

Archival study: Jonkersdrift sewerage pipe line  
Farm 1441, 1440, 1308/8 (Previously Mount Happy)  
Farm 334/17 (Portion 17 of Klein Gustrouw)  
Remainder Farm 321 (Mount Happy)  
Farm 1022  
Erf 3593



Preliminary draft prepared for  
Uhambo Property Investments (Pty)Ltd

By  
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## Introduction

This report has been commissioned in response to an RoD issued by Heritage Western Cape dated 17 November 2009 for a proposed sewer line on the Jonkersdrift estate, linking two new dwellings and the existing historic dwelling to the existing municipal sewerage system. The brief is to determine whether there is any documentary evidence of earlier structures in the line of the pipe line.

The most sensitive area in the valley relates to the 17<sup>th</sup> century freehold grants, which in terms of the study area relates to the farms Mount Happy and portions of Klein Gustrouw. An archaeological impact assessment of the pipeline is being undertaken by Jonathan Kaplan.

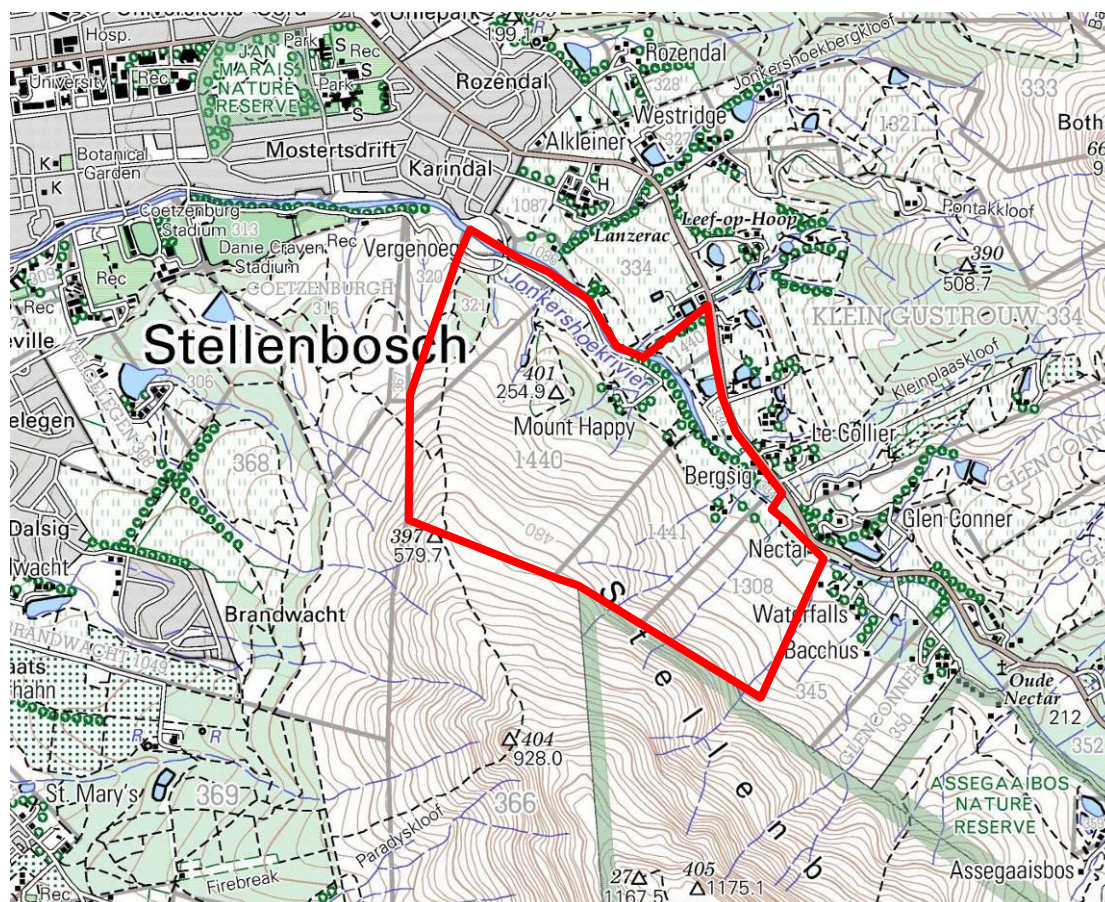


Figure 1: Location map (3318DD). Farms 1440, 1441, Rem 1308 are portions of what was previous Mount Happy. Rem 321 is part of the historical farm Coetzenburg and is currently owned by the University of Stellenbosch. Farm 334/17 is situated on the northern bank of the Eerste River and is a portion of Klein Gustrouw.

## Historical background

Coetzenburg also has its roots in a late 17<sup>th</sup> century grant, but does not form part of the Jonkershoek farms discussed above. The farm was granted in 1693 to Dirk Coetsee, who may have been farming the land since 1681 (Fransen 2004:1994). Fransen (2004:194) has dated the homestead to the c1833, but speculates that it may have an older core, which could date to the second half of the 18<sup>th</sup> century. The portion of Coetzenburg on which the proposed sewer is to run, is far removed from the main dwelling, so the history of the farm will not be detailed further.

The Jonkershoek valley is a fairly narrow river valley with the Eerste River at its base and the Stellenbosch mountains forming the steep southern wall. Historically, the Jonkershoek valley is characterized by freehold land grants to freeblacks: with the exception of Mostertsdrift and



Schoongezicht (later Lanzerac) at the mouth of the valley. Within the study area, two grants in particular are of interest, consisting of irregular portions of land straddling both sides of the river: one grant to Anthony and Manuel van Angola (OSF 1.61) and a similar grant to Louis van Bengal (OSF 1.63) (Figure 2) (Malan 1996; Fransen 2004; de Bosdari 1964).

The Jonkershoek farms, starting with Mostertsdrift and Schoongezicht and continuing up the river valley, have a tangled history. During the course of the early 18<sup>th</sup> century Isaak Schrijver and his wife Anna Hoek acquired all the farms in the valley. Their main residence appears to have been at Schoongezicht (later Lanzerac). The estate inventory of Anna Hoeks (the widow of Isaac Schrijver) dated 1723 lists Schoongezicht as their main residence, as well as 4 other properties situated in the Jonkershoek distinguished only by their extent (Krziesinski-De Widt 2002:254-256). Furthermore, during the 18<sup>th</sup> century, there is a direct ownership and familial link of the farms in this valley through, the granddaughter of Anna Hoeks<sup>1</sup>: The significance of this link is that until the end of the 18<sup>th</sup> century, it would appear that there was only one main residential node in the valley, and that was situated at Schoongezicht. The remainder of the homesteads date to the early 19<sup>th</sup> century when the farms in the valley were untangled.

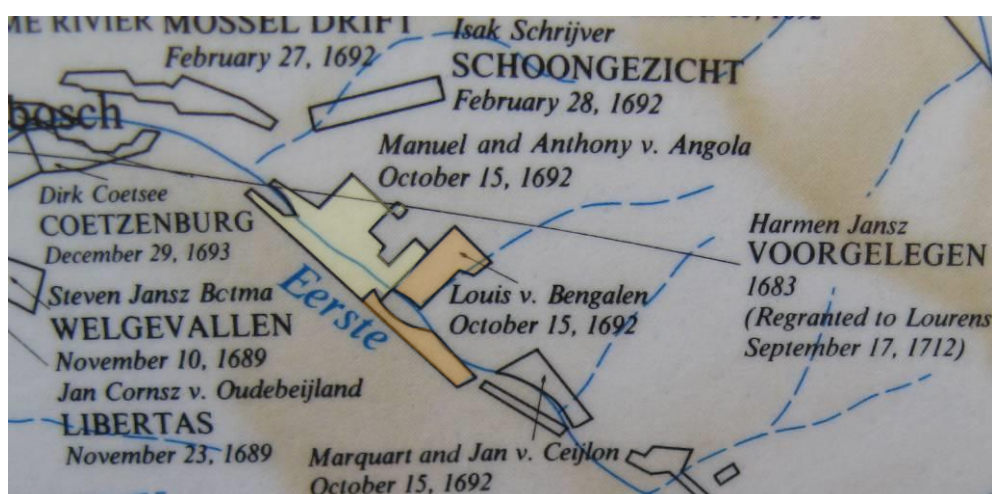


Figure 2: Guelke's map of the Southwestern Cape 1657-1750 showing the early freehold grants (Guelke 1982). OSF 1.61 and OSF 1.63 are shaded yellow and orange respectively. The farm Schoongezicht, granted to Isaak Schrijver, later became known as Lanzerac.

Within the study area, the farms Klein Gustrouw and Mount Happy are of significance. Prior to 1790, the Jonkershoek farms were still linked by a strong familial line that went straight back to Anna Hasselaar: Her son-in-law owned Schoongezicht, her grandsons owned what later became Mount Happy and Klein Gustrouw, her eldest son owned the remainder of the valley with the exception of Assegaibosch (Fransen 2004:199).

In 1790 Petrus du Toit acquired Mount Happy/Klein Gustrouw. He soon transferred the land to Isak de Melander, who set about increasing his holdings through a number of quitrent grants. The farm at the time was known as Weltevreden.

In the 1830s, the farm is split with the Eerste River as the divide. PC van Blommenstein acquired the southern portion Pieter Daniel Grundeling start acquiring land on the northern banks of the Eerste River (Leef op Hoop). In the 1840s, the southern portion becomes known as Mount Happy and the northern portions (acquired by Mynhardus Onkruydt in piecemeal fashion since 1836) as Klein Gustrouw.

<sup>1</sup> Anna Hoeks was married to Isaac Schrijver. According to Malan (1996) she was married previously to a Hasselaar with whom she had a number of children. Her son Jacob Hasselaar had a daughter, Anna Hasselaar. Anna Hasselaar was married to Chrstoffel Groenewald. Their son Jacobus took ownership of the properties in 1761. It was at the death of Anna Hasselaar that the Jonkerhoek farms were finally untangled.

After a few brief ownerships, Mount Happy was acquired in 1872 by Roelof de Leeuw. The farm remained in the de Leeuw family until 1996, when it was acquired by Marinus Daling. The farm is currently owned by Uhambo Property Investments (Pty)Ltd and is now known as Jonkersdrift.

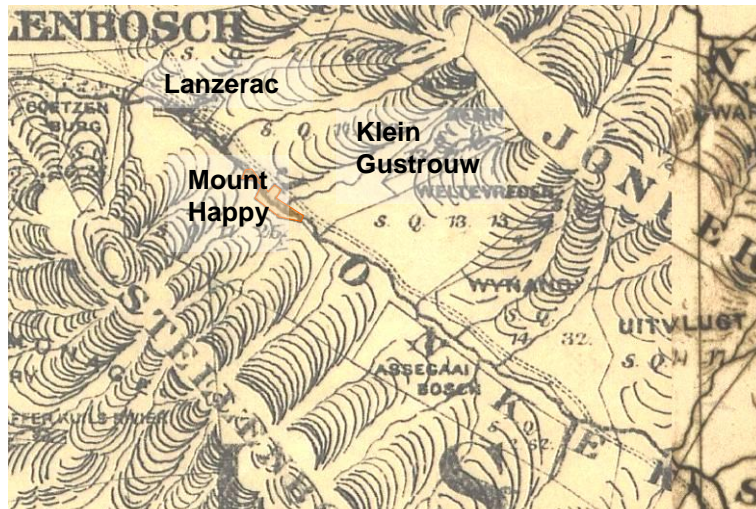


Figure 3: Divisional map Southwestern Cape to Malmesbury (Land Surveys and Mapping, Mowbray c1890-1900). The approximate location of the 17<sup>th</sup> century freehold grants shown in Figure 2 is shaded orange.

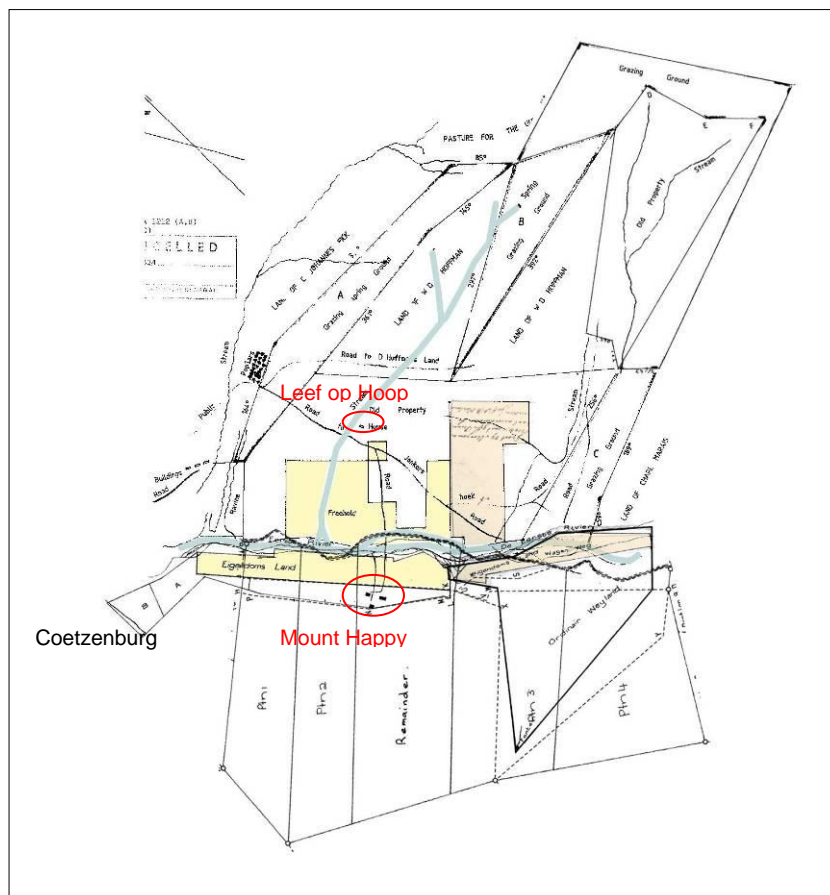


Figure 4: Composite of survey diagrams (c19<sup>th</sup> century) illustrating the location of the 17<sup>th</sup> century freehold land grants (shaded) and subsequent quitrent grants. The only structures indicated on the survey diagrams within the study area, are the three structures at Mount Happy. (An exact match of the diagrams was not possible).



## Structures

The historical homestead at Mount Happy (Farm 1440) is first shown on a survey diagram dating to 1813 (SG 199 and 202/1813), situated on a piece of perpetual quitrent land granted to Isak de Melander. The original homestead most certainly predates 1813, although analysis of the existing buildings would be required to determine the age and evolution of the existing werf.

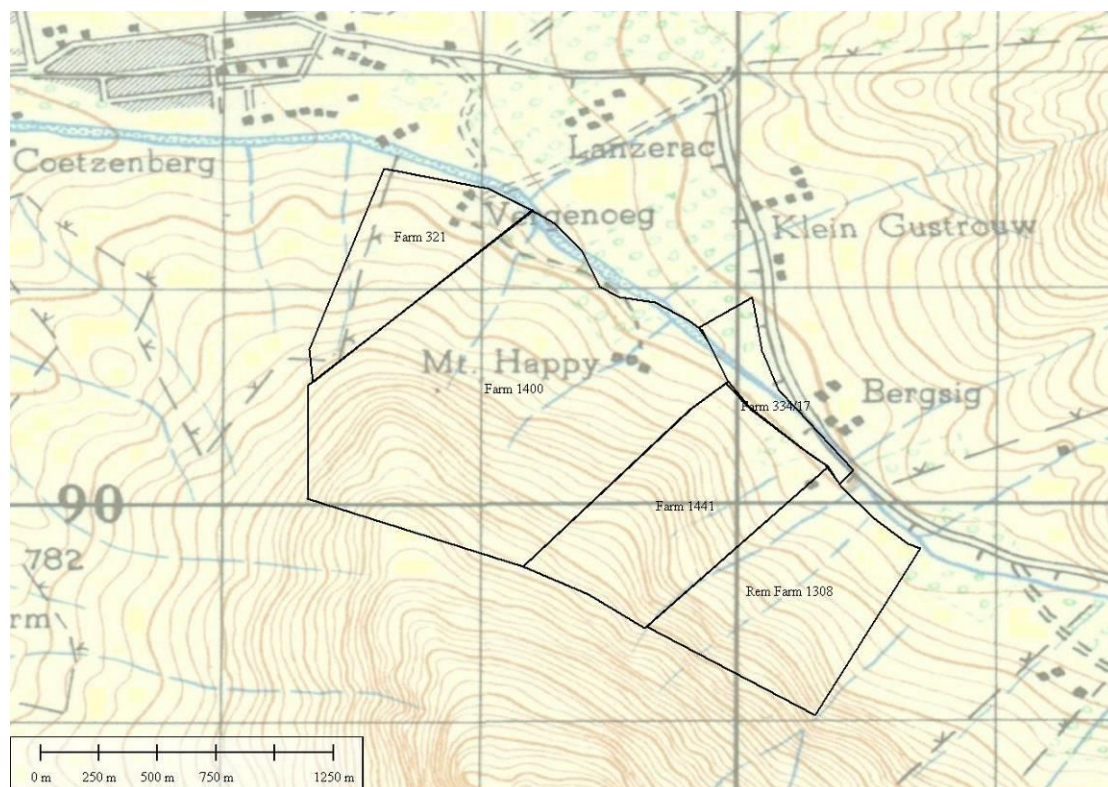


Figure 5: 1935 topographical map 3318DD Stellenbosch, showing three structures on the remaining portion of Farm 321. These structures do not occur on the earlier survey diagrams and are no longer visible on the landscape. These buildings do not fall on the 17<sup>th</sup> century land grants

## Findings and recommendations

No documentary evidence was found of structures associated with the 17<sup>th</sup> century freehold grants in the study area.

The historic homestead in Farm 1440 (Mount Happy), dates at least to the early 19<sup>th</sup> century and is likely to incorporate some of the original structures shown on the 1813 survey diagram. Further investigation of the fabric of the structures would be required to clarify the age and evolution of the werf. An overlay of the site plan with the 1813 survey diagram suggests that the current alignment of the werf corresponds with the two structures closer to the river. If this is the case, then the remains of the third structure may be situated to the SSW of the existing werf. Once again, this theory would have to be clarified on the ground.

The sewerage link from this historic homestead to the main line along the river, is in a potentially sensitive area and some *in situ* archaeological material pertaining to the early history of the werf may be uncovered. The sewer line in this area would have to be monitored by a qualified archaeologist on a full time basis to ensure that any household midden material or any possible foundations are recorded and mitigated if necessary.

The remainder of the line along the river, is not in a sensitive area, with regards to the historical archaeology of the Mount Happy werf. The portion of the trench on the Rem of Farm 321 could be monitored, to determine whether the remains are of archaeological significance.

**Sources:**

De Bosdari, C. 1964. Cape Dutch farmsteads and houses. Cape Town: AA Balkema.

Fransen, H. 2004. A guide to the old buildings of the Cape. Cape Town: Jonathan Ball

Krzesinski-De Widt, A. 2002. Die boedelinventaris van erflaters in die Distrik Stellenbosch 1679 – 1806. Stellenbosch Museum Digital Version

Malan, A. 1996. Mount Happy, Stellenbosch, Preliminary archival research report. Unpublished report prepared for Mr Daling, Mount Happy

Deeds Summary: MOUNT HAPPY (from Malan 1996)

| FARM No      | Diagram  | Deed     | Date         | Extent                           | From                                                              | To                                                                | Price             | Neighbours                                                                                    | Comments                                               |
|--------------|----------|----------|--------------|----------------------------------|-------------------------------------------------------------------|-------------------------------------------------------------------|-------------------|-----------------------------------------------------------------------------------------------|--------------------------------------------------------|
| 338 +<br>339 | 32/1693  | OSF 1.63 | 15/10/1692   |                                  | Grant                                                             | Freeblack Louis van Bengal                                        |                   | Both sides Eerste River<br>SE: Jan van Ceylon<br>SW & NE: Mountains<br>NW: Anthony van Angola | Also incl 339                                          |
| 338 +<br>339 |          | 406      | 24/11/1696   | 2 pieces of land<br>29 M 219 SR  | Louis van Bengalen                                                | Government of Cape of Good Hope (Orphan Chamber)                  | f400              | Both sides Eerste River<br>SE: Jan van Ceylon<br>SW & NE: Mountains<br>NW: Anthony van Angola |                                                        |
| 338 +<br>339 |          | 408      | 31/12/1696 ? | 29 M 214 SR                      | Government of Cape of Good Hope                                   | Isaac Schrijver                                                   |                   | Both sides Eerste River<br>SE: Jan van Ceylon<br>SW & NE: Mountains<br>NW: Anthony van Angola | (Malan 1996)                                           |
| 338 +<br>339 |          | 983      | 13/04/1714   | 29 M 214 SR                      | Est Isaac Schrijver                                               | Anna Hoeks<br>Wid I Schrijver                                     | f800              |                                                                                               |                                                        |
| 338 +<br>339 |          | 3674     | 29/09/1761   | A: 29 M 114 SR<br>B: 24 M 407 SR | Anna Hasselaar<br>Wid Christoffel<br>Groenewald                   | Jacobus<br>Groenewald                                             | f900              |                                                                                               |                                                        |
| 338 +<br>339 |          | 4642     | 3/10/1744    | A: 29 M 114 SR<br>B: 24 M 407 SR | Jacobus<br>Groenewald                                             | Christoffel<br>Groenewald &<br>Johannes<br>Casparus<br>Groenewald | f900              |                                                                                               | Subdivided:<br>A TD<br>6521/1790<br>B: TD 297/1801     |
| 338          |          | 6521     | 26/11/1790   | A: 29 M 114 SR                   | Christoffel<br>Groenewald &<br>Johannes<br>Casparus<br>Groenewald | Petrus<br>Johannes Du<br>Toit                                     | f30 100           |                                                                                               | "Anthony van Angola and Louis van Bengalen"            |
| 339          |          | 267      | 24/03/1801   | B: 24 M 407 SR                   | Johannes<br>Casparus<br>Groenewald                                | Christoffel<br>Groenewald                                         | f1 900            |                                                                                               |                                                        |
| 337?         | 65/1802  | 239      | 13/08/1830   | 19M 400SR                        | Petrus Jacobus<br>du Toit                                         | Isaak Johannes<br>de Melander                                     |                   | SE I de Melander<br>MW Coenraad Joh<br>Albertyn<br>NE Eerste Rivier                           | Only the owner can cut wood from his side of the river |
| 363          | 202/1813 | StQ 2.58 |              | 52M 232SR                        | Grant                                                             | Izaak Johannes<br>de Melander                                     | 13<br>Ryksdalders | SE NE Eerste River<br>NW Weltevreden<br>W SW mountains<br>SSE ?                               |                                                        |
| 364          | 199/1813 | StQ 2.54 |              | 18M 408SR                        | Grant                                                             | Izaak Johannes                                                    |                   | N Eerste Rivier                                                                               |                                                        |

|     |          |           |            |                             |                                                       |                                                                                                 |           |                                   |                                                                                                                                                                                                                                           |
|-----|----------|-----------|------------|-----------------------------|-------------------------------------------------------|-------------------------------------------------------------------------------------------------|-----------|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|     |          |           |            |                             |                                                       | de Melander                                                                                     |           | W Mountains<br>SW adjoining lands |                                                                                                                                                                                                                                           |
|     |          | 239       | 13/08/1830 | 24M 204SR<br>71M 130SR      | Izaak Johannes<br>de Melander                         | Petrus Canzius<br>can<br>Blemmenstein                                                           |           |                                   |                                                                                                                                                                                                                                           |
| 364 | 250/1833 | StQ 11.25 | 20/04/1837 | 215M 23SR                   | Grant                                                 | Petrus Canzius<br>can<br>Blemmenstein                                                           | £1        |                                   | Showing 3<br>structures                                                                                                                                                                                                                   |
|     |          | 87        | 18/01/1842 | 24M 204SR,<br>286M 153SR    | Trustees of Est<br>Petrus Canzius<br>can Blommenstein | Christiaan<br>Ludolph<br>Neethling<br>Frederick's son                                           | £1887 10s |                                   |                                                                                                                                                                                                                                           |
|     |          | 195       | 28/02/1843 | 24M 204SR,<br>286M 153SR    | Christiaan<br>Ludolph Neethling<br>Frederick's son    | Jan Christiaan<br>Nielen Marais<br>Charle's son                                                 | £2075     |                                   |                                                                                                                                                                                                                                           |
|     |          | 1456      | 28/10/1847 | 24M 204SR,<br>286M 153SR    | Jan Christiaan<br>Nielen Marais<br>Charle's son       | Andries<br>Christoffel vd<br>Byl                                                                | £1750     |                                   |                                                                                                                                                                                                                                           |
|     |          | 2661      | 24/04/1856 | 24M 204SR,<br>286M 153SR    | Andries Christoffel<br>vd Byl                         | Joseph<br>Frederick Fry<br>Burnard                                                              | £2000     |                                   |                                                                                                                                                                                                                                           |
| 320 |          | 263       | 13/09/1860 | 3M 337 SR<br>29M 177SR      | Joseph Frederick<br>Fry Burnard                       | Jacoba Eliza de<br>Villiers                                                                     | £750      |                                   |                                                                                                                                                                                                                                           |
|     |          | 228       | 26/04/1872 | 20M 466.5SR<br>240M 212.5SR | Marie Magdalena<br>Burnard (Wid JFF<br>Burnard)       | Roelof<br>Johannes de<br>Leeuw Jnr                                                              |           |                                   |                                                                                                                                                                                                                                           |
|     |          | 5671      | 28/04/1920 | 20M 466.5SR<br>240M 212.5SR | Roelof Johannes<br>de Leeuw Jnr                       | Johan Wilhelm<br>de Leeuw and<br>Andreas<br>Hendrick de<br>Leeuw T/A De<br>Leeuw and<br>Brother | £3000     |                                   | "The seller<br>reserves unto<br>himself and his<br>wife<br>Margaretha<br>Louisa de<br>Leeuw ... the<br>free and<br>undisturbed<br>use and<br>occupation of<br>that part of the<br>dwelling house<br>as at present<br>occupied by<br>them" |
|     |          | 10944     | 7/09/1943  | 20M 466.5SR                 | Johan Wilhelm de                                      | Andreas                                                                                         | £5000.00  |                                   |                                                                                                                                                                                                                                           |



|                      |  |       |            |                             |                                 |                                 |               |  |  |
|----------------------|--|-------|------------|-----------------------------|---------------------------------|---------------------------------|---------------|--|--|
|                      |  |       |            | 240M 212.5SR                | Leeuw                           | Hendrick de Leeuw               |               |  |  |
|                      |  | 20441 | 23/12/1960 | 20M 466.5SR<br>240M 212.5SR | Andreas Hendrick de Leeuw       | Roelof Johannes de Leeuw        | £5000.00      |  |  |
|                      |  | 3322  | 13/02/1974 | 20M 466.5SR<br>240M 212.5SR | Roelof Johannes de Leeuw        | Dirk Johannes Albertus Zandberg | R230 000.00   |  |  |
| 362-364,<br>337, 339 |  | 70428 | 23/04/1996 | 223,5 ha                    | Dirk Johannes Albertus Zandberg | Marinus Huig Daling             | R8 000 000.00 |  |  |



| FARM No 321 | Diagram   | Deed  | Date       | Extent     | From                          | To                                | Price | Comments                                      |
|-------------|-----------|-------|------------|------------|-------------------------------|-----------------------------------|-------|-----------------------------------------------|
|             | 1969/1860 | 263   | 13/09/1860 | 32M 515 SR | JFF Burnard                   | Jacob Eliza de Villiers           |       | Part of Mount Happy being 337/1, 314/1, 362/1 |
| 321         |           | 358   | 30/06/1865 | 32M 515 SR | JE de Villiers                | Albertus PH Haupt                 |       |                                               |
| 321         |           | 375   | 31/08/1872 |            | APH Haupt                     | Andries C vd Byl                  |       |                                               |
| 321         |           | 1924  | 18/04/1893 |            | ACvdByl                       | Robert Gerhardus Blake            |       |                                               |
| 321         |           | 7689  | 26/10/1908 |            | Ins Est RG Blake              | Johannes Hanoch Marais            |       |                                               |
| 321         |           | 4439  | 12/06/1913 |            | JH Marais                     | James Jacob Jacobus Blake         |       |                                               |
| 321         |           | 7280  | 23/07/1919 |            | JJJ Blake                     | Johanna Catharina Blake           |       |                                               |
| 321         |           | 9389  | 8/12/1931  |            | JC le Grange (formerly Blake) | Andries Christoffel vd Byl Blake  |       |                                               |
| 321         |           | 1139  | 11/2/1942  |            | AC vd Byl Blake               | Marie Marguerie Southey           |       |                                               |
| 321         |           | 7027  | 13/05/1946 |            | MM Southey                    | Alice Evlyn Fryer (Wid nee Roche) |       |                                               |
| 321         |           | 5302  | 9/04/1952  |            | AE Fryer                      | Greta Ravetsky                    |       |                                               |
| 321/1       |           | 14137 | 24/09/1963 | 6.9713m    | Greta Ravetsky                | UMB ? Pty Ltd                     |       |                                               |
| Rem 321     |           |       | 1966       | 25.8870m   | Greta Ravetsky                | University of STB                 |       |                                               |





| FARM No 335 & 336 | Diagram | Deed     | Date       | Extent      | From                   | To                            | Price | Neighbours                                                      | Comments                              |
|-------------------|---------|----------|------------|-------------|------------------------|-------------------------------|-------|-----------------------------------------------------------------|---------------------------------------|
| 335 +336          | 31/1692 | OSF 1.61 | 15/10/1692 |             | Grant                  | Manuel and Anthony van Angola |       | SE: Louis van Bengalen<br>SW & NE: Mountains<br>NW: Jan Mostert | Initially granted in 1683             |
| 335 +336          |         | 112      | 26/11/1790 |             | M van Angola + 1       | Petrus Jacobus du Toit        |       |                                                                 | See Malan's research to stop this gap |
| 335 +336          |         | 460      | 21/12/1802 |             | PJ du Toit             | Tobias vd Byl                 |       |                                                                 |                                       |
| 335 +336          |         | 106      | 24/04/1807 |             | Est T vd Byl           | Pieter Daniel Grundeling      |       |                                                                 |                                       |
| 335/1             |         | 163      | 15/12/1815 | 5M<br>339SR | PD Grundeling          | Coenraad Johannes Fick        |       |                                                                 |                                       |
| Rem 335 + 336     |         | 165      | 11/08/1815 |             | PD Grundeling          | Daniel Cornelius Hoffman      |       |                                                                 |                                       |
| Rem 335 + 336     |         | 261      | 28/12/1830 |             | Ins Est DC Hoffman     | Isaak Johannes de Melander    |       |                                                                 |                                       |
| Rem 335 + 336     |         | 129      | 29/07/1836 |             | Ins Est IJ de Melander | Mynhardus J v Nuydt Onkryt    |       |                                                                 | <b>See 334 Klein Gustrouw</b>         |

| FARM No 340 | Diagram  | Deed    | Date       | Extent                                         | From                                | To                                                         | Price | Neighbours | Comments                                                         |
|-------------|----------|---------|------------|------------------------------------------------|-------------------------------------|------------------------------------------------------------|-------|------------|------------------------------------------------------------------|
| 340         | 195/1813 | StQ2.50 | 1/01/1817  | 145M<br>484SR                                  | Grant                               | Pieter Daniel Grundeling                                   |       |            |                                                                  |
| 340 Ptn 1   |          | 10      | 17/09/1819 | 80M                                            | PD Grundeling                       | Daniel Cornelius Hoffman                                   |       |            |                                                                  |
| Rem 340     |          | 4       | 15/01/1838 | 65M<br>484SR                                   | PD Grundeling                       | Johannes Daniel Grundeling and Pieter Jacob Grundeling     |       |            |                                                                  |
| Rem 340     |          | 97      | 13/07/1843 | 65M<br>484SR                                   | Ins Est JD Grundeling +1            | Mynhardus Onkruydt + Charles Gerhardys Marais              |       |            |                                                                  |
| Rem 340     |          | 171     | 29/07/1845 | 65M<br>484SR                                   | CG Marais                           | Mynhardus Onkruydt                                         |       |            |                                                                  |
| Rem 340     |          | 46      | 2/12/1852  | 66M<br>11SR<br>25M<br>350SR<br>No extent given | Mynhardus Jacobus Van Nuldt Onkruyt | Mynhardus Onkruydt Marais                                  |       |            |                                                                  |
| Rem 340     |          | 118     | 9/10/1889  | 66M<br>11SR<br>25M<br>350SR<br>No extent given | Mynhardus Onkruydt Marais           | Mynhardus Jacobus Onkruyt Marais and Jacobus Petrus Marais |       |            | In ½ share                                                       |
| Rem 340     |          | 3936    | 2/06/1911  | 442M<br>270 SR                                 | CRT                                 | Mynhardus Jacobus Onkruyt Marais                           |       |            | Certificate of Registered Title<br><b>See 334 Klein Gustrouw</b> |
| Rem 340     |          | 3937    | 2/06/1911  | 420M<br>270 SR                                 | CRT                                 | Jacobus Petrus Marais                                      |       |            | Certificate of Registered Title<br><b>See 334 Klein Gustrouw</b> |



| FARM No 341 | Diagram  | Deed    | Date       | Extent         | From                                      | To                                                                           | Price | Neighbours | Comments                           |
|-------------|----------|---------|------------|----------------|-------------------------------------------|------------------------------------------------------------------------------|-------|------------|------------------------------------|
| 341         | 196/1813 | StQ2.51 | 1/01/1817  | 106M<br>542SR  | Grant                                     | Pieter Daniel<br>Grundeling                                                  |       |            |                                    |
|             |          | 9       | 17/08/1819 |                | PD Grundeling                             | Daniel<br>Cornelius<br>Hoffman                                               |       |            |                                    |
| 341/1/1     |          | 49      | 21/01/1820 | 48M<br>410SR   | DC Hoffman                                | HJJ Vermaak                                                                  |       |            |                                    |
| Rem 341     |          | 261     | 28/12/1830 | 57M 244<br>SR  | Ins Est DC<br>Hoffman                     | Isaak H de<br>Melander                                                       |       |            |                                    |
|             |          | 129     | 29/07/1836 | 57M 244<br>SR  | Ins Est IJ de<br>Melander                 | Mynhardus<br>Jacobus Van<br>Nuldt Onkruyt                                    |       |            |                                    |
|             |          | 46      | 2/12/1852  | 57M 244<br>SR  | Mynhardus<br>Jacobus Van<br>Nuldt Onkruyt | Mynhardus<br>Onkruydt<br>Marais                                              |       |            |                                    |
|             |          | 118     | 9/10/1889  | 57M 244<br>SR  | Mynhardus<br>Onkruydt<br>Marais           | Mynhardus<br>Jacobus<br>Onkruyt<br>Marais and<br>Jacobus<br>Petrus<br>Marais |       |            | In ½ share                         |
|             |          | 3936    | 2/06/1911  | 442M<br>270 SR | CRT                                       | Mynhardus<br>Jacobus<br>Onkruyt<br>Marais                                    |       |            | Certificate of<br>Registered Title |
|             |          | 3937    | 2/06/1911  | 420M<br>270 SR | CRT                                       | Jacobus<br>Petrus<br>Marais                                                  |       |            | <b>See 334 Klein<br/>Gustrouw</b>  |

