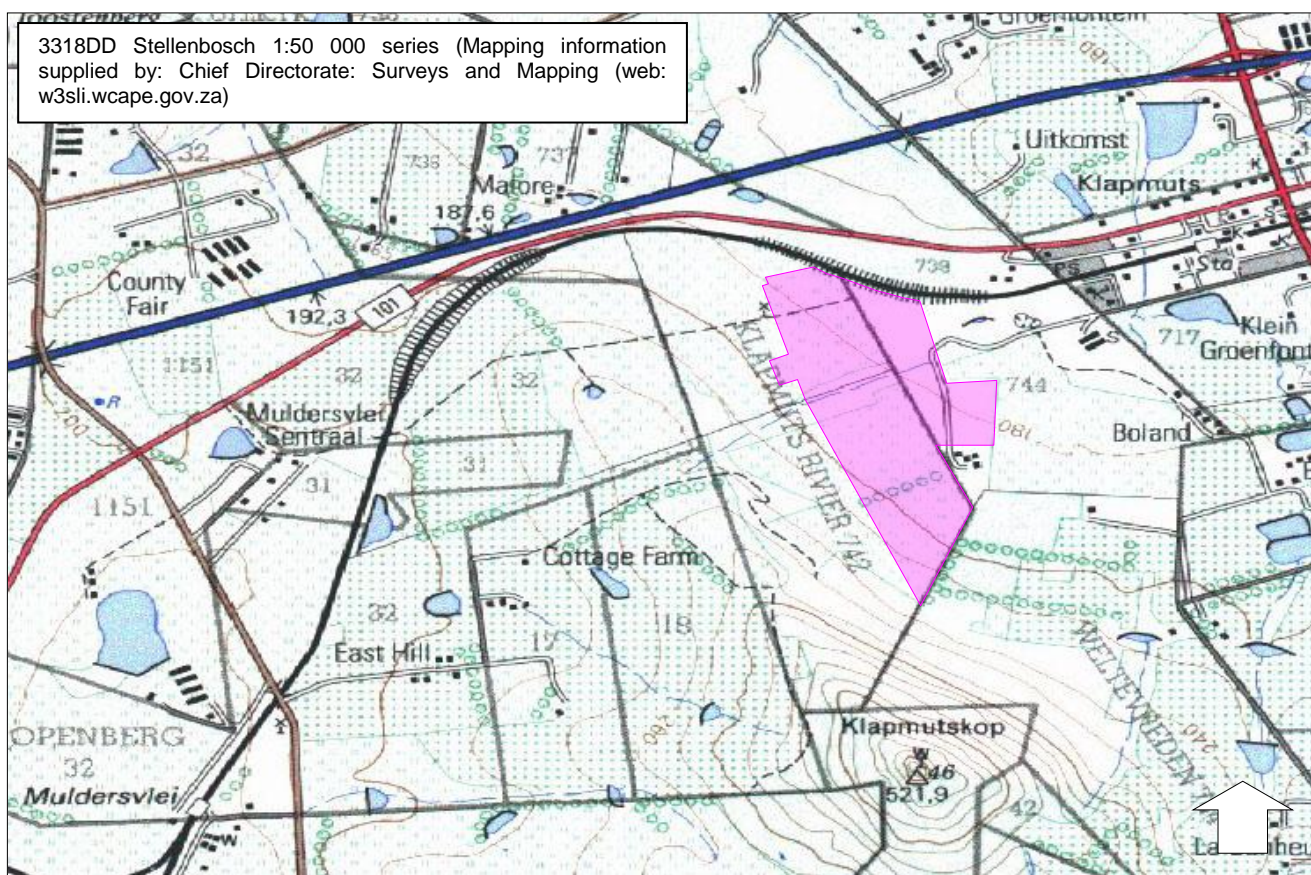


Figure 1: The proposed development site (purple). This map does not show recent low cost housing development in Klapmuts that lies adjacent to parts of the proposed site (see Figure 2).

Klapmuts is a small hamlet with a population of approximately 6000, centrally located approximately 15km from the towns of Paarl, Stellenbosch and Kraaifontein. It has experienced slow growth as a residential area considering its proximity to Cape Town and other towns in the Winelands. It has lacked basic services infrastructure, such as water, until very recently and has historically been “viewed by planners as a deconcentration point for metropolitan Cape Town”.² La Rochelle as well as the Mandela Park informal settlement are located on the southwestern periphery of the village. Weltevreden Park (on the old

² Klapmuts Hills Residential Development, Rezoning and Subdivision Application, Anton Lotz Town and Regional Planning August 2006, p1.

Weltevreden Farm No. 744) is a state-assisted housing scheme on the west of the village. Large plots of land within the village are undeveloped and vacant. The local setting of Klapmuts however forms an important sector of the 'Greater Simonsberg' wine route. Historic werfs (Elsenburg, Muldersvlei and Natte Vallei) are located to the west and south of the village. Commercial interest will certainly be shifting to the region as the local spatial frameworks and structure plans are promoting 'best development practices' for the Klapmuts environs. Urban sprawl from both Cape Town *and* towns in the Winelands, means that Klapmuts is increasingly becoming hemmed in on multiple fronts, presenting an 'optimal' locality for future development (see section 8).

While of differing natures, the proposed Klapmuts Hills development should be viewed in tandem with the more upmarket Stellenbosch Wine and Country Estate development³, proposed for the western side of Klapmutskop spur. These two applications effectively strike a balance between upmarket estates and the need (as identified in regional structure planning) for the social upliftment of Klapmuts in the form of affordable housing and commercial initiatives.

4.1 METHODOLOGY

An initial site visit was conducted by Dave Halkett at which time an archaeological assessment was undertaken. Contact was made at that time with Mr Ivan Starke, the owner and resident of the adjacent Blue Gums property (East Hill) who provided information about the property. A further visit was made by Erin Finnegan and Tim Hart on 13 March 2007 to become familiar with the setting and general features of the area. A third site visit to clarify archaeological and contextual issues was undertaken on 12 April 2007. Public consultation has been carried out within the broader EIA process.

Background survey and deeds research was undertaken at the Surveyor Generals Office and Deeds Office. Several days were spent in at the Cape Archives and UCT African Studies Library for primary documentation search and background reading respectively. Maps and VASSA publications were sourced at the Historical Archaeology Research Group office (UCT), and a desktop study was also undertaken.

³ Finnegan, E and Halkett, D. 2007: Heritage Impact Assessment for the Proposed Development of Stellenbosch Wine and Country Estate, Klapmuts, Unpublished Report prepared for Withers Environmental Consultants. Archaeology Contracts Office, UCT.

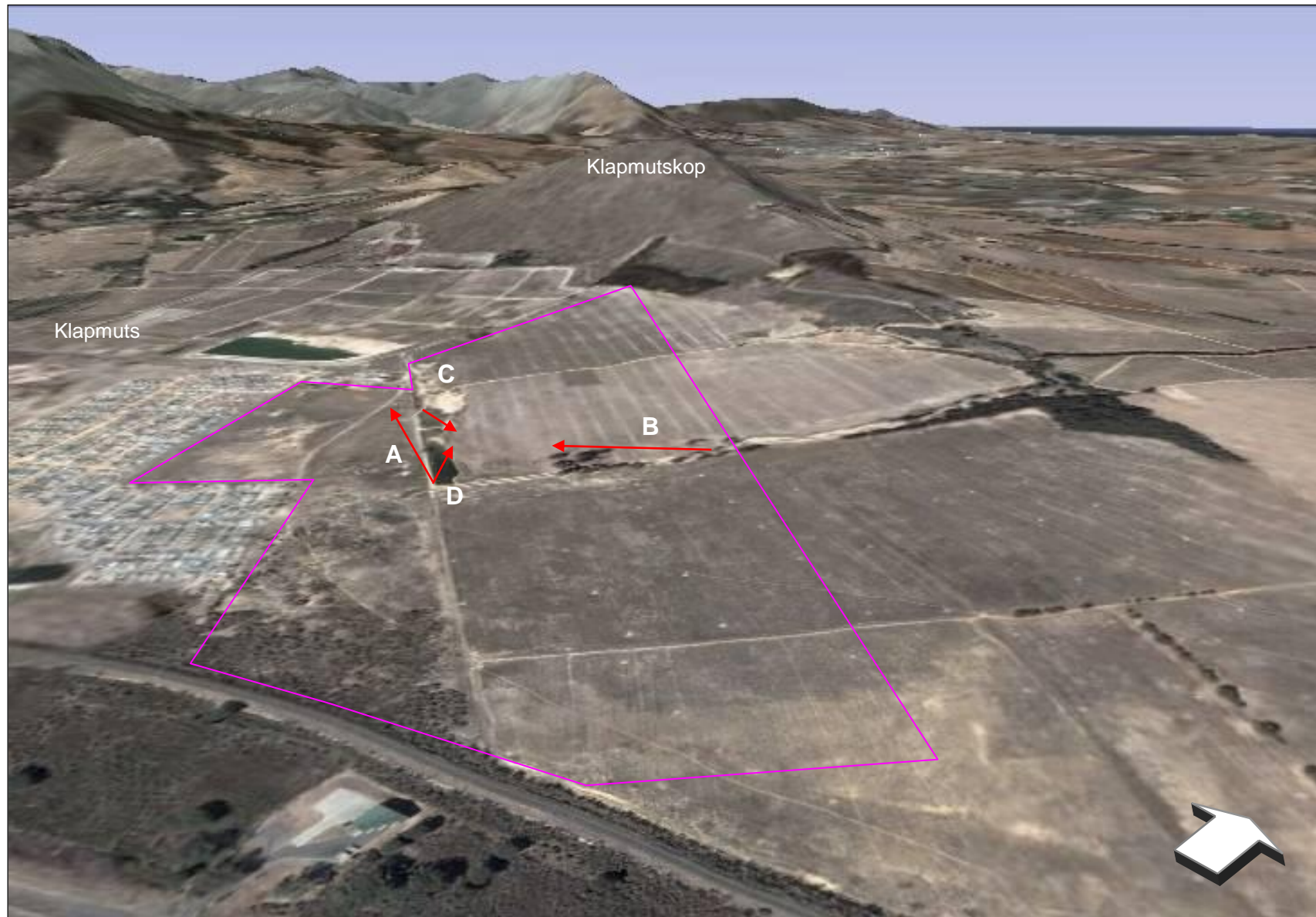


Figure 2: GoogleEarth manipulation showing the prevailing landscape. Arrows show positions from which landscape photographs were taken (see Figure 3). Purple outline shows approximate outline of the site. Directional arrow points to the south-west.



Figure 3: Views of the landscape corresponding to the arrows shown in Figure 2

5. HERITAGE LEGISLATION

The National Heritage Resources Act (NHRA) of 1999 protects the items in sections 6.1 - 6.4, amongst other heritage resources. Furthermore section 38 of the Act requires that heritage impact assessments (HIA's) are required for certain kinds of development such as rezoning of land greater than 10000 sq m in extent or exceeding 3 or more sub-divisions, or for any activity that will alter the character or landscape of a site greater than 5000 sq m. Standalone HIA's are not required where an EIA is carried out as long as the EIA contains an adequate HIA component that fulfils section 38 provisions. Heritage Western Cape (HWC) is responsible for the management and protection of all Provincial Heritage sites (grade 2), generally protected heritage and structures (grade 3a-grade 3c). The South African Heritage Resources Agency (SAHRA) is responsible for the protection of National Heritage Sites (grade 1 sites), graves and human remains.

5.1 Section 35

"Archaeological" means - material remains resulting from human activity which are in a state of disuse and are in or on land and which are older than 100 years, including artefacts, human and hominid remains and artificial features and structures. This means that an archaeological site is any area where there are artefacts (objects made by human hand) and ruins that are over 100 years of age. An archaeological find is therefore any object or collection of objects or structures in disuse made by human hand that is over 100 years old. This can range from ancient stone tools and ruins to the contents of historic rubbish dumps containing ceramic shards and bottles.

"Palaeontological" means - any fossilised remains or fossil trace of animals or plants which lived in the geological past, other than fossil fuels or fossiliferous rock intended for industrial use, and any site which contains such fossilised remains or trace. The term fossil means mineralised bones of animals, shellfish, plants, marine animals. A trace fossil is the track or footprint of a fossil animal that is preserved in stone or consolidated sediment.

5.2 Section 36

"Graves and human remains" are protected by not only the NHRA but also provincial ordinances, local authorities and provincial health departments who apply the Human Tissues Act.

5.3 Section 42

"Structure" means - any building, works, device or other facility made by people and which is fixed to land, and includes any fixtures, fittings and equipment associated therewith. Protected structures are those which are over 60 years old. Such structures may only be altered or demolished under a section 42 permit issued by Heritage Western Cape.

5.4 Section 48.2

"Cultural landscapes" are protected by the Act. Section 48.2 permits the compliance authority to intervene and comment on the design and aesthetic qualities of any development that forms part of or is within sight of a heritage place or site.

6. HISTORICAL CONTEXT

Early Stone Age artefacts are ubiquitous throughout fields and valleys in the Cape Winelands (please refer to Section 8 Archaeological Impact Assessment), indicating hominin⁴ occupation in the South Western Cape for roughly the past one million years. More recently, Later Stone Age hunter-gatherer groups probably roamed the area only to be subsumed within or displaced by the herder-pastoralists groups whose presence is detected approximately 2000 years ago in the Cape region. When van Riebeeck and his VOC contingent arrived at the Cape in the mid 17th century, there were two primary pastoralist (Khoekhoen) groups around Stellenbosch - the Goringhaiqua and the Gorachqua, although different groups migrated in bands on a seasonal basis with their livestock. These groups would soon become displaced as European settlement increasingly encroached upon their grazing land, with many of their members ending up as indentured farm labour.

The hill known as 'Klapmuts' was so named by Abraham Gabbema, VOC Fiscal and Bailiff, who explored the Berg River Valley with seven officers in 1657. This series of early Dutch East India Company reconnaissance missions resulted in much of the localised nomenclature still used today. Gabbema coined 'Clapmusbergh', 'Diamant' and 'Paarl' Berg, and in so doing, inscribed this foreign landscape with familiarizing features of home.⁵ 'De Clapmuts' (later the vernacularized to 'Klapmuts') resembled a style of sailor's cap with flaps⁶, although Jan van Riebeeck makes reference in his journal to the hill resembling a farm maiden's hat.⁷

A VOC outpost, or *buitepost*, was established at Klapmuts but its exact location is still a matter of some uncertainty⁸. The outpost may well have been 'De Clapmuts' farm (granted in 1684) on the southeastern flanks of Klapmuts Hill. Lending support to this locality is a 1796 application submitted by Sgt. Johan Christiaan Loork, who was stationed at the *buitepost*. He requests permission to rent a place called Klapmuts; to live and 'work at the same place where he worked for the VOC'.⁹ According to Hans Fransen, the *buitepost* was indeed at Klapmuts farm, which "was one of the Company's posts; it remained unsold until 1791 when the other properties of the Company - or as many of them as possible - were sold."¹⁰

⁴ Probably not yet modern humans in the anatomical sense

⁵ Smuts, Francois, 1979: *Stellenbosch Three Centuries*, Official Commemorative Volume, published by the Stellenbosch Town Council in Collaboration with the Oude Meester Group

⁶ http://www.thepropertymag.co.za/pages/452774491/articles/2005/May/Yellows_Brick_Road_.asp

⁷ Unpublished report on Klapmuts by Maretha Geldenhuys for the proponent. Reference to Jan van Riebeeck's Dagregister which states that the mountain peaks of Klapmuts remind him of the hats of '17th century farm women'.

⁸ Sleight, Dan, pers. comm

⁹ CA BO 110, 59

¹⁰ Fransen, Hans 2004: *Old Buildings of the Cape*, p. 206

6.1 Early Settlement and Land Ownership in Klapmuts Region: De Groene Fonteijn

Historically, the freehold land grants around Klapmutskop primarily focused on grain production and stock farming. Citizen inventories (*Opgaaf rolle*) also indicate an emphasis on wine production in the greater Klapmuts area which continued for almost 200 hundred years until the end of the 19th century when vines across the region were devastated by the outbreak of *Phylloxera*, and many farmers were bankrupted. Fortunately, unaffected vines and new technology allowed the wine industry to recover.

The old 'De Groene Fonteijn' farm limits fall within the present-day boundaries of Klapmuts. Abraham Diemer acquired De Groene Fonteijn in 1699. He managed Simon van der Stels' (later Willem Adriaan's) farm Stellengift in Simondium (Simonsvlei), located on the northeastern flanks of Klapmuts Hill.¹¹ Joan Blesius and Abraham Diemer had been co-grantees of Stellengift. However, as employee of the VOC, it was illegal for Blesius to hold land. He stayed on in town, while Diemer managed the farm. It was thus Diemer, whom according to Margaret Cairns in her research on Simonsvlei farm history: "was the real creator of the estate".¹² Agricultural productivity was excellent during Diemer's tenure. By 1692, 4000 vines had been planted and "wheat, barley, and rye had been sown and reaped and the land supported some 450 head of assorted livestock".¹³

Diemer married in 1697 and moved to Table Valley and took up a post with the Burger Cavalry and was Commissioner of the Marriage Court. He and his wife presumably died during the first Cape smallpox epidemic in 1713.¹⁴ According to Hans Fransen, De Groene Fonteijn came into the possession of Adriaan Louw in 1775 or 1776 through his marriage to the widow of previous owner Joseph le Riche, although the next officially recorded transfer on the register was not until 1797 when the property was transferred in its entirety from J. le Riche to Johannes Andrian Grundelingh. The latter half of the 19th century saw portions of the farm being subdivided off, indicating the burgeoning development of Klapmuts settlement.

6.2 Farm 742 Klapmuts Rivier

Farm 742/3 'Klapmuts Rivier' was a portion that is listed as being subdivided from De Groene Fonteijn in 1884 and granted to Johannes Nicolaas de Villiers and two others (Figure 4)¹⁵. Over the years, the de Villiers, Byls and Starkes have played their roles as proprietors of Farm 742 – familiar names in Klapmuts land ownership history (Table 1). The de Villiers family owned several farms in the region – Natte Valleij was bought by Abraham de Villiers in 1770, and Jacob Izaak de Villiers built the Le Bonheur (Weltevreden, see next section) homestead around 1820.¹⁶ In 1944, Portion 3 was subdivided (85,400 morgan) and was

¹¹ Fransen 2004: 211

¹² Cairns, Margaret, 'Simonsvlei: The Story of a farm and its people, 1961-1999', VASSA Journal No. 2 Dec 1999, p 3

¹³ Cairns 1999:3

¹⁴ Ibid

¹⁵ DO Paarl Q 1.2, 12.11.1884

¹⁶ Simons, Phillida Brooke 2001: *Cape Dutch Houses and other old favourites*, Fernwood Press (Pty) Ltd, South Africa, p. 144-145

transferred to Julius Jesse Starke from John Isaac Starke. It has remained in the Starke family until very recently.

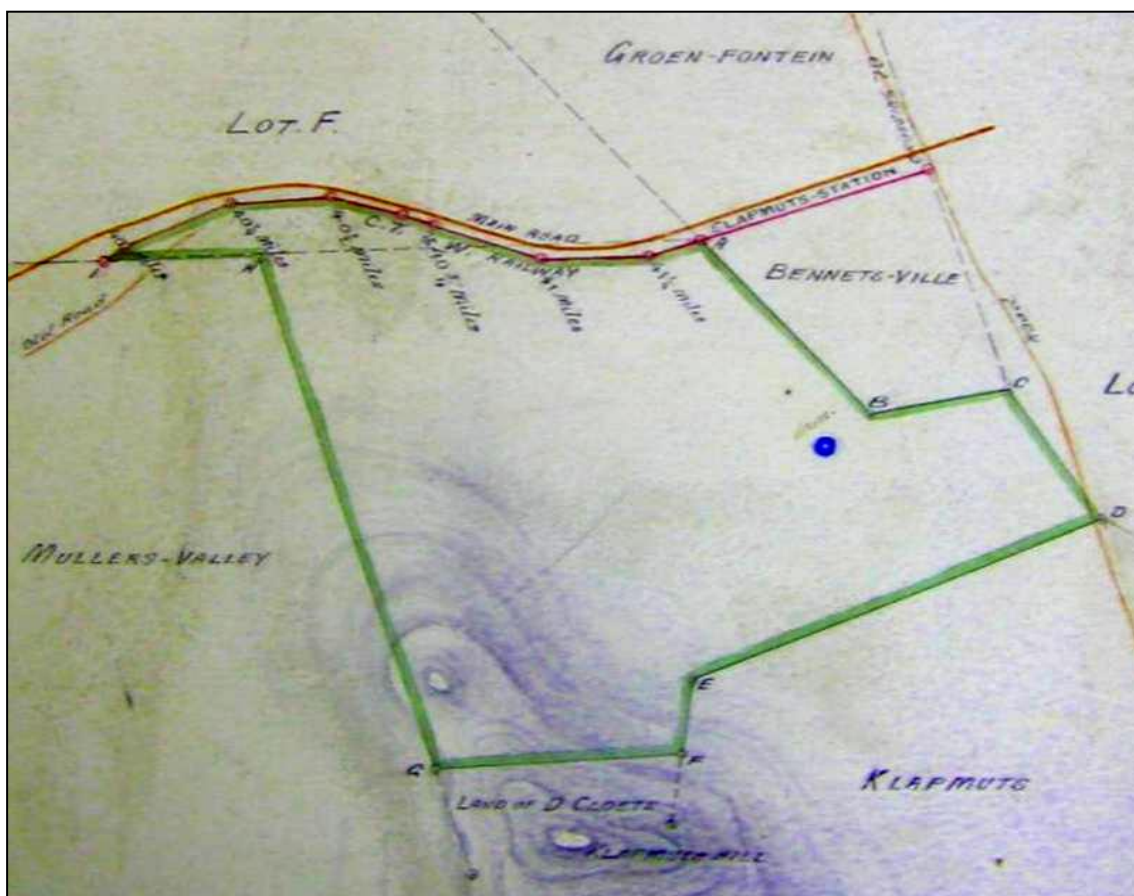


Figure 4: Lot E, Farm 742 Klapmuts Rivier, Grant diagram, surveyed 1884

Table 1: Transfer Deeds History: Farm 742/3 Klapmuts Rivier

Deed	Date	From	To	Size
Paarl Q. 2.1	12.11.1884	Grant	1. Johannes Nicolaas de Villiers 2. Estate Adriaan Jacobus van der Byl 3. Jacobus Johannes Brink	483 mgn, 226 sq. rds
170	11.6.1885	Estate Late A J vd Byl	Andries Christoffel v. d. Byl	whole
Partitioned				
164			J de Villiers	208 mgn 310 sq.rds
165	14.7.1887		A C van der Byl	7 mgn 208 sq. rds.
166			J J Brink	203 mgn 307 sq. rds.
2386	27.11.1890	J J Brink	John Starke	203 mgn, 307 sq. rds.
2395	29.3.1898	John Starke	1. J. I. Starke 2. J. T. Starke, trading as Starke Bros.	203 mgn, 307 sq. rds.

6.3 Farm 744 Oude Weltevreden

Oude Weltevreden was originally part of the neighbouring 'Natte Valleij' farm. After owner Abraham de Villiers' death in 1814, various deductions were made and a portion passed to his ninth child, Jacob Izaak, who named it Weltevreden. According to Phillida Brooke Simons, J.I. de Villiers is believed to have been born in an outbuilding on the farm in 1791, and built what is now the H-shaped homestead around 1820.¹⁷ The homestead and wine farm was renamed 'Le Bonheur' in 1994 to avoid confusion with the three other farms of the same name in the area. A portion of the original Weltevreden farm is included in the proposed development, but the land itself does not have any heritage resources or structures of significance on it.

6.4 Slavery and early farming settlements in the Cape

The history of slavery in South Africa is intimately entwined with the growth of agriculture and early farming settlement. Slave labour was practically mandatory for any successful farming venture. Slave bells still exist on many farms (including nearby Muldersvlei and Eisenburg), and while many of the slave lodges have been destroyed, archaeological excavation have found some of their ephemeral traces on farms such as Vergelegen¹⁸. While so many of the individual life stories of these people have been lost, there is no doubt that their contribution and role in the creation of the Winelands will be celebrated in the UNESCO World Heritage Area inscription. With regards to the proposed development, there are no remaining structures or particular areas directly related to slave history, although there are clear indications of slaves having worked on the historic farms in the immediate vicinity.

6.5 Evolution of Klapmuts settlement

The area around Klapmutskop was primarily grazing and agricultural ground during the early farming and settlement period of the 17th and 18th centuries. An important feature of the area during this period was the 'Clapmuts Outspan'. Outspans were laid out at intervals as 'resting places' for farmers driving heavy ox-wagons back and forth to the Cape markets.¹⁹ Many of the steep passes, such as Franschoek Pass, were not far from Klapmuts and this particular outspan served as a critical stopover interval that offered sufficient grazing land and water.

The development of Klapmuts hamlet did not begin until after the inauguration of the railway line (Cape Town - Paarl) in 1863. The 1873 map (Figure 5) indicates that the new hamlet constituted a grid system of roads parallel with the railway line, with the Klapmuts station as focal point of the plan. Furthermore, the settlement was called the 'Village of Bennetsville'. The names 'Bennetsville' and 'Klapmuts' seemed to have been used interchangeably during this period. The Klapmuts Hotel was soon built by the Ward family in the late 1890s, and became a favourite watering hole for travelers.

¹⁷ Simons, Phillida Brooke 2000: 145

¹⁸ See Markell A, Hall M, Shrire C 1993: *Historical Archaeology of Vergelegen An Early Farmstead at the Cape of Good Hope*, Cape Town, Univ. Cape Town, Dept. Archaeology.

¹⁹ Smuts, Francois, 1979: *Stellenbosch Three Centuries*, Official Commemorative Volume, published by the Stellenbosch Town Council in Collaboration with the Oude Meester Group, p. 230

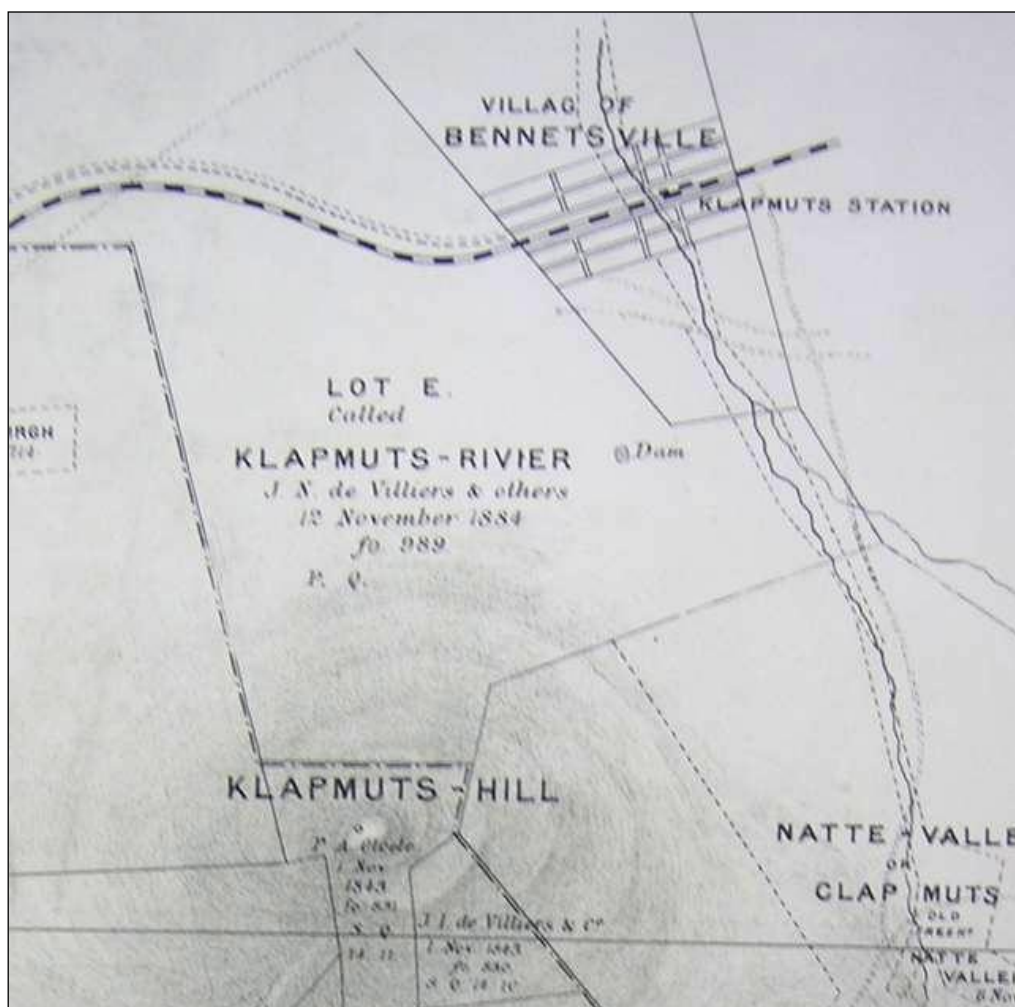


Figure 5: Map of Klappmuts, 1873 (DO 537/1873)

The character of the settlement was that of a poor and generally disenfranchised community: farm labourers, the unemployed, and those trying to eke out a living from rail construction and associated odd jobs. In an 1882 request for gratis community smallpox vaccinations, a concerned local teacher C. Benjamin, noted that the doctor's fee would be "a heavy one, and as most of the people in this neighbourhood are poor, it will be too hard on them to pay it."²⁰

A lock-up and convict station were established near the Klappmuts station at the turn of the century. Convicts were a source of free labour in both rural areas and towns. In a letter dated 24.1.1899, the Inspector of Prisons remarked that in Klappmuts "thirty [convicts] were working in groups of ten each guarded by a Constable at the farms of Messrs. Louw, v.d. Byl and Groenewalt, a considerable distance from the Station – the nearest four miles away."²¹

The quartering of workers for the railway line, its locality in the winelands (with its infamous *dop* system), and the establishment of a convict outpost was a formula for attracting less-than-desirable social elements. Local complaints mention, for example, 'a coloured man lying drunk in the middle of the road, not 100 yards from the Station', at which the police remarked he "could lie there until he died."²² Mr. John Whitley complained in 1904 that illegal gambling

²⁰ CA CO 4220 B72

²¹ CA CO 1884 123

²² CA AG Vol. 1486 ref 8059

and the selling of liquor was occurring in the evenings at the railway relief camps “amongst the unemployed at Klapmuts”²³ Upon investigation, a response by Sgt. D. T.M Davison paints a picture of Klapmuts on the weekends and evening: “The detachment at Klapmuts are fully employed keeping order in the village, 25 arrests were made last month mostly for drunkenness and breaches of the peace.”²⁴

It was around this time that the matter was raised of an official name change for the settlement. In 1902, Mr. Cloete wrote a letter to the Resident Magistrate requesting the Klapmuts Station name to be changed to Bennetsville, necessitated by the confusion and inconvenience of the many ‘Klapmuts’ place names in the area. Mr. Cloete had “urgent official letters” delayed by being delivered to the Klapmuts Station, rather than to his ‘Klapmuts’ farm. He contends that he has ‘right of name’ by not only his position as Field Cornet of the Ward, but by virtue of “the name of my farm being Klapmuts which dates back previous to 1825 when transfer was passed to my father.”

He proposed a name change of the station to ‘Bennet’s Ville’ that was the “original name of that Station and Post Office ever since the line was built...called so after the Engineer who had charge of that portion of the line.” He further stated, “People of the neighborhood were quite satisfied with the name [Bennet’s Ville]...and have no objection to the name being restored.”²⁵

After some debate at the district level authorities, this proposed alteration of the name was denied. A letter from the Chief Traffic Manager sums up the outcome as follows: “Since 1902, Klapmuts Railway was become of considerable importance to a section of the community throughout South Africa who are interested in the establishment of a Klapmuts Racing Club”, and that owners “as far distant as East London, Durban, Johannesburg and Kimberley sent horses to compete in the Klapmuts Handicap”. The name of the Station, and village he suggests should not be changed unless the “Klapmuts Racing Club and all other parties interested in the land surrounding the Station agree to it”. Quite cheekily, the Chief Traffic Manager suggests that the matter might be set right if Mr. Cloete changed the name of his farm instead.

Apart from the Klapmuts Hotel and a few typical 1930s houses, there are very few buildings of architectural significance in Klapmuts. Most of the buildings were built after 1960. Slow growth of the town can be linked to the lack of service infrastructure. Bore holes, for example were the only source of water until 1996. In 1998, two phases of low-cost housing were built and 850 units absorbed a large proportion of shack dwellers from La Rochelle and Mandela Park.²⁶ Informal settlement continues to exist along the periphery of the low-income housing schemes immediately adjoining the proposed Klapmuts Hills development site.

²³ CA AG 1509 10426

²⁴ Ibid

²⁵ CA CGR 2/1/405 ref. 371/5/34604

²⁶ http://www.thepropertymag.co.za/pages/452774491/articles/2005/May/Yellows_Brick_Road_.asp

7. ARCHAEOLOGICAL IMPACT ASSESSMENT

7.1 Methodology

The entire area of investigation consists of land that is currently, or has been under cultivation of cereal crops. Most land has been ploughed except for a strip adjacent to the village of Klapmuts, which although it does not appear to have been ploughed has a disturbed appearance and is covered with alien trees and discarded construction machinery. It is likely that sand mining has taken place here. A good network of roads provided easy access to all parts of the investigation area and ground inspection was done via a combination of driving and walking. Visibility of the ground surface was good. In addition to surface inspection, two man-made “dams” and a large natural erosion gulley allow observations of the substrate. Mr Ivan Starke of the farm Eastgate (bordering the study area) was able to provide information about some activities that have taken place in this area of the farm.

7.2 Results

7.2.1 Pre-colonial artefacts

This part of the farm seems to be more sandy than elsewhere and is likely to be the reason why relatively few artefacts have been located. Some material with Early Stone Age characteristics was noted but very dispersed and not in the same quantities as on the higher lying land of the property to the west. One or two silcrete flakes/chunks were located in a deep erosion channel cutting into the farm track alongside the tree line. These would appear to be of either Middle or Late Stone Age origin. Mr Starke noted that dead cows and horses have been buried here owing to the depth of soft soil. As a result, any future development of the area is likely to uncover some of these remains, particularly toward the centre of the area near the erosion gulley.

7.2.2 Cultural landscape

The subject properties consisting at present of cultivated, or formerly cultivated farmland on gently sloping ground, lie on the north eastern side of the Klapmuts kop ridge and immediately adjacent to the village of Klapmuts. Cultivation consists of cereal crops rather than viticulture and two farm “dams” and a network of roads are present. No extant primary dwellings or outbuildings were observed within the area, nor were there any ruins to suggest that there might have been buildings here in the past. The area is generally sandy, and mining of this resource has apparently occurred along the fence adjacent to the village judging by the disturbed nature of the area. The newest section Klapmuts village, lying immediately to the east, consists predominantly of moderate to small single storey, low cost residential units, as well as some small commercial/industrial structures in places. Immediately adjacent to the surveyed properties is a fairly recent low cost housing development. It is this that is visible in some of the landscape and aerial photographs.

7.2.3 Impacts and Mitigation

A very small number of pre-colonial artefacts were observed within the area of the survey but are considered to be of very low significance. There is no evidence to suggest that any structures ever existed on these properties. It is not inconceivable that unmarked human

burials (from both the pre-colonial and historic period) could be found in the sandy parts of the area.

8. PROJECT PROPOSAL AND ALTERNATIVES

8.1 The Proposed Development Project

The proposed residential development will be situated immediately to the west of Klapmuts village, adjoining the low-income residential and state-subsidized housing area. The proponent envisions 1900 medium to high-density units developed over five phases (Table 2 and Table 3) that will include single residential units, town houses and cluster houses (semi-detached units) and two, three and four storey walkups (Figure 6, Figure 7). Village squares and 'green system' of open corridors are components of the layout. The development is being promoted as an extension to Klapmuts village rather than a separate estate.

The proponent encourages social investment initiatives, and will support a Development Trust, structured "to provide the impetus required to encourage small business development". Small-scale commercial enterprise will be promoted. Departures to allow new land use parameters are being applied for from the appropriate authorities for an extension of the urban edge on land that has been earmarked for smallholdings and market-gardening (light agricultural activities). The client views the Preferred Development Proposal (PDP) as an extension of the existing Klapmuts village, but that will double its size as Klapmuts exists at present.

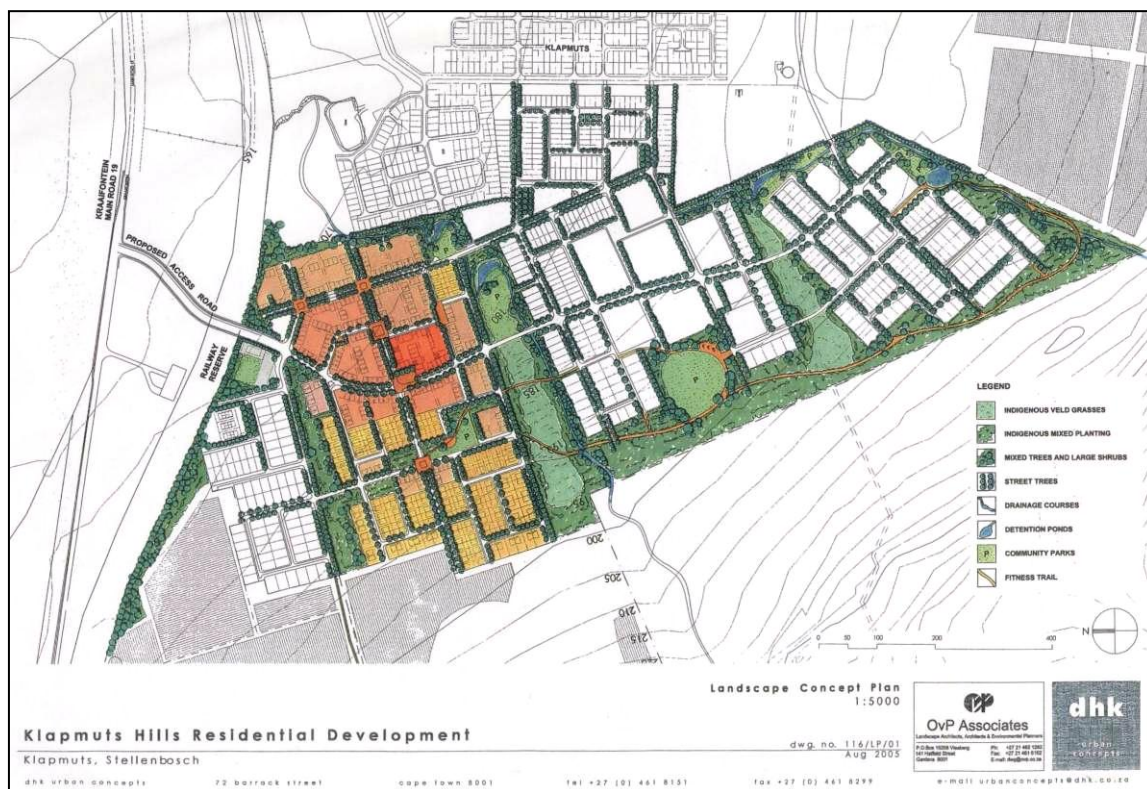


Figure 6: Proposed layout of Klapmuts Hills Residential Development. Phase 1 shown in colour.



Figure 7: GoogleEarth manipulation showing the proposed development draped onto the landscape

Table 2: The proposed phasing of the preferred development

phase	phase area	developable area	gross density	average net density (u/ha)	bulk retail	bulk commercial	no of units: gen res	no of units: group res	no of units: single res	total no of units
Phase A	240632	138226	34.1	60	4000	7000	650	0	170	820
Phase B	77602	45500	11.6	20	0	3000	0	0	90	90
Phase C	204420	98906	22.7	50	1000	1000	310	0	155	465
Phase D	166295	79388	13.5	30	1000	1000	80	0	145	225
Phase E	68205	52517	44	60	0	0	160	0	140	300
Total	757154	414536	25.1	46	6000	12000	1200	0	700	1900

Total Development Area 757154
Gross Density 25.1

Table 3: Phase A: Land use and Zoning

Portion no	No of Erven	No of units (approx)	Land Use	Zoning	Area (m ²)	%
1 – 27	27	27	Single Residential	Residential Zone I	10 974	4.7
28 – 169	142	142	Town houses	Residential Zone III	33 957	14.6
170 - 173	4	69	Flats (60 du/ha)	Residential Zone IV	11 433	4.9
174 - 178	5	139	Flats (75 du/ha)	Residential Zone IV	18 598	8.0
179 - 182	4	181	Flats (100 du/ha)	Residential Zone IV	18 355	7.9
183 - 184	2	190	Flats (120 du/ha)	Residential Zone IV	15 949	6.8
185 - 186	2	72	Retail, Community, Residential	Sub-divisional Area	9 091	3.9
187 - 199	13	n/a	Public Open Space	Open Space I	57 321	24.6
200	1	n/a	Road and Parking	Transport Zone II	57 499	24.7
Total	200	820			233 177	100.0

The Klapmuts Structure Plan, currently under revision²⁷, highlights the strategic location of Klapmuts in relation to Cape Town, Stellenbosch and Paarl, and outlines a development framework for an area (set for major growth) on the expanding metropolitan periphery. In the current structure plan, it is suggested that the hamlet could be targeted for ‘higher density development’ but that such developments should be in keeping with the existing land use, and that it must “sustain continued agricultural development through large agricultural units, (and maintain) the current rural character and way of life.” The revised Structure Plan anticipates a substantial population growth of the village that will require an upgrade of services and infrastructure to provide for an estimated 25,000.

The farm properties constituting the proposed site are all zoned Agricultural 1, although much of the land has not been under cultivation for many years. While Klapmuts is effectively situated within a rural landscape, much of the land on the proposed site is severely degraded and/or is not highly productive agricultural land, nor is it imbued with a particularly ‘rural’ character. According to the development brief, the bulk of the Klapmuts Hills Residential Development would be on land that is classified as variously ‘not recommended’ for agricultural use, or ‘conditionally recommended’ at the lower suitability levels.

²⁷ Revision being undertaken by MCA, Cape Town

8.2 Other Alternatives

While a lower density alternative has been presented, the modifications differ only slightly in terms of scale, mass (density) and design (Table 4). Units were decreased by 200, to a total of 1700. It is not absolutely clear how this reduction will affect the overall visual character of the development.

Table 4: Alternative development proposal

Phase	phase area	phase developable area	gross density	average net density (u/ha)	bulk: retail	bulk: commercial	no of units: gen res	no of units: group res	no of units: single res	total no of units
Phase A	318683	160655	22.0	44	2400	4700	450	0	250	700
Phase B	117676	70170	14.0	24	0	2500	0	0	165	165
Phase C	204420	116015	19.6	34	800	0	200	0	200	400
Phase D	166295	79388	11.7	25	800	800	50	0	145	195
Phase E	68205	52517	35.2	46	0	0	100	0	140	240
Total	875279	478744	19.4	36	4000	8000	800	0	900	1700

Total Development Area 875279

Gross Density 19.4

8.3 ‘No-Go’ Option

This option maintains the status quo. It is felt that the potential benefits of development for the local community outweigh the no-go option.

8.4 Heritage concerns

The only potential concern in terms of heritage would be the impact of incongruous scale inserted into an established settlement pattern and style. The recent expansion of the village by addition of medium density, low cost housing, although it deviates from the prevailing character of the core historical Klapmuts village, nevertheless maintains to a degree, the prevailing “character” of the town.

The separate and independent Visual Impact Assessment (VIA) noted that the scale of development would constitute a moderate visual intrusion, as it is “unusual in the context, i.e. 3 and 4 storey buildings as opposed to the typical single storey buildings of Klapmuts.”²⁸ (Appendix I). However, the site’s ability to potentially conceal and absorb the proposed development has been rated moderate to high. In terms of physical heritage resources, the immediately adjacent residential area does not hold any significant historical or heritage value. The proposed development lies immediately adjacent to, but currently outside the defined urban edge of Klapmuts. This, however, may be one of the issues under revision in the new Klapmuts Structure Plan.

The concern of bulk and elevation may be, in effect, mitigated by the predicted expansion and growth of the area into a substantial town of 25,000.

²⁸ Klapmuts Hills Residential Development, Visual Impact Assessment, Megan Anderson Landscape Architects, November 2005

9. ASSESSMENT OF IMPACTS ON IDENTIFIED HERITAGE QUALITIES

Heritage qualities or 'indicators' are those aspects of a site that need to be acknowledged in the design of any proposed development activity. Heritage resources have different spatial manifestations and scale, from broad natural or cultivated landscapes or townscapes, to individual places, such as buildings, or artefacts. Recognized heritage resources "may have significance in their own right, and contribute to the heritage value of a broader area, or have linkages to other places."²⁹ The heritage landscape features existing on the proposed site fall into the following categories:

- Planted and productive landscape (human modification to the landscape, ridgelines and slopes);
- Farm boundaries;
- Significant tree groups and alignments;
- Vistas (long distance views to surrounding mountains, Simonsberg, Paarl Berg, Klein Drakenstein, Du Toitskloof)

However, these features that might imbue a rural landscape with a particular 'sense of place' are somewhat diminished in light of the degraded nature of much of the land (Figure 7).



Figure 8: View of Klappmuts from site, facing northwest. Note Port Jackson infestation, dumping and general degraded condition of land.

²⁹ Table Mountain National Park Heritage Resources Plan December 2004, p. 8

9.1 Unesco World Heritage Site Tentative Listing

A serial listing for UNESCO World Heritage Status has been proposed for the 'Cape Winelands Cultural Landscape' that may include certain farms or sectors of Klapmuts. Heritage authorities, both national and local, have already held a number of workshops and facilitation meetings to compile the tentative listing nomination document which has been lodged with UNESCO's offices in Paris.³⁰ However, Klapmuts village has very few significant heritage resources or qualities as compared with other towns in the region, such as Franschoek or Paarl, and perhaps only the Klapmuts Hotel and a few other dwellings would be considered conservation-worthy. Therefore, features identified as intrinsic to the Winelands Cultural Landscape will not be discussed here, as they are more applicable to the Stellenbosch Wine and Country Estate development proposed for the western slopes of Klapmutskop spur.³¹

10. CONCLUSION

No structures exist on the proposed site, and no significant archaeology was located. The site is comprised of areas of agricultural and severely degraded land. Although it is felt that the proposed development will have very little to no negative impact on heritage resources per se, there is potential for impact on the prevailing landscape. The impact would be based on scale and mass of development (particularly height of some of the some of the proposed components) being at odds with the prevailing character of the village. However, if the Klapmuts Hills Residential is viewed holistically, taking into account the greater development goals being set for the area (i.e. in tandem with the revised Klapmuts Structure Plan) then these issues may be somewhat mitigated.

³⁰ This assessment is working on the assumption that parts of Klapmuts will be (or have been) included in the Unesco application for World Heritage status. However, after several weeks of attempting to obtain the relevant documentation from the SAHRA Western Cape office, I have been informed today (16.04.07) that Klapmuts *is not* included in the listing application. However, as a 'gateway' to the Winelands and located on the periphery, Klapmuts retains features important to the overall historical and cultural landscape and these should not be dismissed, despite not being 'officially' listed.

³¹ Please refer to Finnegan, E and Halkett, D. 2007. Heritage Impact Assessment for the Proposed Development of Stellenbosch Wine and Country Estate, Klapmuts, Unpublished Report, Archaeology Contracts Office, UCT.

11. RECOMMENDATIONS

It is felt that the site can be developed insofar as heritage resources are concerned, provided that the following recommendations are considered:

11.1 Landscape and context

- While the proposed height and density of some developmental components would be considered at odds with the existing environs, these elements should be considered by Heritage Western Cape in light of the predictions for growth of the town based on the revised Structure Plan.
- Consideration should be given to retaining or recreating treelines/windbreaks to soften visual impacts.

11.2 Archaeology

- No recommendations are made with respect to general archaeological remains;
- The deeper sands on parts of the site means that unmarked human burials could be encountered. If any burials are found, they must be left undisturbed and immediately reported to the South African Heritage Resources Agency (SAHRA).³² To this end, the contractor and all sub-contractors involved in earthmoving must be made aware of this possibility and what procedures to follow in such an event.

³² Report finds to Ms M. Leslie or Ms C. Scheermeyer at SAHRA Phone: 0214624502

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WEBSITES

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Appendix



Typical Street Elevation
High Density Areas



Detail Street Elevation
High Density Areas

Phase A: Site Development Plan
Not to scale



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Phase A



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Street Elevation
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