

HERITAGE IMPACT ASSESSMENT OF PROPOSED DEVELOPMENT OF THE STELLENBOSCH WINE AND COUNTRY ESTATE, KLAPMUTS, STELLENBOSCH

REMAINDER OF PORTION 2, PORTION OF THE REMAINDER OF
PORTION 17 AND PORTION OF THE REMAINDER OF PORTION 18
OF THE FARM HOOPENBURG NO. 32, PORTION 1 OF FARM NO.
1460 AND PORTION 3 OF THE FARM KLAPMUTS RIVIER NO. 742

Prepared for

Aubrey Withers Environmental Consultants
on behalf of
Stellenbosch Wine and Country Estate Pty (Ltd).
as part of an EIA

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Prepared by

Erin Finnegan & Dave Halkett

Archaeology Contracts Office: Heritage Division
Department of Archaeology
University of Cape Town
Private Bag,
Rondebosch,
7701
Phone (021) 650 2357
Fax (021) 650 2352

1. EXECUTIVE SUMMARY

The Archaeology Contracts Office of the University of Cape Town was appointed by Aubrey Withers Environmental Consultants on behalf of Stellenbosch Wine and Country Estate (Pty) Ltd to conduct a heritage impact assessment (the identification and assessment of cultural resources) on a consolidated site comprised of four farm properties in Klapmuts, Western Cape (“the site”).

Early Stone Age archaeological material was observed but is not considered significant.

A farm labourers’ cemetery was located on the site. A small fenced area lacks any obvious visual keys although oral history recounted by a former owner confirms its use. The precise age of the cemetery is unknown, but dates to the mid 20th century.

The sensitivity of the site is related to its setting and context within an important historical landscape: the Cape Winelands Cultural Landscape. Klapmuts is considered a ‘gateway’ region to the Winelands, and therefore visual heritage, particularly that considered from neighbouring historical nodes, is considered an important heritage indicator.

The development proposal includes alternatives with regard to density and placement and is sensitive to general view sheds. It is felt that the site can be developed and that the proposal has the potential to raise the profile of Klapmuts as an historical, agricultural and wine-producing component within the greater Cape Winelands landscape.

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2. INTRODUCTION

The Archaeology Contracts Office (ACO) of the University of Cape Town was commissioned by Aubrey Withers Environmental to assess potential heritage resources of significance on land for the proposed Stellenbosch Wine and Country Estate development. The 196 hectare development will comprise the following farms: Portion of the Remainder of Portion 2, Portion of the Remainder of Portion 17 and Portion of the Remainder of Portion 18 of Farm Hoopenberg no. 32 and Portion 1 of Farm No. 1460 and Portion 3 of the Farm Klapmuts Rivier No. 742, Klapmuts, Stellenbosch Magisterial District (hereafter referred to as the “site”).

3. BRIEF (Terms of Reference)

The ACO was commissioned to undertake both the Phase 1 Archaeological Impact Assessment, and a Heritage Impact Assessment. While the AIA was initially a separate assessment and report, it has been consolidated within this HIA, as archaeology falls within the ambit of heritage resources assessment. The scope of the assessment work is as follows:

- 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;

4. DESCRIPTION OF THE STUDY AREA

The site is located to the west of Klappmuts village (Figures 1 and 2), along the lower slopes of the north-trending spur of Klappmutskop. It lies in a central location approximately 15km from the towns of Paarl, Stellenbosch and Kraaifontein. The Wellington Metrorail line forms the north, northeastern and northwestern boundaries of the site, and the N1 and R101 (Old Paarl Road) skirts its northern and western edges respectively. The historic 'Muldersvlei' farm lies directly to the west, and the remainder of Portions 17, 18 of Hoopenberg and Portion 3 Klappmuts Rivier lie to the south and southeast.

The site is a consolidation of farm properties in various stages of inactivity: ploughed and cleared fields, areas of natural (non-indigenous) re-growth, and areas of old vineyard. Historically, agricultural activities on the site would have included cereal crop and grape (viticulture) production, stud breeding, and dryland pasturage. No indigenous (Renosterveld) exists on the site as a result of the prolonged and extensive agricultural adaptations. The Cape Institute for Agricultural Training, and the Western Cape Department of Agriculture administrative headquarters are located just south of the site on the neighbouring historic farm Elsenburg; an indication of the regions' status in the provincial agricultural sector

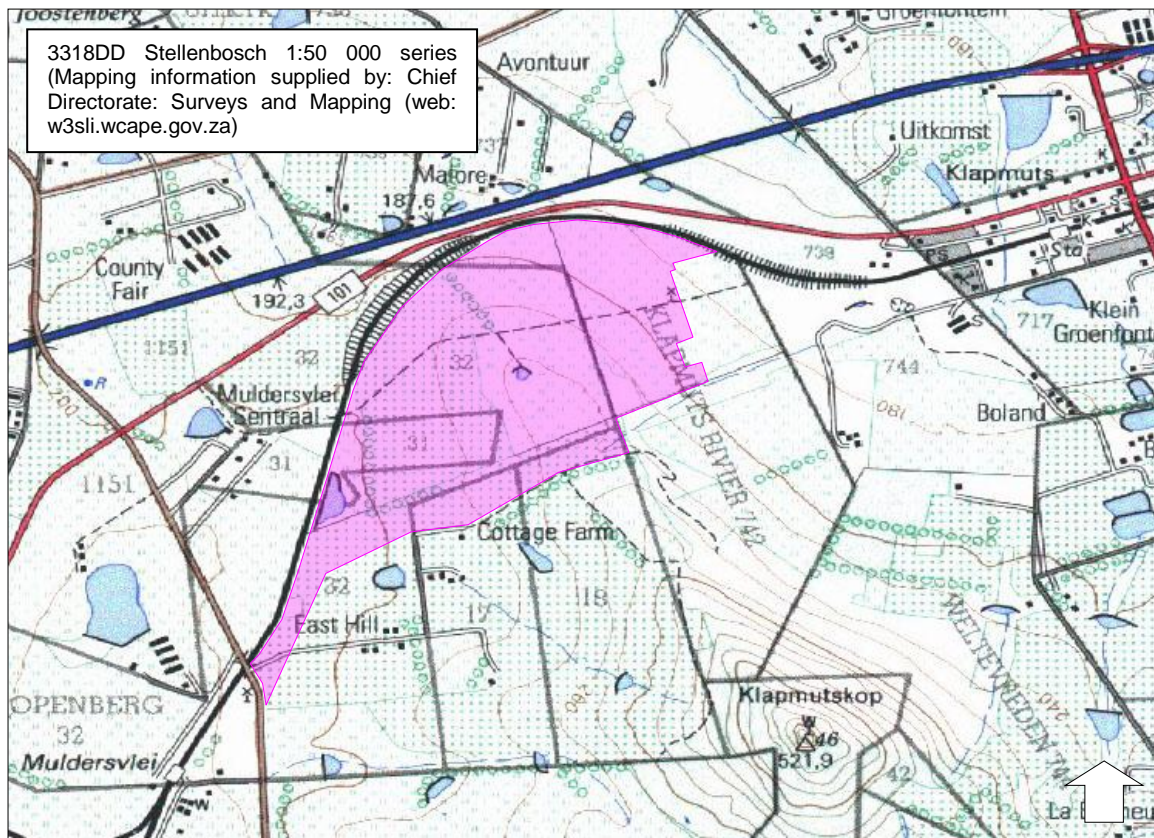


Figure 1: The proposed development site (purple)

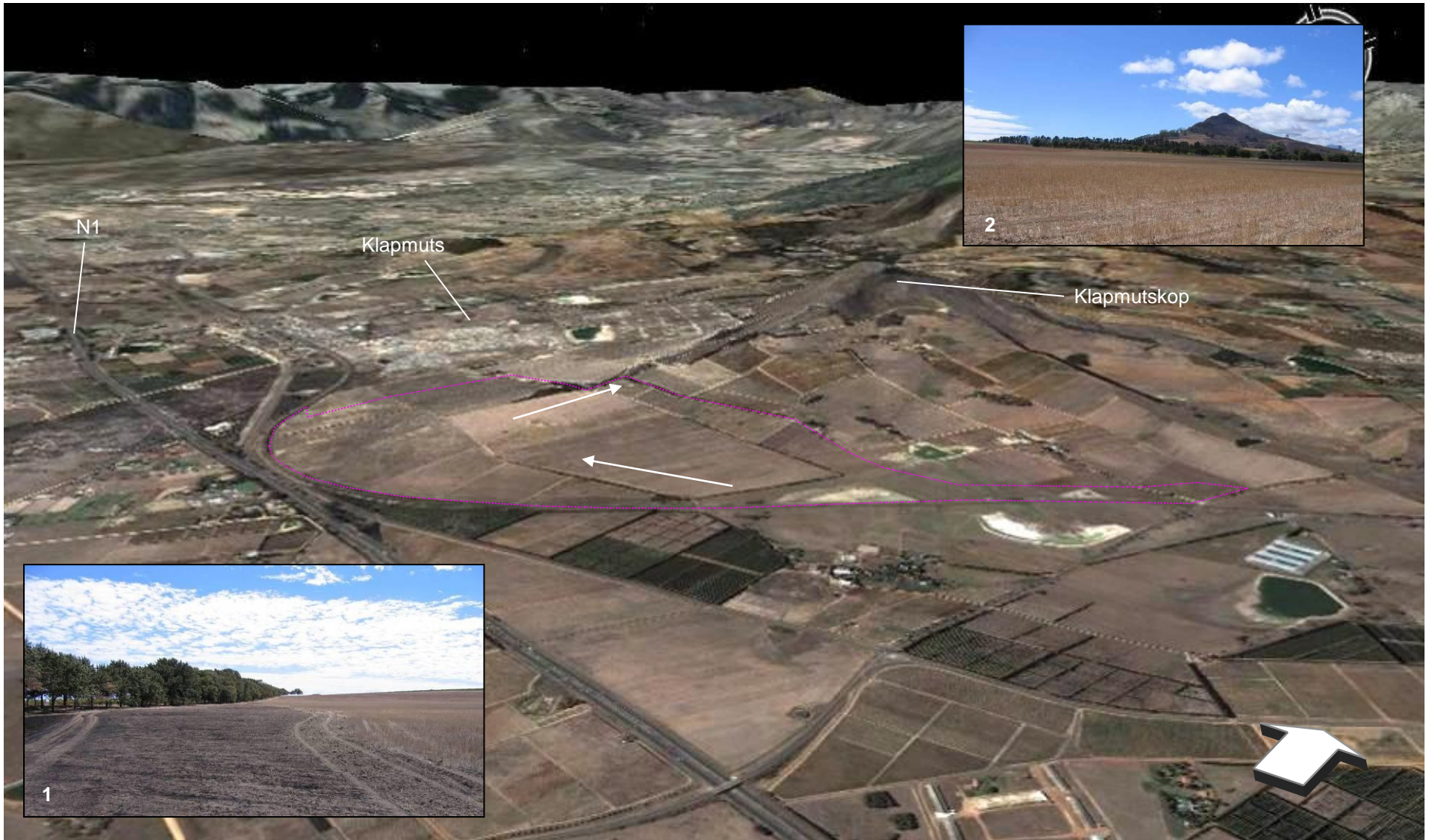


Figure 2: GoogleEarth manipulation showing the prevailing topography. White arrows show positions from which photographs were taken. Direction arrow indicates SE.

The immediate environs form an important sector of the 'Greater Simonsberg' wine route, which would be considered as a component region of the Cape Winelands Cultural Landscape, currently under investigation for UNESCO World Heritage status. The wine farms and affiliated vineyards in the immediate vicinity are *inter alia*: De Meyer, Hoopenberg, Ernst & Co. (Koelenhof), Klein Joostenberg, and Simonsvlei. The Klapmuts region, particularly to the west of the village, and the site of the proposed development, has generally retained a rural ambiance. In contrast to the significant proliferation of residential estate development affecting many areas of the Winelands, Klapmuts has so far remained largely undeveloped. This is in part due to the sustained local agricultural activities, and possibly in part due to the lower socio-economic level of Klapmuts. 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* the Winelands, means that Klapmuts is increasingly becoming hemmed in on multiple fronts, presenting an 'optimal' locality for future development.

5. PROJECT PROPOSAL AND ALTERNATIVES

5.1 Preferred development proposal (PDP)

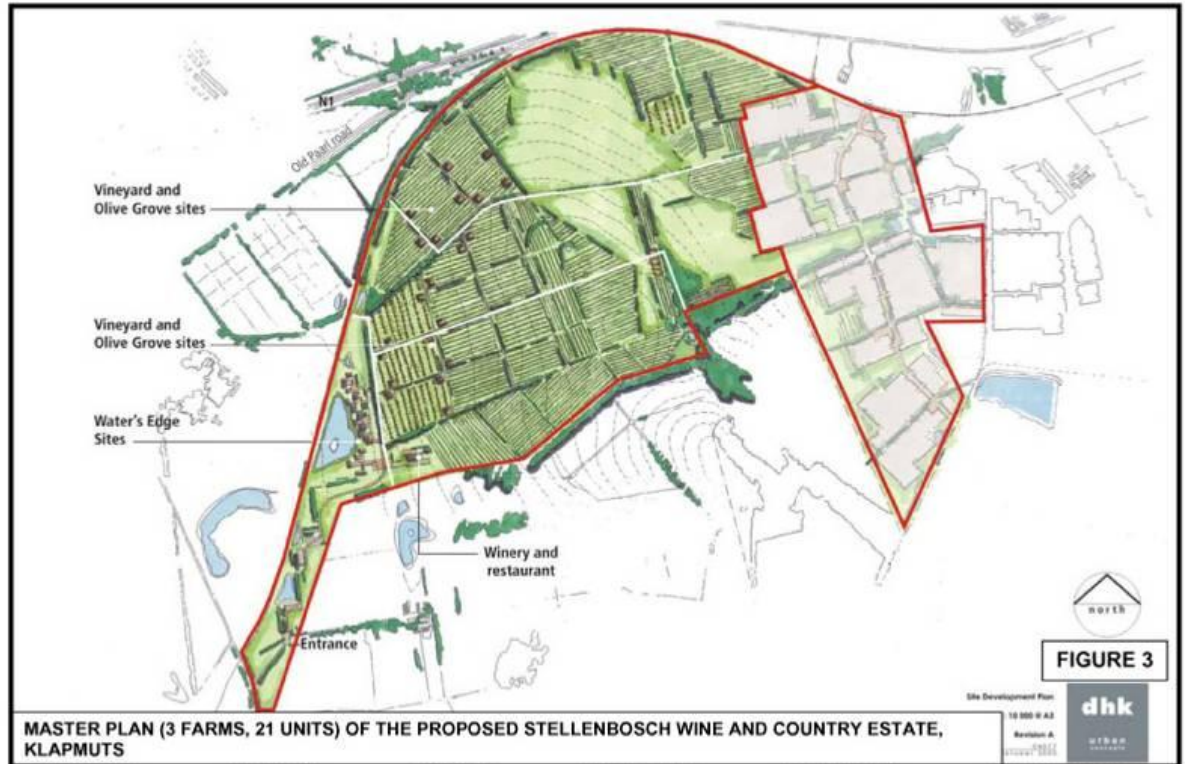


Figure 3: Proposed layout

A mixed Agricultural Estate of approximately 196ha to be known as the Stellenbosch Wine and Country Estate is proposed (Figure 3¹), and will comprise:

¹ The boundary area on the eastern part of the property is the subject of a separate application and is not relevant to this report.

- Three farms of about 60ha, with 7 agricultural estate houses (Consent Use) on each farm, i.e. a total of 21 houses. These units will be called the Vineyard and Olive Grove Units. The southern farm will contain a Wine Cellar (100 ton) (Agriculture Zone II) and Restaurant (Consent Use), and Agricultural Services (sheds, workshops, stores);
- A fourth farm of about 16.8ha will contain 20 Resort Zone II units clustered into one node of about 1.25ha, which will be situated on the eastern side of an existing dam within the western sector of the Estate and will be known as the Waterside Units;
- A Guest House (10 double rooms) and 100 seat Conference Centre (Consent Use);
- A Commercial Centre (farm stall) (Consent Use);

It is the intent of the developers to create an agricultural unit that produces high quality Bordeaux and Rhône-style wines on the Estate as well as olives and olive oil to be pressed on site. The existing 20-year old 30ha of vineyards will be replaced with new cultivars and a further 52ha will be developed. Horses may be kept in small, grassed paddocks on the poorer quality soils (Farm 4) where vineyards will not be planted.²

5.2 Alternatives

Two alternatives to the Preferred Development Proposal (PDP, described above)) have been put forward for the Stellenbosch Wine and Country Estate, as follows:

- Alternative 1: Dividing the site into three agricultural farms with 6 estate houses on each farm for a total of 18 units; and a fourth farm as for the PDP with 20 Resort Zone II houses, a guest house, conference center and commercial center;
- Alternative 2: Dividing the site into four agricultural farms with 5 estate houses on each for a total of 20 units, and a fifth farm as for the PDP with 20 Resort Zone II houses, a guest house, conference center and commercial center.

5.3 The ‘No-Go’ Option

With the ‘No-Go’ option, the land would remain undeveloped, i.e. the status quo, and continue to be used only for agricultural purposes as one consolidated farm, with the necessary farm *werf* dwellings and outbuildings required for the management of the agricultural unit.

The viability of the development alternatives will be considered in Section 9.

5.4 METHODOLOGY

This Heritage Impact Assessment has involved multiple visits to the proposed site, meetings with current landowners, and discussions with the proponent. Public consultation has been carried out within the broader EIA process. An initial site visit was conducted by Dave Halkett

² Withers, A.W. and Gerber, L. 2006. Final Scoping Report: Stellenbosch Wine And Country Estate. Job No.: 05/03/1126a.

at which time an archaeological assessment was undertaken and contact was made with Mr Ivan Starke. The Starke family previously owned much of the land currently comprising the proposed site, and Mr. Starke is the current resident of the neighbouring 'Blue Gums' 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 properties. A third site visit was conducted on 25 March 2007, and an interview with Mr. Ivan Starke was held for the purposes of investigating his family's landownership history, the history of the 'Blue Gums' residence, and the cemetery on one of the properties. Further telephonic communication between this author and Mr. Starke was necessary to clarify the significance of particular features on the landscape.

A site visit to Muldersvlei was conducted on 25 March 2007 for the purpose of assessing the visual impact of the development from the important historical site of Muldersvlei. An informal interview with neighbour Helen Starke also occurred during this visit.

Background survey and deeds research was undertaken at the Surveyor Generals 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. Aerial photographs were sourced from Land Affairs.

6. HERITAGE LEGISLATION

The National Heritage Resources Act (NHRA) of 1999 protects the following, amongst other heritage resources. Furthermore section 38 requires that heritage impacts 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. Stand-alone 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.

6.1 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.

6.2 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.

6.3 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.

6.4 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.

7. 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 hominin³ 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 Gorachouqua, 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.⁴ ‘De Clapmuts’ (later the vernacularized ‘Klapmuts’) resembled a style of sailor’s cap with flaps⁵, although Jan van Riebeeck makes reference in his journal to the hill resembling a farm maiden’s hat.⁶

³ Probably not yet modern humans in the anatomical sense

⁴ Smuts, Francois, 1979: *Stellenbosch Three Centuries*, Official Commemorative Volume, published by the Stellenbosch Town Council in Collaboration with the Oude Meester Group, p.15.

⁵http://www.thepropertymag.co.za/pages/452774491/articles/2005/May/Yellows_Brick_Road_.asp

⁶ Unpublished report on Klapmuts by Maretha Geldenbhuys 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’.

A VOC outpost, or *buitepost*, was established at Klapmuts but its exact location is still a matter of some uncertainty⁷. 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'.⁸ 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."⁹

7.1 Early Settlement and Land Ownership in Klapmuts Region

The farm 'Elsenburg' was granted in 1698 to Samuel Elsevier and was one of the earliest freeholds established near Klapmuts Hill. Other freehold grants included *inter alia*: Simons Valleij (1691 Joan Blesius and Abraham Diemer), Weltevrede (1694 Matthijs Michielsz), Cromme Rhee (1698 Hans Pieter v. Malchien), Groenenhof (1698 Alexander Blank), De Groene Fonteijn (1699 Abraham Diemer), Hercules Pilaar (1701 Hercules van Loon), Ann de Klapmuts (1712 Jan Oberholster), De Natte Valley (1715 Juriaan Hanekom).

Historically, the Klapmuts freeholds primarily focused on grain production and stock farming. The Hoopenberg grant diagram (Figure 4) notes that the 'common arable land' adjacent to the grant property was "cultivated and sewed (*sic*) with wheat and oats". 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 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 Muldersvlei and Elsenburg), and while many of the slave lodges have been destroyed, archaeological excavation have found some of their ephemeral traces on farms such as Vergelegen¹⁰. 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.

⁷ Sleigh, Dan, pers. comm

⁸ CA BO 110, 59

⁹ Fransen, Hans 2004: *Old Buildings of the Cape*, p. 206

¹⁰ 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.

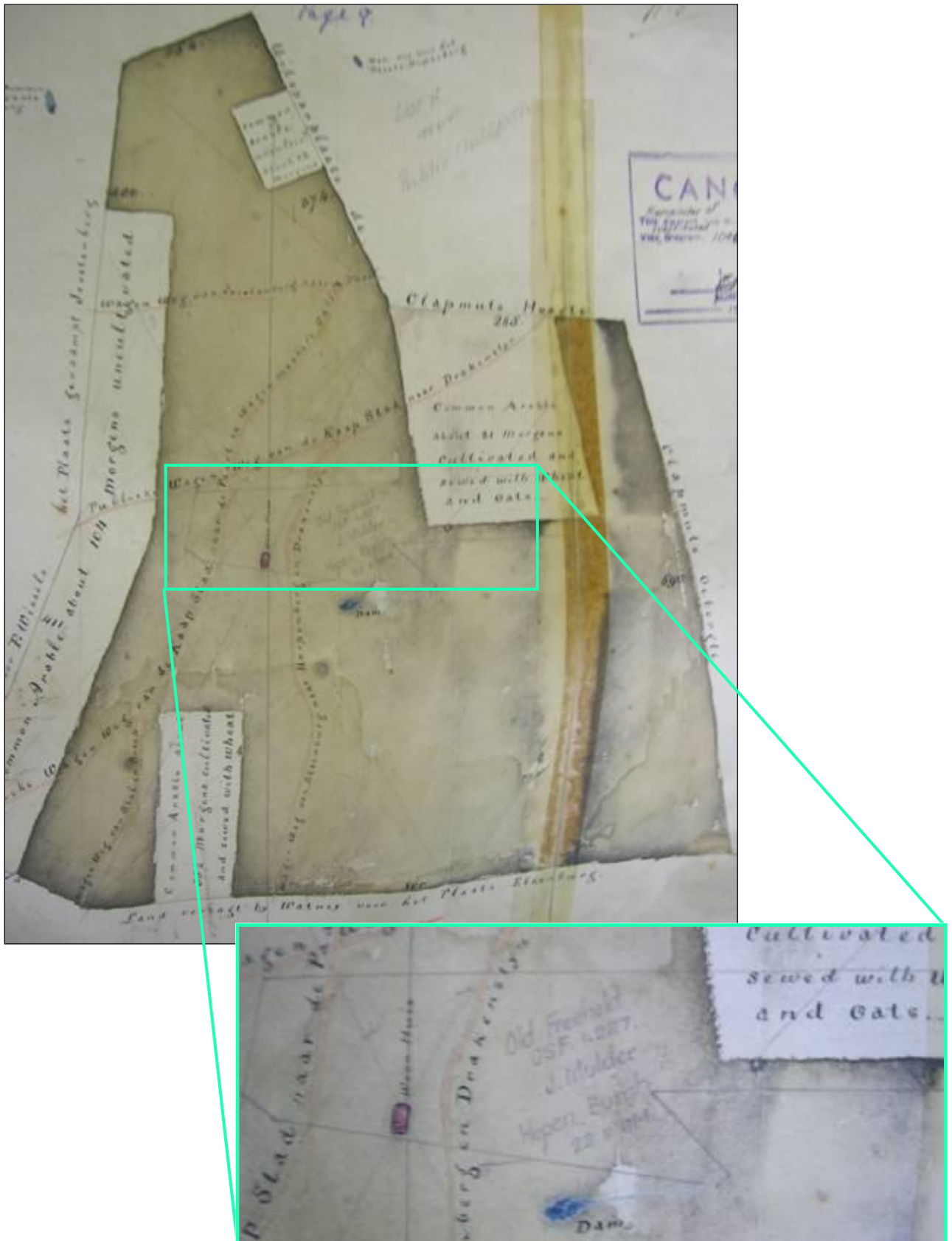


Figure 4: Stellenbosch Quitrent 5.9, 1819 in favour of C F Beyer. The grant was 930 morgen and incorporated Mulder's original freehold grant. (inset).

7.2 'Hopenburgh op de Muldersvlei'

The original 61 morgen freehold land parcel 'Hopenburgh Farm 31' was granted to Johannes Mulder in 1714 (Table 1). Mulder arrived aboard the *Geele Beer* in 1682 in the service of the VOC. He became involved in surveying and construction and eventually held the position of the first landdrost of Stellenbosch. In 1691 his request to become a free burgher was granted and he demonstrated an aptitude for farming and husbandry, and was inventoried at 5000 vines, 450 sheep and cattle the following year. Many of the first free burghers struggled with the procurement of adequate tools, labour and high rates of initial crop failure. Mulder, however, sustained a relatively prosperous livelihood as a burgher and owned three farms Zorgvliet, Nagelegen and Hoopenburg. He had a minimum of nine slaves, six of whom were born on Zorgvliet and set free after his death, while twelve were sold.¹¹

Shortly after Mulders death, the farm came to be in the possession of Jan Philip Giebeler (or Giebelaar), and "for a time the farm was called Hoppenburg".¹² Giebeler owned Elsenburg and several other farms in the area. After Giebelaar's death, his widow married Martin Melck, who then took over Elsenburg and Hoopenberg. Elsenburg was soon turned into "one of the most successful farms and showpieces in the Cape". Melck at one point owned more than 200 slaves and built a slave lodge and school for their children.¹³ The combined estate of Melck and his wife totaled 10 farms, 1,321 cattle, 170 horses, 4,167 sheep and 106 pigs¹⁴, and 200,000 vines¹⁵. Upon Melck's death in 1781, the farm Muldersvlei passed to his son-in-law, Jan (Johan) David Beyer (as it was then spelt).

J D Beyer (1733 – 1797) came to the Cape from Erfurt, Germany in the service of the VOC and had married Melck's daughter Anna Catharina in 1772. They lived at the farm Uityk, one of Melck's many properties, which was officially transferred to Beyer in 1776. The ownership of Muldersvlei passed to J D Beyer after Melck's death, but there is no indication that Beyer actually lived there. His death notice documents that he died at "his farm Uityk, near Stellenbosch".¹⁶

In 1814 Anna Catharina Melck, now the widow of J D Beyer, transferred Muldersvlei to her two sons jointly, but one brother sold his half to the other, Christiaan Fredrik Beyers. C F Beyers then obtained a quitrent grant for the vast property of 'Hoopenberg Farm 32', which constituted over 930 morgen including the original Muldersvlei freehold land. After C F Beyers death in 1837, the transfers are unrecorded until 1890.

Hans Fransen does not seem to think that either of the two old houses on Muldersvlei date prior to 1820, but he concedes that C F Beyer could have built the second house which "incorporates an older H-shape building" in or soon after 1817. The surveyors diagram accompanying the 1819 grant illustrates the *woonhuis* on the original Muldersvlei property (Figure 4).

¹¹ Beyers, C.J (ed) 1981: Dictionary of South African Biography Vol. IV Butterworth & Co. SA (Pty) Ltd, p. 379

¹² Fransen 2004: 209

¹³ Unfortunately both buildings were demolished in 1964 (Fransen).

¹⁴ Mountain, Alan, 2004: *An Unsung Heritage: Perspectives on Slavery*, David Philip, Cape Town p. 180

¹⁵ De Bosdari, c 1953: Cape Dutch Houses and Farms, AA Balkema, Cape Town, p. 69

¹⁶ CA CO 3898 ref. 91

Table 1: Transfer Deeds History: Hoopenberg Farm 32

Deed	Date	From	To	Size
'Hopenburgh No.31' O.S. F.		VOC grant	Johannes Mulder	61 morgen 365 sq. roods
S.Q. 5.9	20.4.1819	Quitrent Grant	Christiaan Fredrik Beyers	930 morgen
2386	27.11.1890	Insolvent estate J. J. Brink	John Starke	930 morgen
2395	29.3.1898	J. Starke	1. John Isaac Starke 2. James Thomas Starke, trading as Starke Brothers	930 morgen

Property transfer details between 1834 and 1890 are missing from the record. The next noted transfer is from the insolvent estate of Jacobus Johannes Brink to John Starke in 1890. Brink purchased substantial amount of land in Klappmuts in the later half of the century, including the adjacent Farm 742 Klappmuts River (Table 2). As a result of Brink's insolvency, the property fell into the hands of John Starke and the property has now been owned or associated with the Starke family without interruption for well over a century. Portions began to be transferred, and in 1932 Portion 2 was surveyed, which incorporated the later Portions 17 (1970), portion 18 (1972 from John Mulder Starke to Ivan Starke) and Farm 1460 (formerly Portion 4, resurveyed in 2004).

7.3 Farm 742 Klapmuts River

The other farm that will be affected by the proposed development is Farm 742/3 Klapmuts Rivier. 'Klapmuts Rivier' was not granted until 1884, and before that time it would have constituted a large portion of what was the 'Clapmuts Outspan' (Figure 5). Outspans were laid out at intervals as 'resting places' for farmers driving heavy ox-wagons back and forth to the Cape markets.¹⁷ Many of the steep passes, such as Franschoek, were not far from Klapmuts, and this particular outspan served as a crucial stopover interval that offered sufficient grazing land and water.

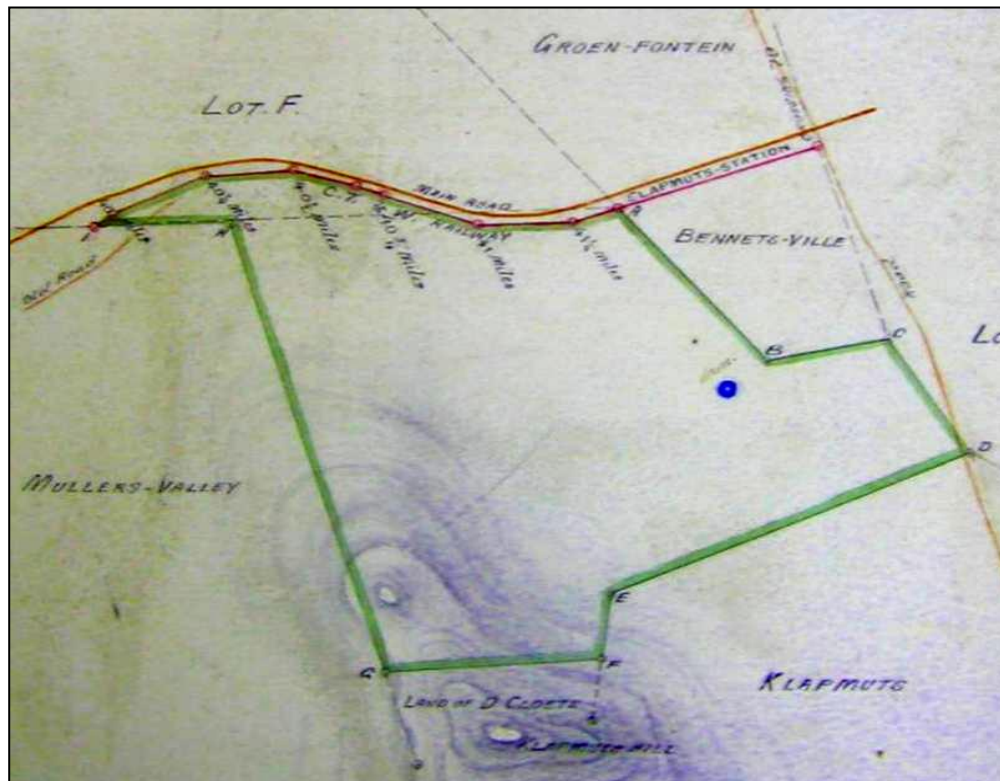


Figure 5: Lot E, Farm 742 Klapmuts Rivier, Grant diagram, surveyed 1884. DO Paarl Q. 2.1

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 2). The de Villiers family 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) homestead around 1820.¹⁸ J. I. de Villiers was the same man hired as arbitrator for the Starke Brothers in the 1903 legal case over the expropriation of a portion of their land by Colonial Government.

In 1944, Portion 3 was subdivided (85,400 morgan) and was transferred to Julius Jesse Starke from John Isaac Starke. It has remained in the Starke family until very recently.

¹⁷ Smuts, Francois, 1979: *Stellenbosch Three Centuries*, Official Commemorative Volume, published by the Stellenbosch Town Council in Collaboration with the Oude Meester Group, p. 230

¹⁸ Simons, Phillida Brooke 2001: *Cape Dutch Houses and other old favourites*, Fernwood Press (Pty) Ltd, South Africa, p. 144-145

Table 2: Transfer Deeds History: Farm 742 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 164 165 166	14.7.1887		J de Villiers A C van der Byl J J Brink	208 mgn 310 sq.rds 7 mgn 208 sq. rds. 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.

7.4 Special Concerns

7.4.1 'Blue Gums' or 'Cottage Farm'

The homestead 'Blue Gums' (or 'Cottage Farm' as it is called on some maps) currently stands on the Remainder of Portion 17, Hoopenberg (Figure 6). While the dwelling *is not* on the property to be affected by the proposed development, it is only a few meters from the dirt access road that is currently the site's southern boundary. There is documentary evidence to support that the house is older than sixty years and may have featured in the history of Muldersvlei. 'Blue Gums' is clearly indicated on the 1932 surveyor's diagram for the subdivision of Portion 4 Hoopenberg, but it likely predates that survey by many decades, perhaps even as much as a half a century.



Figure 6: 'Blue Gums' or Cottage Farm residence.

Ivan Starke, the current owner and resident of the Blue Gums homestead, claims that the original structure dates to 1860, when it was a small 'cottage' related to the Muldersvlei werf. Starke family lore contends that around 1940 a cousin of Mr. Starke's father was to be married and had nowhere to live, so he offered to fix up the dilapidated building. The house had always been a simple building, with a flat roof and four rooms off the main room. Mr. Starke's father erected the '1860' front gable in 1970. There have been substantial additions and alterations to the building since that time. Information on the exact date and original builder of the dwelling has proved challenging to trace, but Mr. Starke has suggested that there was a historical relationship between Muldersvlei and Blue Gums. He stated that an avenue lined with blue gum trees ran between two homesteads. Currently there is little visual evidence that would indicate this feature on the landscape, which has been greatly modified by clearing and ploughing. Mr. Starke has suggested that a few trees still remain from this avenue (Figure 7). While of minimal heritage significance, this possible historical note may be of some local interest.



Figure 7: Trees indicated by Mr. Starke as the possible remnant of avenue running between Blue Gums cottage and Muldersvlei homestead (right of photo, beyond dam).

8. ARCHAEOLOGICAL IMPACT ASSESSMENT

8.1 Methodology

The entire area of investigation consists of land that is currently under cultivation (vineyards and cereal crops), or has been up until recently. All land has been ploughed. 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, a number of man-made dams and natural erosion gulleys allow observations of the substrate. I met with Mr Ivan Starke on the farm Eastgate (bordering the study area) before undertaking the study. He was able to provide information about certain features such as the small graveyard and avenues of oak trees. this study restricts itself to commenting on the archaeological components of heritage. The fieldwork was completed on the 29th January 2007.

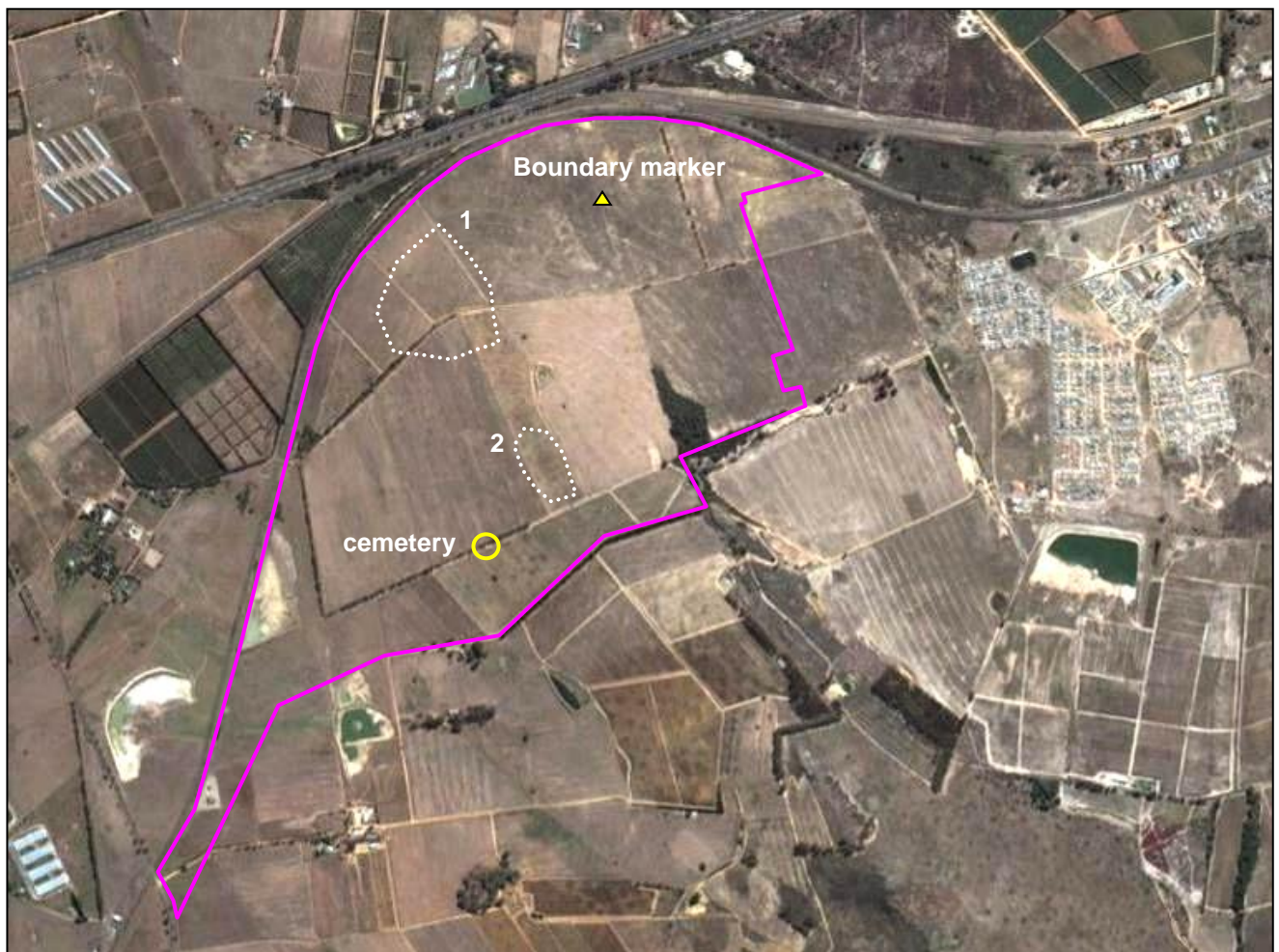


Figure 8: Locations of archaeological and heritage sites. The proposed development site (purple) superimposed on an aerial photograph (GoogleEarth).

8.2 Results

8.2.1 Pre-colonial artefacts

On first receiving a map showing the position of the survey area, our expectation was that traces of pre-colonial occupation would consist largely of Early Stone Age (ESA) material. Having concluded the search I can confirm that these types of artefacts are present and are widely broadcast throughout the site. The positions of archaeological and heritage sites are shown in Figure 8. Two areas in particular (1 and 2) seemed to contain a higher density of artefacts and are also shown on Figure 8. These areas both lie on the edges of a low ridge formed by the northerly extension of Klappmutskop. The artefacts consists primarily of large flakes and cores, but some pieces with bifacial flaking are noted. Although handaxes were observed, they are not common and tended to be sub-classic in form. The presence of a number of flaked cobbles suggest that at least some of the raw material is derived from a river gravel/terrace. A small selection of artefacts from Area 1 is shown in Figure 9. The raw material consists exclusively of sandstone and quartzite.



Figure 9: Randomly selected ESA artefacts found in area 1

8.2.2 Cemetery

This consists of small enclosed area adjacent to a fence, and below a line of trees marking an older property boundary. The position is shown on Figure 8. I was informed By Mr. Ivan Starke and Mr. Withers that it represents a small cemetery in which farm workers have been buried over the years. On inspection of the site, I could find no clear evidence of any graves and if I had not been informed beforehand, would probably not have been able to deduce its purpose. There were no headstones or any other form of grave markers present, nor any sign of earth mounds. Some empty glass jars and a ceramic flower pot (that may have held flowers) are perhaps the only indication that burial has occurred here. The site, as can be seen from Figure 10, is overgrown by grass and weedy plants, but not to the extent that they would have obscured earthen mounds. The fenced area measures approximately 10 x 5

meters. The farm track that runs on the south eastern side of the tree line deviates around the area and probably indicates a feature that has been there for some years. Mr. Starke stated that his father established the cemetery for his farm workers in either the late 1940s or early 1950s. If the earlier date, the burial ground would be protected in terms of the National Heritage Resources Act, No. 25 of 1999, which states that no person may:, without a permit issued by the South African Heritage Resources Agency, or a provincial heritage resources authority, “destroy, damage, alter, exhume, remove from its original position or otherwise disturb any grave or burial ground older than 60 years which is situated outside a formal cemetery administered by a local authority.”



Figure 10: Small farm cemetery

8.2.3 District Boundary Marker



Figure 11: Recently constructed district boundary marker

A conical “beacon” is located in a field ($33^{\circ}48'28.41''S$ $18^{\circ}50'46.17''E$) on the northern part of the property (Figures 8 and 11). The structure looks recent and is shaped by application of cement plaster to a circular brick base. On enquiry we were informed that this was an old Paarl-Stellenbosch district boundary marker. Remnants of old bricks held together with mud

mortar to one side indicate that an older structure (demolished) was previously in existence at this location. Further information on the structure could not be sourced despite enquiries with the Surveyor Generals' office. It may be necessary to liaise with the local authority to determine if these structures continue to be used as official markers, and whether a permit is required for demolition thereof.

8.2.4 Cultural landscape

The subject properties at present consist of cultivated farmland straddling a low ridge, interspersed with a number of farm dams and farm roads. No primary dwellings and outbuildings are contained within the area under investigation and do not appear to ever have been in the past. An avenue of oaks, and rows of conifers line two of the roads. These form visible landscape features but according to Mr Starke, are of fairly recent vintage. The low ridge extending northwards from the visually prominent feature of Klapmutskop, while less imposing, is nevertheless a dominant aspect of the natural landscape of this site.

8.2.5 Impacts and Mitigation

Early Stone Age artefacts are present in varying densities across the property. Most of this is in ploughed field and vineyards and while is unlikely to be in primary context, is nevertheless probably a good indication of the original position of whatever activity led to the discard of the artefacts. No Late Stone Age material was observed. The artefactual material will continue to be present in the ploughed areas despite plans for development. No recommendations are made in respect of the ESA material.

There is no evidence to suggest that any structures ever existed on these properties.

A small farm cemetery is present although clear signs of its use through the physical commemoration of graves is absent. The developer has indicated that this will be retained in its present position. The position and continued existence of the cemetery should be formalised as part of the property transaction.

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, contribute to the heritage value of a broader area, or have linkages to other places."¹⁹

The Klapmuts Structure Plan highlights the strategic location of Klapmuts in relation to Cape Town, Stellenbosch and Paarl, and has put forth a development framework for an area currently on the expanding metropolitan periphery. The hamlet could be targeted for 'higher density development' but must be in keeping with the current trajectory, and that it must

¹⁹ Table Mountain National Park Heritage Resources Plan December 2004, p. 8

“sustain continued agricultural development through large agricultural units, the current rural character and way of life.”

The farm properties making up the site are all zoned Agricultural 1, and according to the proposal brief there has been very little cultivation that has taken place for the last few years. The proposed development has identified features and qualities of the farms that imbue a rural ambiance to the landscape. These qualities will be emphasized in order to promote the character and local setting. Retaining the ‘sense of place’ is highly desirable for the development from a commercial point of view, and the features will assist ‘settling’ the development into the landscape.

The heritage features of the landscape in question fall into these categories -

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

These heritage features must be considered within the framework of an agricultural or rural ‘cultural landscape’, as the combined works of man and nature and as features related to adaptations to the natural environment by prolonged human settlement patterns. This consideration is particularly important in light of the tentative listing of the Cape Winelands Cultural Landscape as a UNESCO World Heritage area.

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 properties of sectors of Klapmuts. Heritage authorities from national to local levels have already held a number of workshops and facilitation meeting to compile the tentative listing nomination document which has been lodged with UNESCO’s offices in Paris.²⁰

According to Tim Hart (ACO), “The Cape Winelands are considered to be a potential international heritage resource currently under threat from expanding urbanism and unsympathetic development. The winelands are considered unique for a number of reasons (H Du Preez, pers com):

- An early colonial center of cultivation outside of Europe;
- Deep links with history of slavery in the Cape;

²⁰ 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, even though they have not been ‘officially’ listed.

- Deep links with the development of an indigenous language which developed largely in these areas;
- The development of a unique and indigenous architectural style (Vernacular Cape Architecture);
- Exceptional beauty and scenic value.

While the inclusion the of the Cape Winelands on the world heritage list will bring enormous prestige value to the area, we note already that tourism and development organizations are already using the tentative listing of the “place” as a marketing device to add value for sales purposes. Ironically, the intention of the listing of the site will be to make sure that a stringent conservation management plan is put in place to conserve the area and its values as an international asset. Authorities are concerned that development impacts will devalue the significance of the winelands and ultimately jeopardise its possible UNESCO listing which is a potential accumulative impact that must be considered.”

With the background historical and heritage contexts established, the preferred development proposal and its alternatives can now be considered.

10. PREFERRED DEVELOPMENT PROPOSAL (PDP)

The Preferred Development Proposal (PDP) as detailed in Section 4, calls for three agricultural units on which new vineyards (52.6 ha) and olive groves (7.2 ha) will be planted.

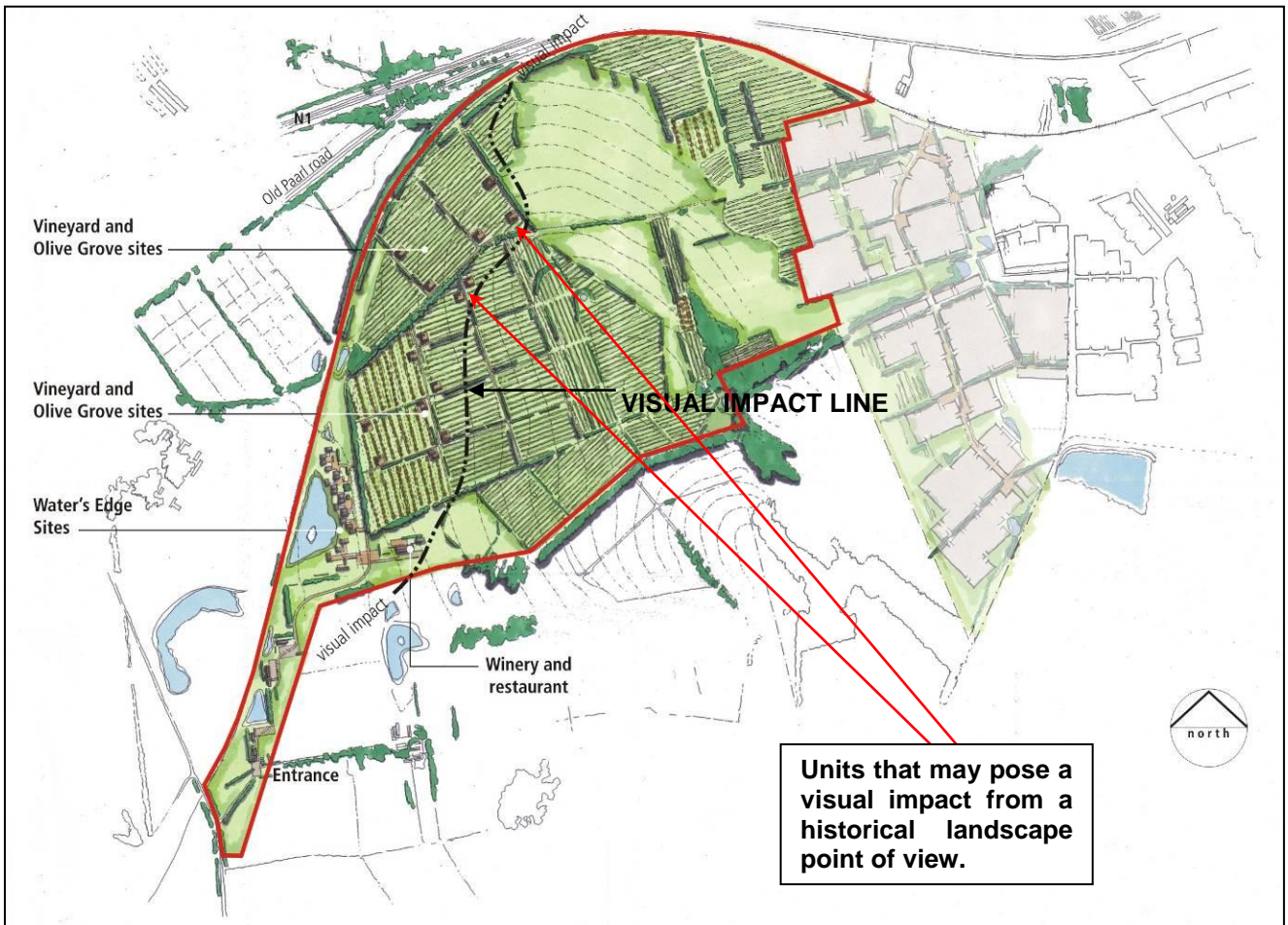


Figure 12: Proposed development showing Visual Impact Line and unit layout, with author's comment on historical landscape visual impact.

21 houses will be divided between the three agricultural units (Vineyard and Olive Grove units) Seven units to be positioned in existing vineyards on north of site, seven units proposed for new olive groves on lower western side, and five units will be in proposed vineyards on the western slopes next to olive groves (Figure 12). Maximum unit footprint is 500m, and height is restricted to one storey with some loft space permissible. The urban design and visual impact of the development are separate independent assessments. The visual impact of the layout has been considered by the proponent and no development will break the skyline. The fourth unit will accommodate non-agricultural uses – the guesthouse and conference center, 20 resort II housing units and a farm stall. The 20 'Resort II) residential units will be clustered around the dam (Water's Edge sites), with a maximum footprint of 175 m, and height restriction of one storey (loft space forming part of 175m).

An independent Visual Impact Assessment (VIA) was undertaken that informed the urban design process. The stated intent of the proponent is to enhance and capitalize upon the existing cultural landscape qualities. While the overall concept and layout could be considered sympathetic to land form and the majority of view sheds, it is felt that the VIA has

not gone far enough in addressing view shed sensitivities from *historical markers* in the area. For example, there is no discussion presented on line of sight or view corridors from the adjacent Muldersvlei homestead, which is one of the oldest and most charming historic *werfs* in the immediate vicinity. As these are the very homesteads and farms that create the rural ambiance that is to be capitalized upon, it is felt that the omission of this particular vista was an oversight. While the proposal does demonstrate a high level of attention paid to unit size and placement, several of the units which abut the 'Visual Impact Line' may be visible just beneath the ridge (see Figures 12 and 13).



Figure 13: View facing east from Muldersvlei homestead. While no houses break ridgeline (Klapmutskop spur), some units may be highly visible from this vantage point.

The visual impact from Blue Gums residence would also be high, as the conference center, winery and restaurant complex would be situated on a open, sloping field (please refer to Figure 7). The difference, however, is that Blue Gums is a private home, while Muldersvlei includes an commercial event venue space and would have a higher percentage of the general public passing though.

10.1 Mitigation

A suggestion to the proponent concerns the layout of the PDP. There is emphasis placed on 'embedding' the residential units, as demonstrated by selected sites near existing features (tree alignments as visual screen, the dam) and future vineyards and olive groves, and off the highly visible ridgeline. It is felt, however, that three of the Vineyard and Grove units are too close to the 'Visual Impact Line', high along the Klapmutskop spur. These units will be visible from Muldersvlei and possibly other farms. Alternative 1 proposes a division of the site into three agricultural units with 6 houses each, for a total of 18, compared to 21 as for the PDP. This could effectively remove the three houses closest to the 'Visual Impact Line', lower the overall density, and would go further towards retention of agricultural space and flow (historical and aesthetic continuum) as well as maximizing grape and olive production.

However, if the PDP could shift the location of the higher units that may pose a visual impact from a heritage/historical landscape point of view, that may be a sufficient mitigation measure.

10.2 Other Alternatives and the 'No-Go' Option

It is felt that the site could be developed, and the underutilized agricultural fields would benefit from renewed production activity. The estate component is sensible in its scale, and support may be lent to development over the no-go option for *this particular site*. Furthermore, Alternative 1, outlined above, is suggested as a desirable alternative to the PDP.

11. CONCLUSION

The Stellenbosch Wine and Country Estate is a generally sympathetic development proposal in keeping with the character of the Klapmuts agricultural area, and the spirit of the Winelands. The development seeks to rehabilitate vineyards and plant new vines and olive groves, retain tree lines and wind breaks, and dams. There is limited massing of units and complexes, edge-hardening is kept to a minimum, and could be considered a relatively conservative proposal.

There are no structures of heritage value identified on the site, and the Early Stone Age (ESA) archaeology was graded as being of low significance. The site's importance is linked to its context and setting within the Winelands Cultural Landscape. Visual heritage, while interrogated in the independent VIA, is acknowledged in this report as being a primary heritage indicator as it relates to historical landscape.

12. RECOMMENDATIONS

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

12.1 Landscape and context

- The placement of the highest (two to three) units should be reconsidered, and set back further from the Visual Impact Line in order to mitigate their potential visual impact as seen from the historic Muldersvlei homestead, and possibly other farms in the area. Towards this end, Alternative 1 presents an opportunity to decrease density among the Vineyard and Olive units from 21 to 18;
- All existing tree alignments (regardless of species) should be retained;
- The position of the small farm cemetery, its continued existence, and access for descendants should be formalised as part of the property transaction. All development must be set back from the cemetery to create an appropriate buffer.

12.2 Visual impacts

- The independent Visual Impact Assessment should be submitted to Heritage Western Cape for comment.

12.3 Colonial period and built environment

- No colonial period archaeology was located, and there are no buildings or structures of significance on site;
- The official status of the divisional marker “beacon” needs to be determined prior to demolition.

12.4 Pre-colonial heritage

- No recommendations are made for Early Stone Age archaeology (low significance).

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