



## Introduction

This report was commissioned by the University of Stellenbosch<sup>1</sup> to accompany a Letter for Recommendation of Exemption for a Phase 1 Archaeological Impact Assessment for Erf 1539, Stellenbosch (now part of Erf 15668). Although an AIA was not required by Heritage Western Cape (Appendix 1), or SAHRA (Appendix 2), the client thought it best to follow ‘best practice’ procedures as the site of the proposed construction is part of a heritage site.

Erf 1539 was declared a National Monument under the National Monuments Act on 15 November 1968. Erf 1539 is described in the Government Gazette as Lot MR of the farm Mostertsdrift (No 2213 Government Gazette No 2088, 15/11/1968). The manor house, a wine cellar, an outbuilding and surrounding werf wall are considered an important example of an ‘old time Western Cape farm complex’<sup>2</sup>. Since 1999 and the adoption of the National Heritage Resources Act 25 of 1999, all National Monuments have become either National or Provincial heritage sites. (Mostertsdrift is a Provincial heritage site.)



Figure 1: Location of site shown by circle (Detail from 1:50 000 topographical map 3318DD Stellenbosch)

Erf 15668, Stellenbosch is currently owned by the University of Stellenbosch and houses the Stellenbosch Institute for Advanced Study (STIAS). The University has approval from Heritage Western Cape to construct a Research and Seminar Centre on the portion of Erf 1539 (Figure 2), adjacent to the historical werf of the Mostertsdrift homestead. Prior to this, in 2002, an application to the Municipality of Stellenbosch, was made and accepted, that the zoning of erven 1539 and 3361, Stellenbosch be changed from single residential and public open space respectively, to University use. One of the conditions of this rezoning, is that a conservation official be appointed to supervise the proposed construction phase to avoid any damage to the existing historical buildings and features (Appendix 3).

<sup>1</sup> Contact person: Mr Schalk Opperman Tel: 808 4630 Fax: 8084299

<sup>2</sup> The werf dates at least to the early 19<sup>th</sup> century and the buildings have been extensively Victorianised.



Figure 2: Aerial view of the site showing the location of the proposed new Research and Seminar centre (Facilities Information, University of Stellenbosch).

On 17 July 2006, Mr Hennie Vos was contacted by Mr Schalk Opperman, University of Stellenbosch, with regards to archaeological monitoring of the proposed construction of a Research and Seminar Centre associated with the STIAS on this portion of Erf 1539. A site visit by Mr Hennie Vos and Ms Harriet Clift to the portion of land in question was undertaken on 18 July 2006. This piece of land is presently an open space, which may have been used as a garden in the past, but has now run wild and has been used as a dumping ground for garden refuse and building rubble.



Plate 1: The entrance from the historical werf to the proposed site of the Research and Seminar Centre

Plate 2: The remains of an early to mid 20<sup>th</sup> century structure possibly associated with a cemented water furrow. Some of the building material visible in this photograph has been dumped.



Plate 3: Although the area is overgrown, the underlying gravels and clays are still visible in the paths.

### **Précis of historical background of the Farm Mostertsdrift**

The historical background of the farm Mostertsdrift and the people who lived there has been researched in detail by Dr Elzette Albertyn (2000).

The existing werf dates to the early-mid 19<sup>th</sup> century. During the 1860s the buildings were extensively Victorianised. When the werf was renovated in 2002-2003, the Victorian character was retained as was recommended by Albertyn (2000:84). As the historical werf does not form the main focus of this report, it will only be referred to in general terms in relation to the study area.

The historical research suggests that no structures were built on the portion of Erf 1539 on the location of the proposed new Research and Seminar Centre.

The farm Mostertsdrift was granted to Jan Cornelisz Mostert in 1683, although the transfer deed and survey diagram dates to 1692 (Figure 3). While there is no record of a dwelling on the farm at this time, the 1688 census show that the land granted to Jan Mostert was under cultivation (wheat, rye as well as vineyards) and that he owned sheep, cattle and pigs (Albertyn 2000). Mostert lived on the farm for nearly a decade, and one would assume that he built a dwelling of sorts.

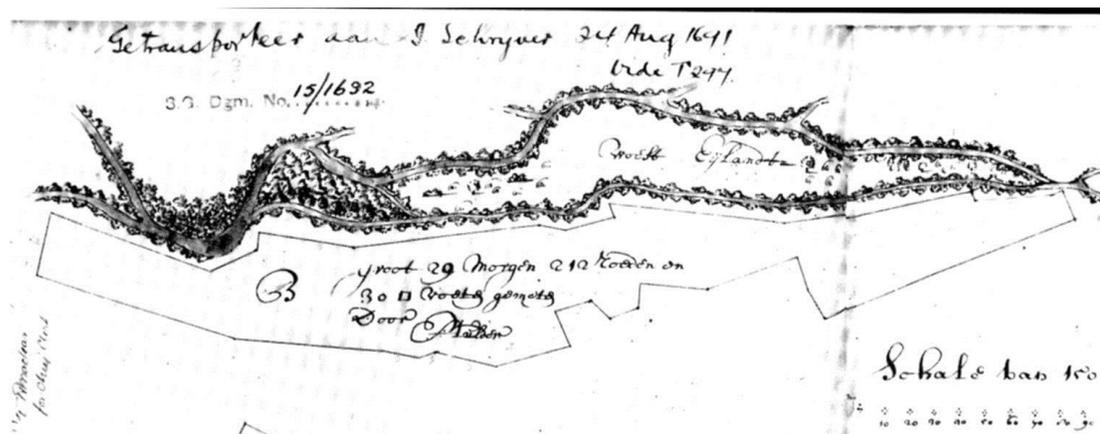


Figure 3: The land granted to Jan Mostert in 1683 (Smuts 1979:20)

In 1691, Mostert sold the farm to Isaak Schrijver, apparently to cover mortgage debt. Between 1692 and 1696 Schrijver acquired the farm Schoongezicht and two other portions of land. It would seem as if Schrijver lived on Schoongezicht. Mostertsdrift, together with two other portions of land, formed part of the farm Schoongezicht for nearly a century (Albertyn 2000).

In 1808 the farm was acquired by Coenraad Johannes Fick. In 1817, Fick sold a portion of Mostertsdrift to his brother-in-law Johannes Gerhardus Delpont, Albertyn suggests that it was at this time that the werf at Mostertsdrift was developed (Figure 4). The gable date of the manor house is 1820. The wine cellar has a gable date of 1848. The name “Mostertsdrift” first appears in the transfer deeds in 1852 (Albertyn 2000)



Figure 4: Hertog's map of 1817 shows a simple rectangular structure on the farm Mostertsdrift (Smuts 1979: after 89).

In 1902, the farm Mostertsdrift subdivided into 302 erven which are sold by public auction. Figure 5 shows the location of the werf in relation to the newly surveyed suburban erven (Albertyn 2000).

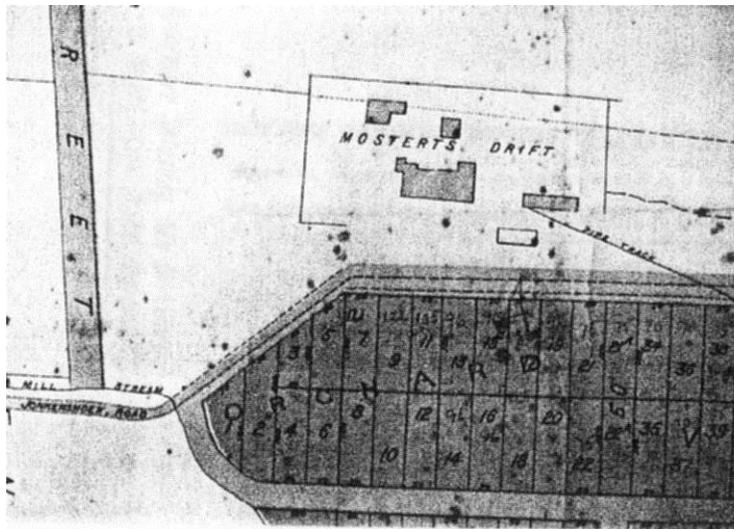


Figure 5: The Mostertsdrift with its werf wall in relation to Marais Street to the left and the new erven (Albertyn 2000:35). The area for the proposed Centre is in the area between the street and the werf.

Stellenbosch University bought Mostertsdrift in 1996, comprising of erven 1539, 3361 and 6338, Stellenbosch (Albertyn 2000).

### **Recommendations**

It is our strong recommendation that a monitoring brief be implemented during the initial construction phase and that no Phase 1 Archaeological Impact Assessment be required.

- A fence should be constructed about 2m away from the existing werf wall to create a buffer in order to protect it from accidental damage by the construction vehicles and crew.
- The dumped garden refuse and building rubble should be removed, as well as the vegetation in order to expose the ground surface.
- A number of test trenches are proposed prior to the mechanical excavation associated with the construction process in order to confirm the presence or absence of archaeological features. Mr Hennie Vos has observed that there is very little humic material overlying the in situ gravel layers, both in the historical werf and the study area.
- Mr Hennie Vos will monitor the first phase of the mechanical excavation for the construction of the Research and Seminar Centre to ensure that no additional archaeological features may be destroyed should they be uncovered.

**References**

Albertyn, E 2000. Kultuurhistoriese Verslag Mostertsdrift. Unpublished Report

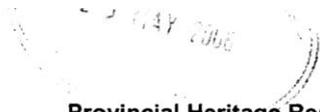
Smuts, F (ed) 1979. Stellenbosch Three centuries. Stellenbosch: Town Council of Stellenbosch.

Van Biljon & Visser Architects. 2005. Stellenbosch Institute for Advanced Study: Mostersdrift. Unpublished report – Concept Development 3-D Studies.

## Appendices

### Appendix 1:

Record of Decision from Heritage Western Cape dated 18 May 2006



## HERITAGE WESTERN CAPE

Provincial Heritage Resources Management Authority of the Western Cape

Private Bag X9067

CAPE TOWN

Tel. (021) 483 9783

Fax: (021) 483 9842

Email: kmoiloo@pgwc.gov.za

Enquiries: KM Moiloo

18-05-2006

Our Reference: C13/3/6/2/2/1/1/C8

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**RECORD OF DECISION**  
Heritage Western Cape Built Environment and Landscapes Committee

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**Heritage Western Cape hereby notifies:**

University of Stellenbosch, Private Bag 1, Matieland, 7602

**Of its intention to grant a permit in terms of  
Section 27 of the National Heritage Resources Act (Act 25 of 1999)**

**FOR:** Proposed development

**AT:** Erf 15668, Stellenbosch

**DECISION:** The Committee decided to approve the proposal.

**THE FOLLOWING CONDITIONS APPLY:** **NONE**

**NOTE:**

- This decision is subject to a general **appeal period of 14 working days** and may be suspended should appeal against this decision be received by Heritage Western Cape within 14 working days from the date the record of decision is issued.
- No work is to commence before the 14 days appeal period has lapsed and a permit has been issued by Heritage Western Cape.
- The applicant is required to inform all interested and affected parties of this record of decision within this 14 day appeal period.
- This decision does not exonerate the applicant from obtaining local authority approval or any other approval for the proposed work.

**For Accounting Officer: Heritage Resources Management Service  
p.p. Heritage Western Cape**

## Appendix 2:

SAHRA permit for alteration of historical farmstead, Mostertsdrift, dated 2 September 2000.

# SAHRA

**Suid-Afrikaanse Erfenisulbronne Agentskap**

HARRINGTON STRAAT 111, KAAPSTAD, 8001  
 POSBUS 4637, KAAPSTAD, 8000  
 TEL (021) 462-4502 - FAKS (021) 482-4509

Ons Verw.: 9/2/084/0005

U Verw.:

Navrae: Beverley Crouts

Datum: 4 September 2000

## PERMIT

No. 60/00/03/016/10

Uitgereik ingevolge Artikel 25(2)(h) van die Wet op Nasionale Erfenisulbronne (Wet No. 25 van 1999)

### GOEDKEURING IN BEGINSSEL WORD HIERDEUR VERLEEN

AAN: c/o Smuts & de Kock Argitekte  
 63 Dorpsstraat  
 Stellenbosch  
 7599

VIR: Restourasie en omskepping van historiese Mostertsdrift plaaskompleks na die Stellenbosche Instituut vir gevorderdenavorsing

BY: Mostertsdrift, Jonkershoekweg, Stellenbosch

#### OOREENKOMSTIG MET:

Aansoek gedateur: 1 Junie 2000  
 Tekening nos: sketsplanne  
 Tekeninge deur: Smuts & de Kock Argitekte

#### DIE VOLGENDE VOORWAARDES IS VAN TOEPASSING:

1. SAHAE moet skriftelik in kennis gestel word by voltooiing van die goedgekeurde werk.
2. Hierdie is 'n beginsel goedkeuring vir die voorgestelde ontwikkeling d.w.s gevorderde of finale voorstelle is steeds onderhewig aan SAHRA goedkeuring.
3. Gedetailleerde landskapperings voorstelle moet ook aan SAHRA voorgelê word vir goedkeuring.

#### LET WEL:

- \* Hierdie permit is onderhewig aan 'n algemene appèl periode van 14 dae, en mag opgeskort word indien daar 'n appèl teen die uitreiking van hierdie permit deur SAHEA binne 14 dae vanaf die uitreikingsdatum, ontvang word. SAHAE aanvaar nie verantwoordelikheid vir enige kostes en verliese wat gely word vooruitspruitend uit die opskorting en herroeping van hierdie permit nie.
- \* Die uitreiking van hierdie permit onthef nie die applikant van die verkryging van die nodige toestemming van die plaaslike owerheid, of enige ander owerheid, vir die voorgenome werk nie.
- \* Hierdie permit is nie oordraagbaar nie.
- \* Hierdie permit is geldig vir een jaar tot 4 September 2001.

nms: WAARNEMENDE STREEKBESTUURDER, WES-KAAP  
 Afdruk: Stellenbosch Munisipaliteit, Posbus 17, Stellenbosch, 7600

**Appendix 3:**

Correspondence with Stellenbosch Municipality regarding conditions for re-zoning, dated 7 June 2005 and 17 September 2002.