

PROPOSED HOUSING AND ASSOCIATED INFRASTRUCTURE DEVELOPMENT ELANDSKLOOF



Figure 1: The ruined pastorie

HERITAGE IMPACT ASSESSMENT REPORT

CASE NO: 130530JW35E

Prepared in compliance with **Section 38(8)** of the National Heritage
Resources Act (No 25 of 1999) CASE NO 130527TS33

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EXECUTIVE SUMMARY

The story of Elandskloof is doubly tragic. In 1962 the 74 families living on the mission station farm were evicted. In 2014 nearly 20 years after the farm was reclaimed there are still many outstanding issues that have prevented the re-settlement of the descendants of those evicted. A process to resolve these problems is now nearing its end.

This heritage impact assessment that has been carried out indicates that the proposed housing and related infrastructure will have a high impact on heritage resources; the special landscape character of the valley, but measured against the re-settlement of the community the sustainable social and economic benefits derived from the development must be seen to outweigh the impact on heritage resources.

1. BACKGROUND

In 1962 seventy two families living on the mission station farm Elandskloof were evicted when the owners, the Dutch Reformed Church (DRC) sold the property. Most families were dispersed all over the Western Cape but 27 moved to the nearby farm Allendale where a sympathetic farmer allowed them to settle. In the 1980s the dispossessed community began agitating for the return of the land. In this they were assisted by the Legal Resources Centre (LRC) and the Surplus Peoples Project (SPP). With the support of the LRC and SPP, the community submitted an application to the Advisory Commission of Land Allocation for the return of Elandskloof on 7 July 1992. Application was then made to the Land Claims Court and on 15 October 1996 the Court ordered the restoration of the land as the first ever Land Claims Court judgement for the restoration of land. In addition the Court also ordered that:

The Department of Land Affairs (DLA) must ensure that the community's Communal Property Association (CPA) constitution (which had not yet been registered with the DLA in terms of the CPA Act) complies with the provisions of Section 35(3) of the Restitution Act that requires that members should have access to land on a basis that is fair and non-discriminatory.¹ A recommendation be made to the Minister that the community should be given preferential access to 'state resources' for the allocation and development of housing and other infrastructure on the land, which may be necessary to replace the housing and infrastructure that was destroyed at the time of dispossession and for which no compensation was paid.

The Court order confirmed an initial list of 308 members and confirmed criteria for future membership.

The Elandskloof Communal Property Association (ECPA) was established and the farm was transferred to it in November 1996. Little progress was made in complying with the Court order as a result of lack of institutional development support, lack of technical support, mismanagement by the inexperienced ECPA, internal community disputes and lack of clarity in terms of state departmental responsibilities. By 2005 the ECPA had become dysfunctional and was placed by court order under the administration of the Director-General of the DLA. Specialist consultants Mediation and Transformation Practice (MTP) was subsequently appointed by the DLA to

¹ It is important to note that Section 42D(2) repeats section 35(3) to provide that: If the claimant is a community, the [settlement] agreement must provide for all the members to have access to the land, on a basis which is fair and non-discriminatory towards any person . . .

deal with the internal conflicts, re-establish the ECPA functions and implement a two year development plan. The conflicts continued however and the process has been drawn out. Only in 2009 was a professional team appointed to process the necessary land-use applications and to design service infrastructure. A more detailed history of Elandskloof is provided in Section 4 of this report.

In compliance with the provisions of the National Environmental Management Act (No. 107 of 1998) (NEMA) Eco Impact environmental consultants was appointed in 2012 to prepare Scoping and Environmental Impact Assessment (EIA) reports for submission to the Department of Environmental Affairs (DEA). Various specialists conducted a range of studies which were included in the EIA. The only study yet to be completed is a Heritage Impact Assessment (HIA).

As the Elandskloof development involves inter alia the rezoning of a site more than 10 000m² in extent and subdivision into more than three erven, Eco Impact made application to the provincial heritage authority, Heritage Western Cape (HWC) in terms of section 38(8) of the National Heritage Resources Act (Act No.25 of 1999) (NHR Act), submitting a Notification of Intent to Develop (NID) form. On 5 June 2013 HWC issued the Response to Notification of Intent letter stating that a Heritage Impact Assessment (HIA) was required consisting of:

- An archaeological study and
- A visual study with an integrated set of recommendations.

Aikman Associates: Heritage Management was appointed by Eco Impact to undertake the preparation of the HIA. Pro-Active Archaeological Consultants surveyed the site and prepared the attached Archaeological Impact Assessment.

2. METHODOLOGY

Site inspections were undertaken. No archival research was carried out but the sad Elandskloof land claim story has been well documented by a range of authors. A bibliography is included. A series of photographs was taken of the property from various points to assess potential visual impacts.

Henry Aikman who undertook this study is an architect and accredited member of the Association of Professional Heritage Practitioners (APHP).

3. SITE AND SETTING

Elandskloof, lies about 20 km west of Citrusdal with access from the Middelberg Pass, the gravel road between Citrusdal and Ceres through the Koue Bokkeveld (R303).

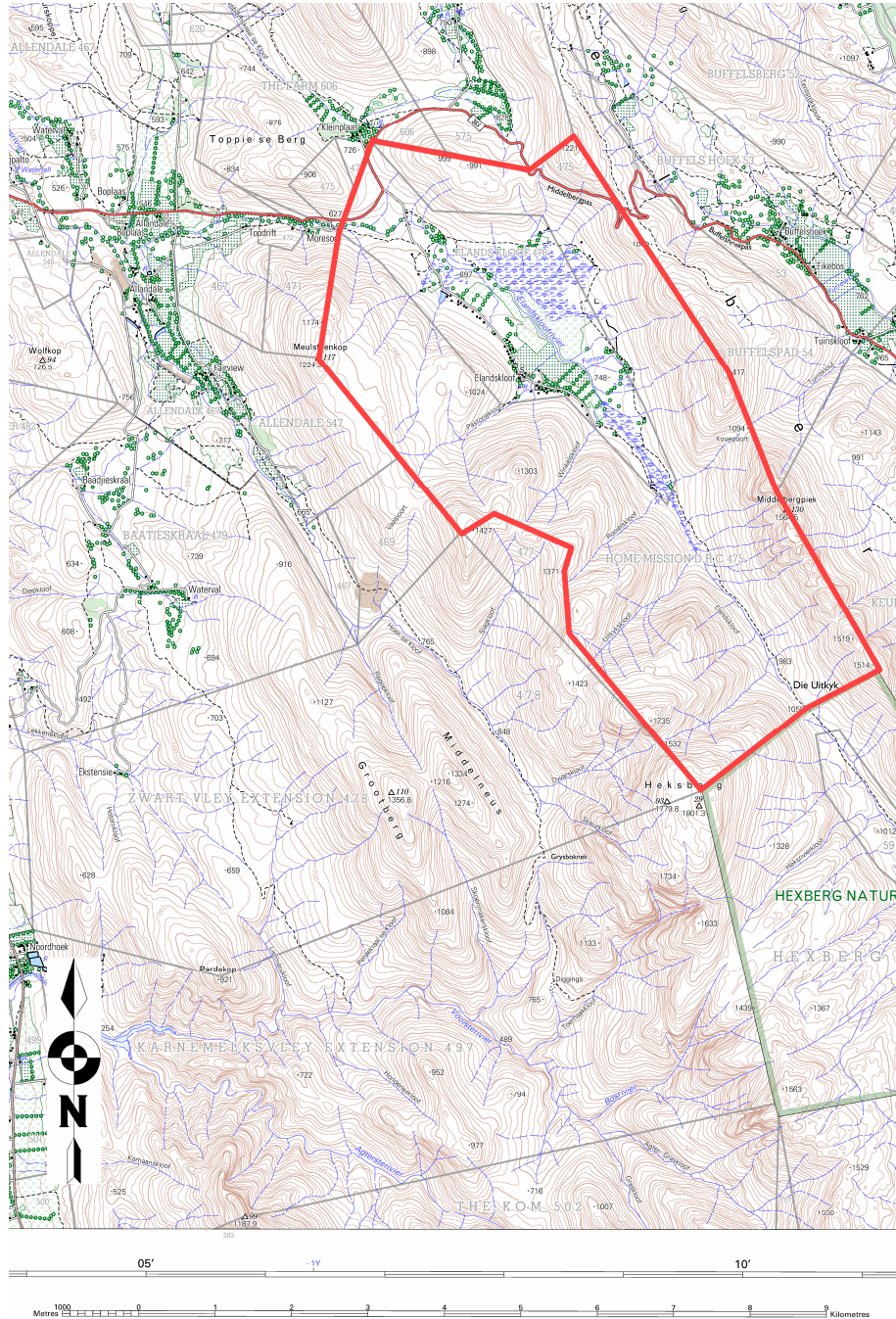


Figure 2: This 2003 Trigonometrical Survey map still indicates about 50 dwellings on the farm but this graphic must have been based on earlier mapping. It nevertheless gives a clear indication of the linear form of the settlement prior to the evictions

The property falls within the Cederberg Municipal area. The Elandskloof River, a tributary of the Boontjiesrivier is part of the Olifants River catchment.

4. HISTORICAL DEVELOPMENT

For at least half a million years people have lived in the Cederberg. Here small groups of hunter-gatherers followed the seasonal round, collecting plants and catching wild birds and animals. They found shelter in caves and rock formations and constructed windbreaks and waterproof “skerms” in more open areas. Evidence of their wide presence is found in the archaeological record in the caves and in rock art. These include mostly Later Stone Age² (LSA) sites, but Middle Stone Age³ (MSA), as well as Early Stone Age⁴ (ESA) sites also occur. The last of the hunter-gatherers were the San or Bushmen, who survived here until about 200 years ago.

It is now accepted that the Khoikhoi moved into the Western Cape from the northwest about 2000 years ago with flocks of fat-tailed sheep. Unlike the San, who lived in small bands, generally fewer than 50 persons in number, they lived in village settlements of often well over 100 persons. The round hut, or “matjieshuis”, made of a frame of green branches bent over and tied together, covered by reed mats, was the basic housing structure, quick to erect and dismantle. By the time the first European settlers arrived, the Khoikhoi had extended their range up the south east coast to the Great Fish River and had, through barter with the Xhosas of the Eastern Cape, acquired cattle. The movement of these fairly large groups of people and their flocks of sheep and herds of cattle created broad trails where once only narrow paths existed. Elandskloof between the Olifants River valley and the Koue Bokkeveld was a stock route used by the Khoikhoi.

The insatiable demand for livestock by the Dutch East India Company (VOC) soon depleted the herds of the Khoikhoi frequenting the Table Valley and surrounding areas and traders had to venture into the Overberg and up the west coast. By 1716 a new type of colonial farmer had emerged in the Cape; the trek or migrant stock farmer whose lifestyle closely resembled that of the Khoikhoi. These farmers came into active competition with the Khoikhoi for grazing and land. The first *veepos* permits to free-burghers to pasture their stock along the Olifants River were granted by the VOC as early as 1725. Low-level warfare commenced and the choicest pastures and hunting grounds were steadily taken over by the settlers. Inter-tribal warfare caused further decimation. This warfare, the smallpox epidemic of 1713, drought and other

² A term referring to the last 20 000 years of precolonial history in southern Africa.

³ A term referring to the period between 250 000 and 20 000 years ago.

⁴ A term referring to the period between 2 million and 250 000 years ago.

epidemics reduced their flocks and herds and many surviving Khoikhoi ended up in the service of the settlers as stock keepers. Khoikhoi response to colonial intrusion was uneven, consisting of various degrees of engagement, resistance and flight. Toward the end of the late 1730s, violent resistance predominated, culminating in the fierce frontier war of 1739. With defeat the surviving Khoikhoi retreated towards the Orange River and into the Cederberg and other mountainous areas. Colonial control of these areas steadily increased and by the beginning of the 19th Century the Khoikhoi had little choice of either entering into the service of white farmers or moving into one of the newly established mission stations.

The first of these was Wupperthal established by the Rhenish Missionary Society in 1830. Others followed and in 1861 the Dutch Reformed Church (DRC) set up a mission station at Elandskloof. Each family was allocated a piece of land to build a house and establish a small garden plot or *kombuistuin* for growing their own food and keeping a few chickens. It is worth noting that mission station gardens used flood irrigation with elaborate furrow systems which dictated the layout of these settlements. The larger of the furrows crossed the valley floor from the Pastoriekloof and is still indicated on Trig Survey 1:50 000 maps. The abundant water supply and gently sloping *kombuistuin* sites and the valley's general fall towards the northwest made Elandskloof an ideal location for a mission station. Still productive gardens like these survive at Genadendal, Elim and Saron mission stations.

Just seven years after the mission was established there were already 250 people living at Elandskloof and by 1890 there were more than 900. The settlement centred on the church and pastorie was linear in form extending primarily on the south western side of the valley over a distance of about 5km.

Surviving ruins indicate that their cottages were very small, about 5m wide and about 6-7m in length with thick walls of rubble bonded with clay mortar. Roofs would have been of thatch gathered in the valley where it is abundant. The cottages would have been similar to those found at Wupperthal, Wittewater and Goedverwacht mission stations.



Figure 3: Wittewater cottage Walton's Cape Cottages 1994

Members had to participate in religious and educational activities and provide labour to the mission. In addition an annual rent for occupation rights and for the grazing rights to the common pasturage was payable to the mission. The mission community lived at no more than a subsistence level and throughout its history it appears that only a small proportion of the community managed to pay their annual rent to the DRC. In 1924 only 21 of 70 households paid. Some cash could be earned by selling stock and produce from their food gardens or by providing seasonal labour on surrounding white-owned farms. Buchu and honey could be harvested from the mountains and up until the late 19th Century they could cut cedar wood which could also be sold. By the 1890s the cedar wood forest that once stretched for over 40kms through the Cederberg was practically destroyed and the Cape Colonial government brought in strict control over the remaining trees.



Figure 4: 1960 aerial photograph showing the valley floor under intensive cultivation. Besides the long narrow strips producing vegetables there were orchards and citrus groves north of the Pastoriekloof furrow. The pastorie is shown circled

In 1900 additional land was bought by the mission, *die buiteplaas*, Farm 475 which enclosed the long narrow farm in the valley. The slopes could be used for rough grazing and to collect buchu. The mission however drained Church resources and in 1909 and again in 1926 the DRC considered selling the farm

and relocating the mission to Citrusdal, the nearest town and seat of the local DRC. By 1953 it was decided to remove the last missionary from Elandskloof and appoint a farm manager to manage commercial farming to provide some income.

As can be imagined this led to conflict with the Elandsklowers. The situation was aggravated by local farmers petitioning the DRC to sell the farm. In 1960 the DRC requested the Department of Coloured Affairs to take over the farm as a coloured reservation. This was turned down on the basis that the farm was not economically viable. Showing their determination to dispose of the farm the DRC removed a restrictive clause in the Title Deeds reserving Farm 475 for mission purposes. The Elandsklowers were then informed that the farm was to be sold and that each family would receive R200 compensation plus the building costs of their houses less depreciation.

The farms were sold to neighbouring farmers the Smit brothers the following year and evictions followed. The Smits closed the Elandskloof mission school and church soon after they took over. Elandskloof was, then, declared a white group area under the Group Areas legislation. The last of the 72 families left the farm on 12 September 1962. A sympathetic local farmer allowed 20 families to settle on the nearby farm Allendale with the rest spread to other places. The Smits continued farming citrus and deciduous fruit and kept livestock on the farm. The church was used for storage.

By the mid 1980s the Allendale group began agitating for the farm to be returned to them. In this they were assisted by NGOs, the Legal Resources Centre (LRC) and the Surplus Peoples Project (SPP). A claim was submitted to the Land Claims Commission under the Restitution of Land Rights Act 22 of 1994. Even though a constitution⁵ required under the Communal Property Associations Act 28 of 1996 had not yet been drawn up, in November 1996 the farms were hastily transferred to the Elandskloof Communal Property Association (ECPA). This was the first of its kind in South Africa and launched with much publicity by the Department of Land Affairs (DLA).

It has been established that only about 300ha of the 3100ha property is suitable for farming. When the farm was transferred approximately 30ha was under citrus and deciduous fruit orchards. The remaining 270ha are considered suitable for orchards, cash crops and rooibos tea.

⁵ Part of the constitution was the drawing up of a register of 308 members and setting out the rights and obligations of the members.

To facilitate the settlement of the community and to develop strategic plans for agriculture and economics, town planners Setplan and the NGO Surplus Peoples Project were appointed by the DLA. An amount of R4.9-m in settlement grants was provided by the State; R15 000 per household as a once-off grant and another R900 to assist the community with village planning and infrastructure. At the same time the ECPA appointed a farm manager to manage the citrus and deciduous fruit orchards and grazing and to train a manager from the community and work team.

Before any progress had been made the Allendale community returned to Elandskloof and erected dwellings. They were effectively squatting since the rules of the ECPA for land allocation had not yet been established. The allocation of land for housing, farming, communal use, grazing and family kitchen gardens proved to be a major difficulty. The planning consortium eventually managed to obtain community support for a linear residential area of 192 lots which were surveyed and pegged. More and more people drifted onto the farm and today there are 70 dwellings erected by members of the ECPA. A number of the community objected to the notion of a village and the surveyed layout and they were permitted to live at their former outposts on the eastern side of the valley; *buiteposte*. This was on the understanding that they would provide and pay for the construction of their own services e.g. sewerage and electricity.

From 1997 until 2005 the ECPA lurched from crisis to crisis and became essentially dysfunctional. Management structures and functions were non-existent: some residents appropriated community land, assets and resources for themselves, community infrastructure was vandalised, including the administrative office and the accounting records were destroyed. Some boundary beacons demarcating residential plots were removed. The orchards, machinery and the irrigation infrastructure had not been maintained and no income was being generated. There was little cohesion in the community and a former chair of the main committee had been taken to court by a group of Elandsklowers for alleged misappropriation of funds. Community meetings had ceased and there were conflicts between community members on the farm and also between those on the farm and those staying elsewhere in the Western Cape. A business plan which had been developed in the 1990s had never been approved by the DLA and much of it had not been implemented.

In 2005 the ECPA was placed by court order under the administration of the Director-General of Land Affairs in terms of section 13 of the CPA Act. To sort out the situation the DLA appointed Mediation and Transformation Practice (MTP) consultants. They were commissioned to deal with the internal conflicts, re-establish the ECPA functions and implement a two year

development plan. As part of this programme a 2007 study commissioned by DLA confirmed that Elandskloof cannot support a large community as there is not enough water and arable land for the 74 families currently living on site.⁶

In 2008 C.K. Rumboll & Partners, consultants to MTP submitted a Business Plan to the DLA. Five strategies were identified:

- Constitutional Reform, Rights Allocation and Administration;
- Provide the required and alternative infrastructure to support domestic agriculture and other socio-economic activities;
- Establish a rural hamlet per general plan of Elandskloof;
- Establish an agricultural business (communal ownership) and small holdings (individual ownership) in Elandskloof and
- Conceptualize and develop a socio-economic strategy for Elandskloof.

The following year a professional team was appointed to process the necessary environmental and land-use applications related to this plan and to design service infrastructure. Eskom installed an electricity supply to the 72 dwellings and buiteposte;

In 2012 EcoImpact was appointed to undertake the NEMA process related to the proposed housing and related infrastructure. By then the planners had formulated a number of layouts which form the basis of the current EIA.

5. RELEVANT STATUTORY AND POLICY FRAMEWORK CONTEXT

The following are of relevance;

5.1 Zoning Scheme

The subject property is currently zoned as Agriculture I in terms of the Schedule 8 Land Use Planning Ordinance (15 of 1985) (LUPO).

5.6 NHR Act

The development must meet the provisions of section 38(8) of the NHR Act. In terms of this, HWC is a commenting agency and DEA & DP are to take HWC's comments into consideration when reviewing the NEMA submission.

6. THE LANDSCAPE

The source of the Elandskloof River is a small stream just below the saddle between Elandskloof and the Hexberg Nature Reserve. The lookout point on

⁶ CARTWRIGHT A. 2007. Reconciling rights and incentives: Elandskloof crop and farm viability assessment, unpublished report to Department of Land Affairs, South Africa.

the saddle is known as *Die Uitkyk* and has views down into Elandskloof and over the nature reserve. From this point at just over 1000m it descends through a narrow gorge which widens out at the valley floor about 300m below. Many small seasonal streams drain into the river from the ravines along the valley walls and by the time it reaches the valley floor the river has become perennial. One of the strongest tributaries, also perennial is the Pastoriekloof stream. It is one of the settlement's main water supplies. The church, school and pastorie are sited where this tributary enters Elandskloof.

This abundant water supply made this valley ideal for the establishment of a mission station. Like the pastorie, the siting of the cottages was related to a series of springs emerging along the sides of the valley now marked by groves of oaks.

The slopes of the enfolding mountains are vegetated with Olifants Sandstone Fynbos which includes the cedar *Widdringtonia cedarbergensis*. From its narrow south eastern end the floor of the valley broadens out towards the northwest. Most of the valley floor has been cleared of natural vegetation and is used to graze livestock. A fairly large wetland area lies at its centre. Orchards of citrus and deciduous fruit occupy about 30Ha.



Figure 5: View towards the northwest. The Middelberg Pass is indicated traversing the 1221m peak overlooking the valley

There are two narrow tracks that skirt the foot slopes of the valley with that on the western side serving most of the cottage sites, the church, pastorie and school. The winding track on the eastern side provides access to the *buitepost*. As can be seen in Figures 5 and 6, cluster pines *Pinus pinea* has begun to invade parts of the valley.



Figure 6: View over Elandskloof from the Middelberg Pass with kreupelbos and other Olifants Sandstone Fynbos vegetation in the foreground. Below on this eastern side of the valley is one of several buiteposte while across the valley floor is the historic church, pastorie and school towards the southern end



Figure 7: View up the valley from the Middelberg Pass. Until this was built in 1940 the road through Elandskloof seen in the background was one of the few routes up into the Koue Bokkeveld

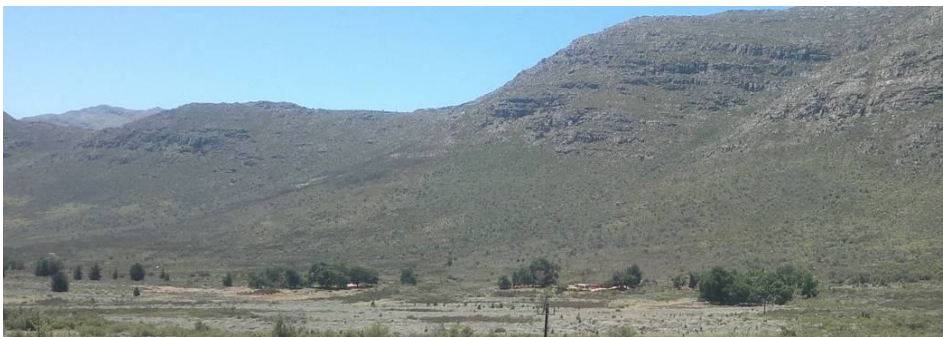


Figure 8: Groves of oaks mark the position of the *buiteposte*



Figure 9: The orchards are sited below the church



Figure 10: This part of the main track southeast of the church is heavily treed with oaks and gums. A ruined cottage stands close to the road edge



Figure 11: There is not much tree cover at the northwest end of the settlement. Note the invasive cluster pines on the right

7. STRUCTURES

The most substantial structures are the church, the pastorie, school, an intact stone cottage, steel framed farm shed and a few substantial dwellings. The rest of the dwellings are of wood and iron and timber. A few ruined cottages have survived. There is also a large cemetery.

7.1 The church

The church must have been built soon after the establishment of the mission station. Like many DRC churches of the period it was essentially cruciform in shape with a long central nave and a tail with the main entrance through a small porch. Another short tail behind the pulpit at the centre of the nave accommodates the consistory. It was roofed originally with thatch but currently has a fairly new roof of corrugated iron with a ceiling of painted plasterboard fixed to the rafters. The walls to gable height are of plastered stone with plastered brickwork gables. The entrance wing has a *holbol* style parapet gable built at some point after 1932. The roof over-sails the three other gables, which have fairly wide eaves. There are six lancet style windows that once had delicate wood tracery. The floor is now of screeded concrete. The type of floor installed originally could have been a suspended timber floor or more likely given the poverty of this community was most probably of earth. A low wall of plastered stone encloses the church.



Figure 12: Church and school in 1932. At that time the school must have been a single classroom and the porch to the church had yet to be built. Note the current holbol gable was also not then in existence and there appears to be a lean-to addition at the north end



Figure 13: The simple H-shaped church is sited at a bend in the main track on the western side of the valley enclosed by a low plastered and painted stone wall

After the Elandsklowers were evicted the church was used as a store by the Smit brothers. When the farm was transferred to the ECPA in 1996 the church was re-plastered, re-roofed and repaired with international donor funding. Services were once again held. Community conflict led to services being discontinued. Sadly the building has been severely vandalised with wooden window frames and ceiling panels torn out. Not a single pane of glass survives. A section of the corrugated iron roof has been torn off at the south gable end.



Figure 14: The main entrance to the church is from a small porch but there are also doors at each gable end. The school is on the left



Figure 15: The pulpit with consistory behind. The remains of the wood tracery can be seen in the window on the right



Figure 16: Two small graves are sited in one corner of the church enclosure

7.2 The pastorie

A small un-plastered stone cottage sited to the northwest of the main pastorie building was probably the original pastorie built when the mission station was established. It now has a corrugated iron roof but must have originally had a roof of thatch.



Figure 17: Original pastorie with the bell tower



Figure 18: southeast end of the original pastorie with stables and stores in the yard

A larger pastorie was subsequently built occupying one of the most prominent positions in the valley: a high terrace at the entrance to Pastoriekloof overlooking the entire valley. It has many late 19th Century characteristics with a hipped corrugated iron roof over a double bank of interconnected rooms with a curved corrugated iron veranda along the main façade and across each end. Window openings indicate that there were originally sliding sash windows.



Figure 19: A veranda once ran along the entire front façade and around each end. The stoepkamer on the right functioned as an office



Figure 20: Back of the building with the tail addition of un-plastered stone. The central core of the building is of sun dried brickwork with clay mortar. As can be seen most of the plaster has been lost and brickwork is in poor condition

A loft door at the back of the building indicates that the loft was used to store produce like sweet potatoes, potatoes and possibly grain. The walls are of sun dried brick no doubt made on site. It was clearly extended at various stages with stoepkamers at each end of the veranda and a tail at the back of the building built of unplastered stone. The ceilings/floor of the storage loft are of pine boarding on joists with quirk moulded edges. These are largely intact but given that roof sheeting has been removed in places rain has penetrated the building and caused damage. None of the suspended timber floors survive.

All of the external and internal joinery has been removed. This appears to have taken place many years ago as the openings are very weathered. Plaster has been lost on most of the rear wall of the building. The interior walls are covered with graffiti and plaster has also been lost there. The building although in very poor condition can be renovated and conserved. Re-roofing or at the very least roof repair should be undertaken urgently.

7.3 The school

The school dates from the 19th Century and was enlarged and upgraded soon after transfer of the farm to the ECPA. It is not currently in use. Local children are transported by bus to Citrusdal to attend school there. The building is in good condition but there are broken window panes and the roof sheeting needs refixing. It is used occasionally by the Cederberg Municipality for public meetings.



Figure 21: The school is sited close to the northwest of the church enclosure

7.4 The cemetery

A large cemetery is sited on the north eastern side of the main track.



Figure 22: Many of the gravestones and wooden crosses indicate that a significant number of burials have taken place since the ECPA took ownership in 1996



Figure 23: Recent grave site

7.5 Existing dwellings

After the farm was transferred to the ECPA some 70 dwellings were erected on the farm. Most were sited on the western side of the main track and a few were erected on the eastern side. Dwellings were also erected at the *buiteposte* sites. This occupation of parts of the farm was uncontrolled and led to many community disputes. The planning consortium eventually managed to obtain community support for a linear residential area of 192 lots which were surveyed and pegged. Some of these dwellings are permanently occupied while others are occupied occasionally at weekends and during holiday periods. There are a few dwellings unoccupied and still under construction. Most are quite small ranging from 40-60m². Many appear to have been erected on the original cottage platforms where an old level terrace could be easily utilised. In some cases old stoep areas could be incorporated into the new structure. Existing trees provide shade and visual screening. One new dwelling however is quite substantial and its construction has involved earth moving for the creation of a broad terrace.



Figure 24: Substantial house built recently on a terrace site at the south west end of the valley. As can be seen a seen there has been considerable cut and fill creating an unsightly bank of exposed rubble



Figure 25: Masonry structure that appears to have been built on the original cottage platform



Figure 26: Small dwelling of masonry construction built on the original cottage platform



Figure 27: Small timber frame structure



Figure 28: Two timber frame structures. Each dwelling has been supplied with a water storage tank



Figure 29: Some structures are unfinished



Figure 30: Wood and iron structure. Note the ESKOM power line

7.6 Ruins

The ruins of dwellings erected by Elandsklowers are found all over the farm. Most are little more than a pile of stones but some as illustrated still have substantial sections of masonry standing. Having been built with clay mortar once roofs had gone walls quickly collapsed. As pointed out above many of the dwellings erected since the ECPA took transfer of the farm, have incorporated the old building platforms and stoeps. Often the site of a dwelling is indicated only by a grove of old oaks.



Figure 31: Ruin above the road with gable walls still standing



Figure 32: Most ruined dwellings are now little more than a pile of stones

7.7 Farm structures

There are a few farm structures: a modern pack shed, a stock yard with shelters and a store and a large circular reservoir fed by the Pastoriekloof stream. Because of its elevated position water can be gravity fed to most dwellings. There are also two boreholes on the valley floor providing water for irrigation and livestock.



Figure 33: Steel framed pack shed close to the citrus orchards



Figure 34: Stockyard with shelters



Figure 35: Pastoriekloof reservoir

8. HERITAGE SIGNIFICANCE AND GRADING

Clearly Elandskloof is of great social significance in terms of the struggle communities faced in the Apartheid era and the subsequent success of their

efforts to reclaim the farm where they had lived since the 1860s. From this perspective Elandskloof as the first site of land restitution in the democratic era can be regarded as a Grade I, National Heritage Resource or at the very least as a Grade II site. Within this site and its setting are heritage or cultural attributes that can for convenience be grouped into four main categories: aesthetic, historical, scientific and social. Besides its overarching significance there are features found in all four of these categories.

8.1 Aesthetic significance

The valley landscape has a distinctive identity or "sense of place".⁷ Lynch defines it as *"it is the extent to which a person can recognise or recall a place as being distinct from other places--as having a vivid or unique or at least a particular character of its own."* While other valleys in the vicinity are intensively farmed with extensive groves of citrus, the historical subsistence farming of the past can still be read in the valley landscape; the farm tracks and linear settlement pattern with its small groves of oaks indicating where subsistence farming once took place.

The church and old pastories: the stone original and later extensive Victorian one are also of aesthetic significance.

8.2 Historical significance

The historic core of the mission station, the church-pastorie complex and cemetery is of great historical significance dating from its establishment in 1861.

8.3 Scientific significance

The valley's Olifants Sandstone Fynbos found on the slopes is not classified as a threatened vegetation type. It is however of some scientific significance.

The archaeological impact assessment carried out by Pro-Active Archaeological Consultants found only a few isolated, weathered ESA hand axes during the survey. Their context was heavily disturbed and it was argued that they were of little significance. They noted however that there was always the possibility of discovering sub-surface archaeological resources, including human remains. They recommended that a professional archaeologist must be contacted should any discoveries be made during construction. The archaeologist will then be able to assess the significance of the finds and make further recommendations.

⁷ LYNCH, K. 1992. Good City Form. MIT Press London. Pg. 131

8.4 Social significance

The cemetery is clearly of great social significance as burials of Elandsklowers are still taking place there. The church and pastorie complex however appear to be of lesser significance indicated by extensive vandalism that must have been carried out by members of the community. Although these buildings are now owned by the ECPA they may represent the repressive past and the role that the DRC played in it to some of the community.

8.5 Grading

It is put forward that Elandskloof as a whole is of Grade I or at least Grade II significance.

The cemetery, church-pastorie complex and school because of the combination of their aesthetic, historical and social significance should be considered to be of Grade IIIA significance.

9. HERITAGE RELATED DESIGN INDICATORS

The following heritage related design indicators for the redevelopment of Elandskloof were generated to protect the integrity of what is considered to be a heritage resource of great/Provincial significance: the valley landscape.

- **Original layout**
The settlement was linear and concentrated in a curve centred on the church and pastorie with only a few *buiteplaas* sites on the east side of the valley. The layout should repeat this pattern;
- **Rectilinear layout pattern**
There is a strong rectilinear layout of the old fields. This should be reinforced by the road and path systems, tree and hedge planting;
- **Tree planting**
Trees in particular will reinforce the rectilinear pattern as recommended above. These should be planted in traditional agricultural patterns e.g. windbreaks or shelterbelts, blocks as in orchards, avenues and in the road reserves. A combination of large trees to provide shade and wind protection and smaller trees to provide ornament and privacy where needed should be used. Groves of trees at each dwelling unit contribute to visual screening and provide shade in the very hot summers experienced here;
- **New dwellings**
The original dwellings were small and set out on levelled terraces with flood irrigated plots fed by furrows. As illustrated in Figure 24 when dwellings break out of this pattern they become visually obtrusive. Design and detailing will have to be carefully considered to ensure that the new dwellings while incorporating modern amenities are appropriate to their setting;

- **Road construction**
Storm water side drains and culvert head walls should be constructed of local stone;
- **Church-pastorie complex**
The conservation of this complex of aesthetic, historic and social significance should be an integral element of redevelopment.

10. THE PROPOSED SITE DEVELOPMENT PLAN (SDP)

The development facilitators, planners and engineers have worked closely with the community, the DLA and other state departments and the district and local municipalities to reach agreement on a cost effective Preferred SDP and importantly in the Elandskloof context, an equitable land allocation. The preferred alternative layout makes provision for 226 new erven in addition to the existing 72. There are also 22 buiteposte erven which apart from electricity service from Eskom already provided, they will be un-serviced. The erven vary in extent and are to be serviced by a new water reticulation system, sewerage system and waste water treatment works.

11. IMPACT ON HERITAGE RESOURCES

The ideal layout for a reconstructed Elandskloof would see no more than 70 families accommodated in modest cottages with thatch roofs on oak shaded sites. The church-pastorie complex would be renovated and would perhaps accommodate a tourist facility. This would exploit hiking and mountain bike trails generating income for the community. The fertile valley would be intensively cultivated with orchards of fruit and vegetable crops possibly on an organic basis to maximise income. The past rich visual mosaic would be recreated.

This however is very unlikely scenario as the process since the farm was transferred to the ECPA has ensured that this can't take place. There is a legal requirement and community expectation that the 308 listed beneficiaries will receive a serviced plot and a house. The proposed new settlement will be about three times the size that it was at its peak and will therefore have a high visual impact particularly when viewed from the Middelberg Pass (see Figures 6 and 7).

When the evictions took place in 1962 there were only 72 families living in Elandskloof and even at its peak the mission station probably accommodated less than 100 families. It has been established in a study that the farm cannot even support the 70 families currently living on the farm.⁸ In terms of the Land Claims Court order an initial list of 308 members of the ECPA was

⁸ Ibid CARTWRIGHT

confirmed. The order requires that members should have access to land on a basis that is fair and non-discriminatory.

Clearly the simplest and probably only mechanism to achieve this would be to give each beneficiary a serviced plot and house. While this may be fair and avoids community conflict to some extent, the character of Elandskloof would be utterly transformed. Where there were once discrete pockets of small dwellings set in groves of oaks and farm fields, with 321 plots as proposed, the valley would become urban in character.

It is however proposed that the development would be phased and it is possible that not every opportunity will be taken up by the beneficiaries. It should also be noted that there are no rights for the descendents of beneficiaries to take transfer of a property in terms of the constitution of the ECPA.

The SDP indicates that besides use being made of the existing main track as the main distributor road, a network of side streets and secondary roads would have to be constructed to provide access to the residents. Most of the proposed new erven would be too small to be able to accommodate a vegetable garden and possibly not even on-site trees.

The socio-economic implications of so many potential households living in the valley in a district with few employment opportunities are far-reaching. The Elandskloof Business Plan 2008 prepared by CK Rumboll and Partners sets out strategies to address the shortcomings with proposals for among other activities; the growing of rooibos tea, coordinated organic vegetable production, wild flower harvesting, honey production, growing of plants for the distillation of essential oils, aquaculture and tourism. Whether this will succeed in creating sufficient employment is debatable particularly in the light of the failure of so many other land restitution projects.⁹

The best that can be achieved is to provide for some mitigation of the visual impact of such a large township. The measures suggested are set out below:

- The design of a prototypical unit must have reference to the historic vernacular settlement architecture. The core of the rectangular double pitch roofed dwelling should not exceed a footprint area of 40m². An architectural design manual is to be prepared to provide for the

⁹ In the most recent status report (2008) compiled by the University of the Western Cape's Institute for Poverty, Land and Agrarian Studies (Plaas) found in a national survey that just one of 128 land restitution projects was producing a sustainable profit.

- alterations and additions to the new dwellings. Lean-to additions can be made to increase accommodation but these should also not exceed 40m². Colour and materials are to be carefully determined;
- A landscape plan is to be prepared with a focus on extensive tree planting throughout the valley for visual screening and on hard and soft landscaping particularly of the roads;
 - The church-pastorie complex must be renovated immediately or at the very least the roofs are to be repaired as an interim measure to prevent further deterioration. Options for re-use must be investigated;
 - No high mast lighting to be installed.

12. SUSTAINABLE SOCIAL AND ECONOMIC BENEFITS

The NHR Act specifically refers to social and economic development¹⁰; section 38(3)(d) requires that the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development should be evaluated. There is no doubt that the overarching heritage resource; the valley landscape character, its *sense of place* will be negatively affected. This loss will have to be measured against the sustainable social and economic benefits to be derived. The Land Claims Court process established that the evicted community had a right to land restitution which is clearly a social benefit. The Elandskloof Business Plan 2008 prepared by CK Rumboll and Partners in turn sets out strategies to create a viable economy for the valley.

When weighed up the social and economic benefits must be seen to outweigh the impact of the proposed development on heritage resources.

13. RECOMMENDATIONS

It is accordingly recommended that HWC supports the redevelopment of Elandskloof with housing and related infrastructure subject to the mitigatory measures set out in Section 11 above.

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