



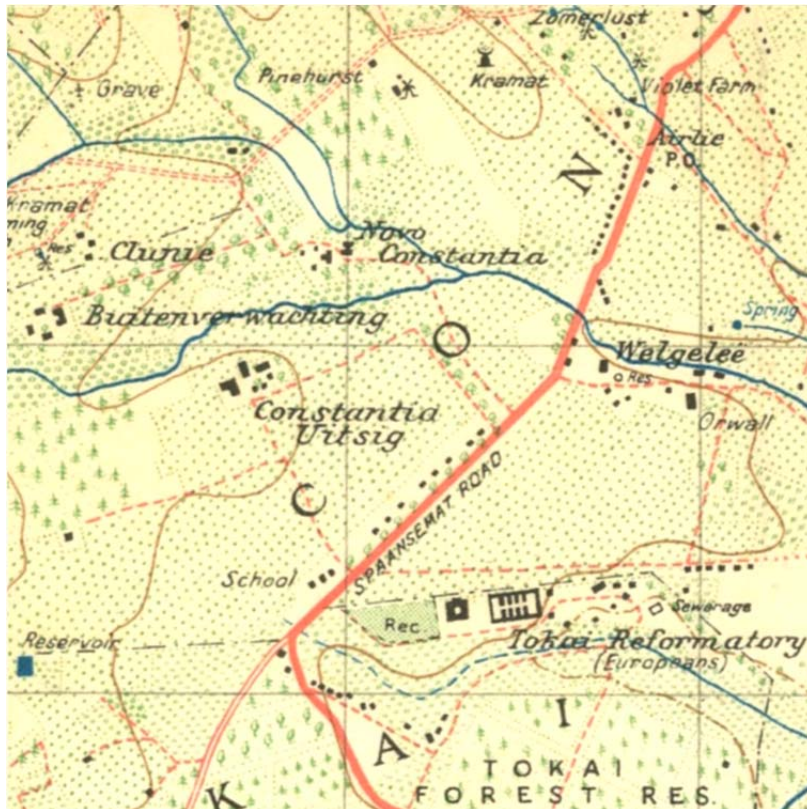
# CONSTANTIA UITSIG

Proposed Development on Erven 3025 and 9795 Constantia  
Spaanschemat River Road, Constantia

## HERITAGE IMPACT ASSESSMENT

in terms of Section 38(4) of the National Heritage Resources Act (Act 25 of 1999)

HWC Case No. 14102105AS1029E



## PHASE 1 REPORT

June 2015

prepared by:

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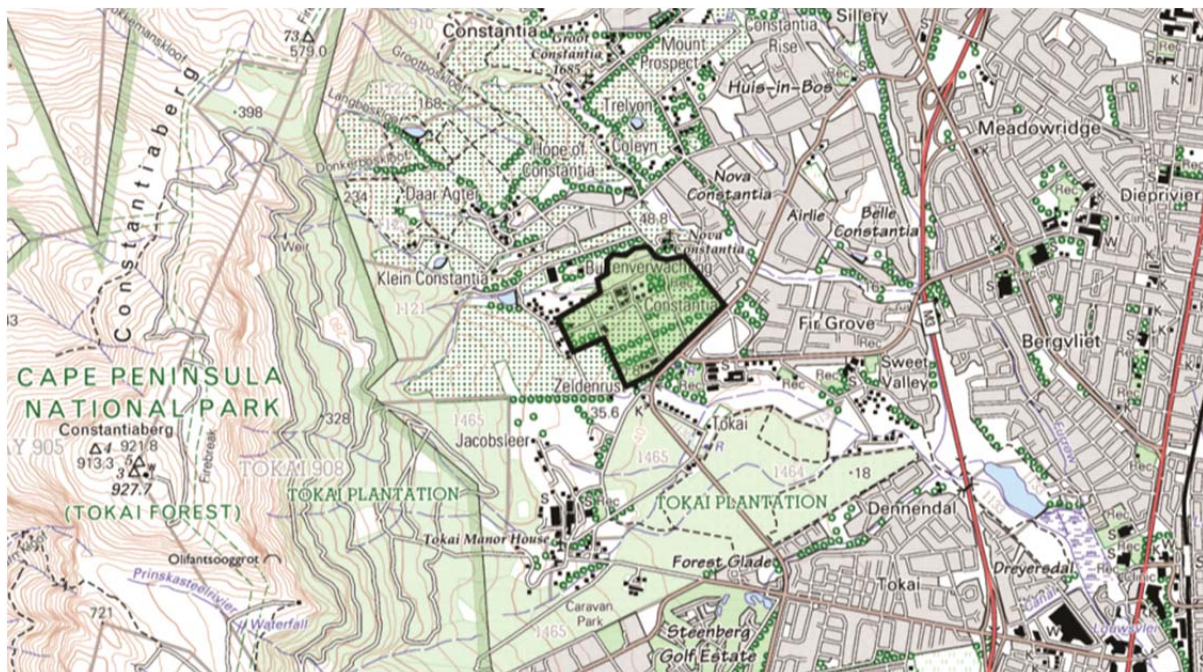
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## 1. Introduction and Project Description

Constantia Uitsig is a wine estate in the Constantia Valley in the Western Cape. It consists of the remainder of Erf 9795 Constantia, which is 59,8ha in extent and is the principal farm, as well as Erf 3025 Constantia, which is 3 040m<sup>2</sup> in extent and which accommodates the former Tokai Primary School building, more recently used as a restaurant, known as the River Café. Uitsig is accessed off Spaanschemat River Road, a scenic route which runs along the south-eastern boundary. The farm is bordered by the wine farm Buitenverwachting on its western and north-western side, while the farmstead of Nova Constantia, a Provincial Heritage Site, is located to the north-east. A number of other historic wine farms, including Groot Constantia, Klein Constantia and Hope of Constantia are located further north. On the eastern side are the residential suburbs of Nova Constantia and Firgrove and further away are the suburbs of Sweet Valley and Belle Constantia. To the south is Tokai Forest, including Porter Estate (see **Figure 1** below).

None of the buildings on the farm are of great age or exceptional architectural significance, but due to its location within the Cape Winelands Cultural Landscape, which is on UNESCO's Tentative List of World Heritage Sites and a Grade I Heritage Site, as well as its historical association as a portion of Simon van der Stel's estate, 'Constantia', it is of considerable contextual and historical significance.

The farm currently accommodates ±30ha of vineyards and produces a range of wines under its own label, but since the late 1980s, wine has not been made on the estate, but at the winery on Steenberg estate. At the centre of Uitsig is a farmstead, which until recently used to accommodate a hotel, health spa, conference facility, stables, a cricket oval with pavilion and two restaurants (in addition to the above-mentioned River Café at the entrance). In 2014, both Erf 9795 and Erf 3025 were purchased by Pieter and Anthea Erasmus, who wish to make Uitsig a private home for their family and use the farm for wine-making and equestrian purposes. A replacement bar fence has recently been erected and a new homestead, winery, stables and new indoor and outdoor arenas are planned. The vineyards will be replaced on a phased basis and extensive landscaping and rationalisation of trees and buildings will be required, especially in the werf precinct.



**Figure 1:** Locality Plan, with Constantia Uitsig outlined in black. To the north and east is Constantia, to the south is Tokai and to the west, beyond Buitenverwachting, is Table Mountain National Park (Source: Chief Directorate Surveys and Mapping)

## 2. Statutory Framework

### 2.1 Background

The subject site falls within the Cape Winelands Cultural Landscape, a Grade I heritage site, which has been identified by the Council of the South African Heritage Resources Agency (SAHRA) in 2006. See **Figure 2** on the right.

This Grade I site has not been formally declared as a National Heritage Site in terms of Section 27 of the NHRA, but as an interim measure, a Memorandum of Agreement regarding Grade I sites has been signed between SAHRA and Heritage Western Cape (HWC), in terms of which SAHRA is a commenting body and HWC is the approving authority for applications.

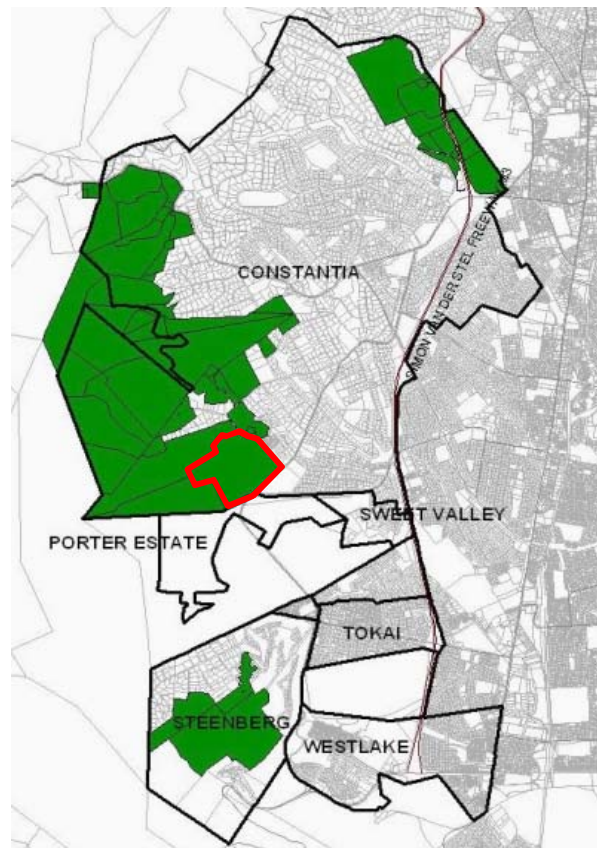
During 2014 and early 2015, prior to this HIA, a number of ad hoc heritage applications have been made to Heritage Western Cape in order undertake demolitions, urgent renovations and security measures.

On 30 May 2014, a Notification of Intent to Develop (NID) was submitted to HWC in terms of Section 38(1)(a) of the National Heritage Resources Act for the erection of a replacement bar fence around the property, i.e. a “*linear development or barrier exceeding 300m in length*” (**HWC Case No. 14042508AS0509E**). On 13 June HWC responded that since there was no reason to believe that heritage resources would be affected by the proposed fence, no further processes under Section 38 were required for this activity. Building plans for the fence were then approved by the City of Cape Town and the replacement fence was erected.

On 11 September 2014, an NHRA Section 34 permit application was submitted for the demolition of two freestanding ablution blocks at the River Café, which were built c1918 and were older than 60 years (**HWC Case No. 14090213KB0911E**). Comments were obtained from the City of Cape Town’s Heritage Resources Section (HRS), SAHRA and the Constantia Property Owners’ Association (CPOA). On 30 September 2014, this application was approved by HWC and a permit issued.

On 9 October 2014, building plans by Inhouse Brand Architects and an NHRA Section 34 permit application were submitted for minor internal alterations to the River Café building for the new restaurant operator (**HWC Case No. 14093007KB1009E**). Again comments were obtained from the City’s HRS, SAHRA and the CPOA. On 22 October 2014, this application was approved by HWC and a permit issued.

In early 2015, it became apparent that the existing underground sewer pipeline along the river across Constantia Uitsig, from Buitenverwachting to Nova Constantia suburb, was in urgent need of replacement and hence, on 24 March 2015, a separate NID was submitted to



**Figure 2:** The Constantia-Tokai component of the Cape Winelands Grade I heritage site is indicated in green and Uitsig in red. (Source: Todeschini & Blanckenberg, 2006)

HWC in terms of Section 38(1)(a) of the NHRA for this activity, i.e. “*linear development exceeding 300m in length*” (**HWC Case No. 15031910GT0325E**). On 15 May 2015 HWC responded that since there is no reason to believe that the proposed development will impact on heritage resources, further processes under Section 38 of the NHRA do not apply as far as the sewer pipeline is concerned.

On 31 March 2015 ACO Associates submitted a NHRA Section 34 permit application to HWC for plaster stripping and sampling at the Lategan Homestead, in order to assess its brickwork and establish its age and evolution over time (**HWC Case No. 150325AS0331E**). On 30 September 2014, this application was approved by HWC and a permit issued. The plaster sampling was undertaken on 22 May 2015 and the findings are contained in the attached archaeological report.

## 2.2 Current Application

The proposed demolitions, new development and landscaping trigger Section 38(1)(c)(i) of the NHRA, as it will “*change the character of a site exceeding 5 000m<sup>2</sup> in extent*”. A NID was submitted to HWC on 29 October 2014 (**HWC Case No. 14102105AS1029E**) and on 13 November 2014, HWC issued a response, requiring that a Heritage Impact Assessment (HIA), consisting of an archaeological study, a built environment study and visual impact assessment, be submitted.

Section 38(3) of the NHRA requires that the following information must be included in an HIA:

- “(a) *The identification and mapping of all heritage resources in the area affected;*
- (b) *An assessment of the significance of such resources in terms of the heritage assessment criteria set out in section 6(2) or prescribed under section 7;*
- (c) *an assessment of the impact of the development on such heritage resources;*
- (d) *an evaluation of the impact on the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development;*
- (e) *the results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources;*
- (f) *if heritage resources will be adversely affected by the proposed development, the consideration of alternatives; and*
- (g) *plans for mitigation of any adverse effects during and after the completion of the proposed development.*”

**This report is the first phase of an HIA submitted to HWC to comply with the requirements of Section 38(3) and in order to obtain a decision in terms of Section 38(4) of the NHRA.** No process in terms of the National Environmental Management Act (NEMA) is required for the proposed development.

### **3. Scope of Work & Methodology**

This Phase 1 HIA report has been prepared in partial fulfilment of the requirements of Section 38(3) of the NHRA and to meet the requirements of HWC's response to the NID that was submitted.

Not much has previously been written on the history of Uitsig, except for passing references contained in literature about its parent farm, Buitenverwachting. A number of primary sources therefore had to be consulted, including:

- the cadastral records of the Surveyor General,
- transfer records of the Registrar of Deeds,
- aerial photographs of the Chief Directorate: Surveys and Mapping,
- historic maps of the City of Cape Town's Environmental and Heritage Resources Information Centre,
- approved building plans obtained from the City of Cape Town's Building Development Management Section and
- estate papers, death notices, building reports and wills at the Cape Archives.

Several site visits were undertaken and a number of individuals were also interviewed.

During the Phase 2 HIA process, comments will be obtained from the City of Cape Town's HRS, SAHRA and the CPOA and their comments were incorporated into the findings and recommendations of the final HIA report.

The project team for this phase of the study comprises:

- Principal Architects for Constantia Uitsig: Bouwer Architects
- Tree Survey and Landscape Architects: Planning Partners
- Visual Impact Assessors: Quinton Lawson and Bernard Oberholzer
- Archaeologists: ACO Associates
- Heritage Practitioner: Frik Vermeulen



## 4 Policy context

The following policy documents are applicable to the subject site:

### 4.1 City of Cape Town: Southern District Spatial Development Plan (2012)

The Southern District SDP flows out of the over-arching Cape Town Spatial Development Framework and gives effect to its key spatial strategies at a district scale. Within the Constantia Winelands Cultural Landscape, development that is considered undesirable includes “*sub-division and densification, high density residential or commercial, any alterations, additions or new structures unsympathetic to protected buildings or the general character of the area and inappropriate outdoor advertising*”<sup>1</sup>.

Within Sub-district 2, it is proposed to:

- (a) *“Protect the integrity of the urban edge by restricting encroachment;*
- (b) *Support viticulture production through restricting fragmentation and encouraging consolidation, and where possible expanding agricultural development; and*
- (c) *The character of these urban areas should in general not be subject to change. This includes the maintenance of cultural landscapes.*”<sup>2</sup>

Constantia Uitsig is located outside the urban edge and is earmarked for “*intensive agriculture*”. Spaanschemat River Road is classified as a Scenic Route<sup>3</sup>.

### 4.2 Constantia-Tokai Valley Local Growth Management and Development Plan, MLH Architects & Planners, Fabio Todeschini, Barrie Gasson, Piet Louw, (1992)

The primary aims of the Growth Management Plan, which followed a 1991 Constantia-Tokai Valley Conservation Study by Todeschini & Japha, were to protect the character of the Constantia-Tokai Valley and to prevent further residential invasion into farmland. The desired future character of the Constantia-Tokai Valley is described as qualities called “*ruralness*” and “*Capeness*” which derive from a legacy of unique natural and cultural landscapes, and interlocking role as a place of production, recreation, living and institutional uses”.<sup>4</sup>

In order to promote the viability of farming, it is proposed to permit “*the diversification of activities on the farms into fields having an authentic connection to farming in order to broaden the financial base of the whole operation, e.g. farm stalls, restaurants and accommodation*”<sup>5</sup>

As far as Uitsig is concerned, the old Tokai Primary School is recommended for inclusion in the National Register, the shed and little cellar on the central farmstead are considered as “*Pre-1915 structures of historical interest*”, the main homestead is considered as a “*Pre-1940 structure of historical interest*” and the labourers cottages are classified as “*Structures that contribute to the character of the valley*”.

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<sup>1</sup> City of Cape Town, 2012, p80

<sup>2</sup> Ibid, p122-123

<sup>3</sup> Note that this road is not a designated Scenic Route i.t.o. the City of Cape Town Zoning Scheme, but has been identified in the Scenic Drive Network Management Plan (2002) and subsequent

<sup>4</sup> MLH, Todeschini, Gasson, Louw, 1992, p43

<sup>5</sup> Ibid, p71

#### **4.3 Tangible Heritage Resources in the Constantia-Tokai Valley - Conservation Management Plan for this portion of the Cape Winelands Cultural Landscape, Fabio Todeschini and Jean Blanckenberg (2006)**

Uitsig is listed in the inventory schedule of heritage sites and buildings and the authors recommend Grade 1 (National Heritage Site) grading for the farm, with particular mention of the homestead and cellar, as part of the 'Central Valley Farmland Area' Grade 1 site.

The old Tokai Primary School is considered Grade 3A or 3B and recommended for inclusion in the National Register. The labourers' cottages along Spaanschemat River Road are considered Grade 3C, which means that they have contextual significance and contribute to the character of the area.

Following the above study, the Cape Winelands Cultural Landscape was nominated by the Western Cape Government as a World Heritage Site and in 2007 it was placed on UNESCO's Tentative List of World Heritage Sites. This does not impact directly on the current statutory process for development, but adds significance to the site and requires a cautious approach when developing within this internationally-recognised heritage context.

## 5. Description of the site and environment

The subject site lies on the east-facing slopes of the Constantiaberg and comprises approximately 60 hectares, of which approximately 30 hectares are under vine. About 50% is currently irrigated, producing circa 140 tonnes of grapes of which approximately 30 tonnes are sold to third parties.

The farm generally has a fairly even surface, with a gentle upward slope away from Spaanschemat River Road, from south to north. The bulk of the improvements are located on the central, most elevated portion of the property, with good mountain views and views across the river. This werf consists of a homestead, a densely planted garden and farm buildings, but is not a typical Cape 'werf as discussed described later in this report. It does however display some characteristics of a Cape werf, such as an orthogonal layout, axial alignments, gabled buildings and large, mature trees, including English Oaks, but the buildings are not arranged around an open, central square or linear space and the homestead is not the main focal focal point within the werf. A mature avenue of Marri Trees runs towards Nova Constantia Road, while an avenue of Karri Trees runs parallel to Nova Constantia towards a secondary entrance on Spaanschemat River Road, marked with a large, ornate gate. Large Norfolk Island Pines are also located in the central precinct, but all of these are now senescent or pre-senescent. East-west windbreaks of Beefwood trees between the vineyards and along the boundaries were introduced in c1989 and some of the internal windbreaks have subsequently been removed.

The site used to accommodate three restaurants, of which two have now closed down, as well as guest cottages and former hotel buildings, including a reception/function room (the former dining hall), conference centre and spa. There are also management offices, commercial stables, a wine shed, a workshop, garages, management housing, workers' cottages and a cricket oval, which was previously used as a function venue.

Uitsig is one of the only six remaining historically significant farms that have survived in the Cape Peninsula<sup>6</sup>. Together with the neighbouring farms of Buitenverwachting, Klein Constantia and Groot Constantia, Uitsig constitutes the central agricultural anchor of the Constantia-Tokai Valley. These farms all contribute to the rich cultural landscape of this portion of the Cape Winelands Cultural Landscape.

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<sup>6</sup> Leibman, 2010, p15

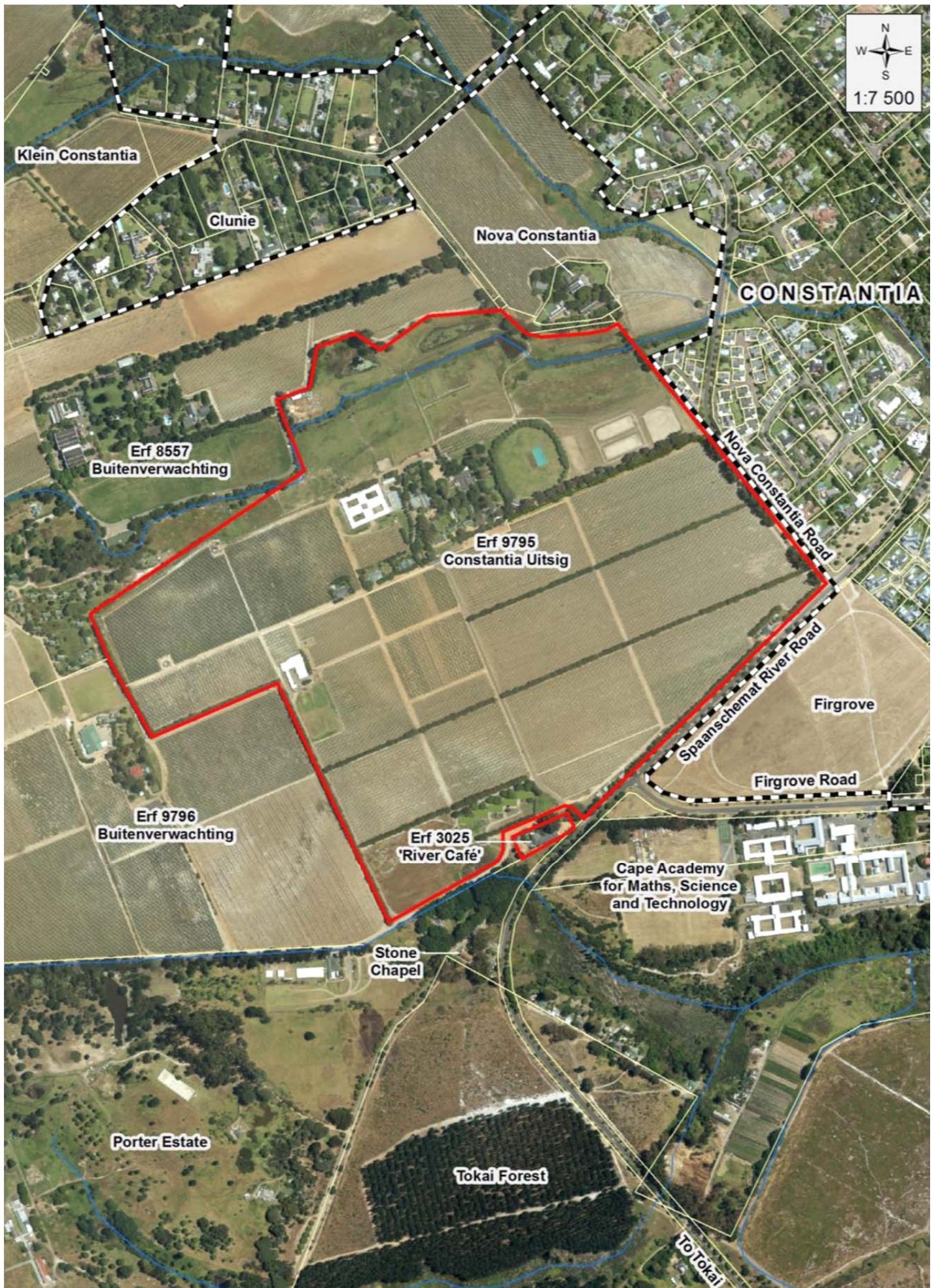


Figure 3: 2012 aerial photograph of Constantia Uitsig (red outline) and surrounds. The Urban Edge is shown as a black and white line.

## 6. Historical background and evolution of development

Constantia Uitsig is a relatively recent subdivision of a farm called 'Plumstead' (as Buitenverwachting, Uitsig and Clunie were collectively known during the late 19<sup>th</sup>C and early 20<sup>th</sup>C) and is the result of a series of consolidations and subdivisions over time. Even though Uitsig and its buildings are not as old as the other historically-linked farms in the Constantia Valley, its origins can be traced back to 1685 when the farm 'Constantia', 891 morgen in extent, was granted to Governor Simon van der Stel by the Dutch East India Company. After the death of Van der Stel in 1712, his estate was divided into three portions – 'Groot Constantia', 'Klein Constantia' and 'Bergvliet' – and these lots were sold in 1716.

In 1793, the owner of Bergvliet, Hendrik Oostwald Eksteen, sold nearly 200 morgen (almost a third of his estate) to his brother-in-law, Cornelis Brink. In 1794 Cornelis Brink sold 172 morgen to his younger brother Arend Brink, who gave it the name 'Buitenverwachting' – 'beyond expectation'. The remaining 28 morgen of Cornelis Brink's estate became Nova Constantia<sup>7</sup>. In 1796, Arend Brink built an elegant homestead on Buitenverwachting<sup>8</sup>, but he did not remain on it for long, as in 1797, he sold it to Ryk Arnoldus Mauritius Cloete, the younger brother of Hendrik Cloete, their neighbour at Groot Constantia<sup>9</sup>.

Ryk Cloete changed the farm's name to 'Cis-Constantia' and invested a large amount of money in his estate, particularly in the purchase of slaves. When slavery was abolished at the Cape in 1834, he lost heavily and as a result was declared bankrupt in 1836. Before that time however, in 1827, Ryk had already tried to cut his losses by selling Cis-Constantia to his nephew Pieter Lourens Cloete Jnr.

In 1832, Pieter Cloete sold Cis-Constantia to his younger brother Johan Gerhard Cloete. By 1852 Johan Cloete was also bankrupt and in 1852, the estate was bought from the insolvent estate by the wealthy businessman Abraham de Smidt, who also owned Westbrooke and Groote Schuur in Rondebosch.

One year later, in 1853, De Schmidt sold the farm to Jacob William Brunt. Brunt, his wife, Suzanne Margaretha de Villiers and their nine children moved to Cis-Constantia, which shared a common boundary with his brother's farm, Klein Constantia. He immediately renamed it 'Plumstead'<sup>10</sup> (not to be confused with the nearby suburb of Plumstead). After having another two children, Jacob Brunt died suddenly in 1856 and his widow continued to farm the estate until 1866, when she sold it to Michiel Adriaan Siebritz. He however died since the sale and his estate immediately transferred it to Johannes Wynand Louw, who renamed it back to Buitenverwachting<sup>11</sup>.

When Johannes Louw bought Buitenverwachting, he re-united the farm, which Cornelis Brink had bought from Hendrik Eksteen. Louw and his wife, who were living at the neighbouring Nova Constantia, had managed to retain some of their vineyards and continued to produce wine, but his other farm, Buitenverwachting was in poor condition and had become a drain on his finances. In 1880 Louw subdivided his estate, as shown on the survey diagram for the 225 morgen estate Plumstead below, which excluded Nova Constantia. In 1881 he sold the largest portion (179 morgen), which was largely comprised of Buitenverwachting, to Stephanus Petrus Lategan for £4 000<sup>12</sup>.

<sup>7</sup> Brooke Simons, 2000, p67

<sup>8</sup> Fransen, 2004, p148

<sup>9</sup> Robinson, 2014, p79

<sup>10</sup> Robinson, 2014, pp139-140

<sup>11</sup> The name *Plumstead* however remained in use for a considerable time thereafter, as can be seen on the 1931 survey map (Figure 7)

<sup>12</sup> Deed of Transfer T379/1881

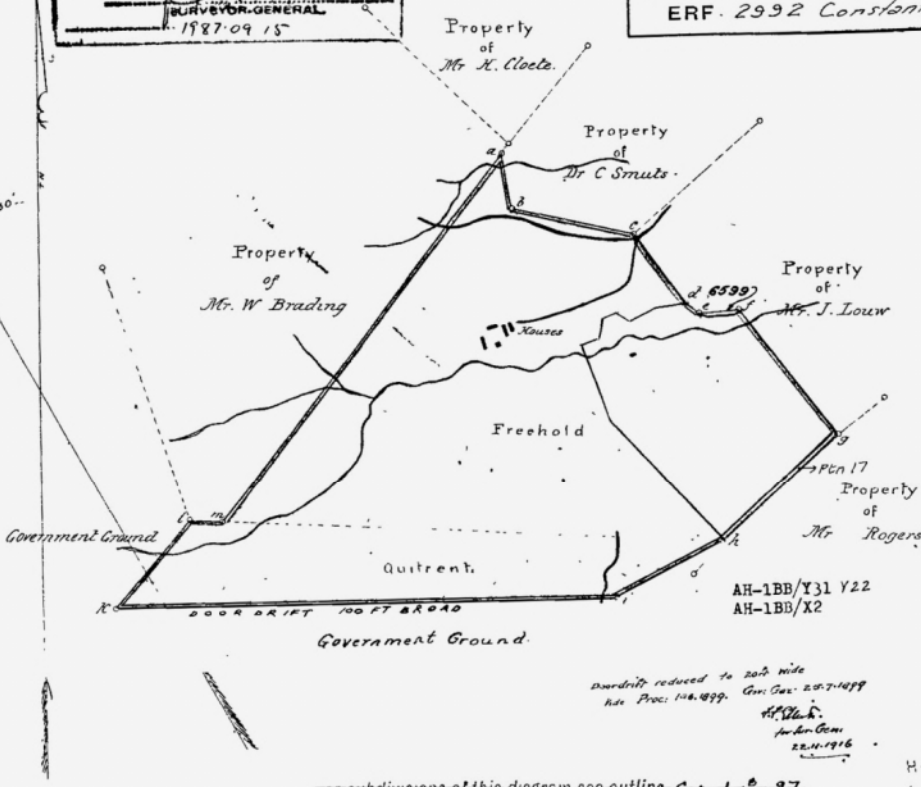
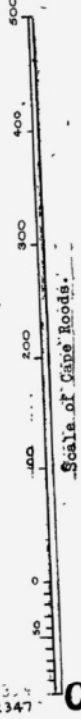
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29  
*Maclean*  
 Ex-Examiner.

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ef	76 89	e	230° 55'	x	+ 600 46
fg	141 54	f	120° 25'	y	+ 89 71
gh	137 65	g	95° 40'	x	+ 572 08
hi	107 03	h	164° 43'	y	+ 15 77
ik	448 56	i	153° 57'	x	+ 564 74
kl	703 92	k	40° 10'	y	+ 58 97
lm	24 50	l	127° 40'	x	+ 475 89
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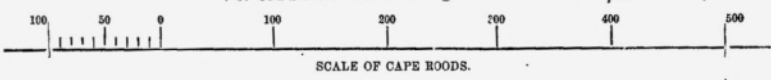
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ERF. 2992 Constantia



I certify that this Diagram belongs to the Freehold and Quitrent  
 Title Deed this day issued in favour of Johannes Wymansboom  
 Surveyor-General's Office,  
 16 Dec 1880  
*Maclean*  
 2<sup>nd</sup> Clerk

For list of subdivisions see back of diagram  
 M 2347  
 M 2348  
 M 2349  
 M 2350  
 M 2351  
 M 2352  
 M 2353



The above Diagram, lettered a to m, represents 225 Morgen 273 Square Roods of Ground, situate at CONSTANTIA called PLUMSTEAD in the CAPE DIVISION.

Field-cornetcy of Being a piece of Freehold land a portion of the Original Estate granted to Simon van der Stell 13 July 1685, transferred to J W Louw on 17.4.1907 and a piece of Quitrent granted to R. M. Cloete on 16 August 1824, transferred to J W Louw on 17.4.1907 in extent 51. Mer 343.5 Roods.

- Bounded: — NORTH EAST by the Properties of Dr. C. Smuts, & Mr J. Louw;  
 SOUTH EAST by the Property of Mr. Rogers, & Government Ground;  
 SOUTH by Government Ground;  
 NORTH WEST by Government Ground & the Property of Mr. W. Brading.

Surveyed by me,

*Maclean*  
 Government Surveyor.

AH-1BB/Y31  
 AH-1BB/X2  
 AH 188C  
 AH 188/Y22

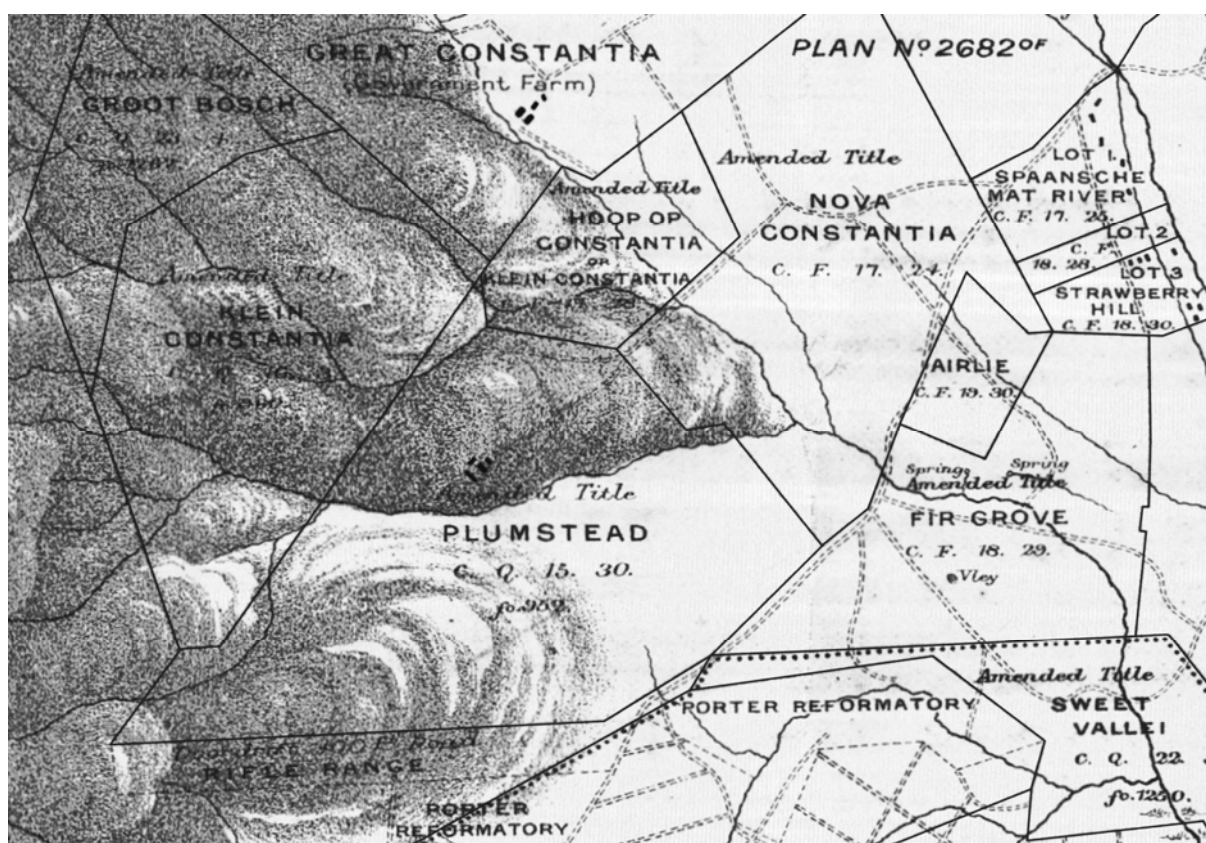
Figure 4: Survey diagram 187 of 16 December 1880 for the farm 'Plumstead', later known as Erf 2992 Constantia. The farmyard buildings of Buitenverwachting can be seen at the centre of the estate, to the north of the river, but the Uitsig werf to the south-east thereof was not developed at the time. (Source: Chief Surveyor-General's Office)

Stephanus Petrus Lategan (1831-1900) was an affluent farmer from Wellington. The Lategan family is of German origin, their progenitor Johann Herman, having come from Westphalia to the Cape in 1736, to commence farming at Drakenstein.<sup>13</sup> SP Lategan pulled out the diseased vines on the farm, planting instead the deciduous fruit trees which were grown so successfully by his family on farms in the Wellington and Worcester areas.<sup>14</sup>

In 1882 Johannes Wynand Louw sold the remaining 45 morgen of Erf 2992 (the portion that is now the core of Constantia Uitsig) to Martina Jacoba Brunt, who was married to the son of the late Jacob Brunt. Within three years, she however went bankrupt and in 1885 she sold her portion to SP Lategan and Plumstead was re-united once again.

In 1894 SP Lategan sold the 45 morgen that he purchased in 1885 to his son Willem Hendrik Lategan (1865-1940), who had been farming with his father since he left school. Helen Robinson notes that this land had been leased to the army units stationed at Wynberg for manoeuvres which had reduced it to a barren wasteland. Willem married Antoinette Bredell, and with her inheritance built the present homestead on the estate and surrounded it with vineyards and fruit trees. He raised a family on his farm, which he named 'Constantia View'<sup>15</sup>. From there he began exporting wine and fruit to Europe very successfully.<sup>16</sup>

Since there was no earlier farmyard on Uitsig than the current late-19<sup>th</sup> C werf, the 'slave bell' there does not date to the time of slavery, but to the early 20<sup>th</sup> C, approximately 1910.



**Figure 5:** Divisional map of the Cape, dated 1901, showing the property boundaries at the time, with the farm Plumstead as an undivided estate. The farmyard buildings of Buitenverwachting can be seen at the centre of the estate. (Source: Chief Surveyor-General's Office, courtesy of CoCT EHRIC)

<sup>13</sup> Burman, 1979, p133

<sup>14</sup> Robinson, 2014, p159

<sup>15</sup> Robinson, 2014, p165

<sup>16</sup> Burman, 1979, p137

Stephanus Petrus Lategan died at his residence, the Buitenverwachting homestead on 4 February 1900 and was buried in the cemetery of the Dutch Reformed Church in Wynberg. He was survived by his wife, Sarah Lategan<sup>17</sup>. After his death, the portion of Plumstead not owned by his son Willem, was divided between two of his other sons, with Lot A, being 57 morgen, transferred to Johannes Retief Lategan (1872-1938) and the remainder, being 122 morgen, to Daniel Stephanus ('Danie') Lategan (1867-1946). Johannes Retief Lategan sold his share to his brother Willem in 1902. Danie Lategan, sold off two portions of his inheritance – Lot B to Abdol Majiet Mathew and Lot C (later known as Clunie) to his brother, Andries Petrus Lategan (1858-1930)<sup>18</sup> – but he still became insolvent. Willem Lategan then bought the two alienated portions from their respective purchasers, and in 1909 bought the balance of Buitenverwachting from the insolvent estate of Danie Lategan. Thus, the farm was re-united, this time by Willem Lategan - with the difference that Constantia View was now the principal farm.<sup>19</sup>

The original Tokai Primary School building, located at the entrance to Uitsig off Spaanschemat River Road was completed in 1902, as the Educational Gazette of 1902 states that the school was opened at the start of the 3rd term of that year. It was a '*3rd class public undenominational school*' and in its first term, there were already 56 pupils, all of them white.<sup>20</sup> The original farm school was most likely a modest structure, built by the Lategans, as the land on which it was situated remained in the family's ownership for another 15 years.

In 1914, Willem Lategan subdivided the 61 morgen remainder of Buitenverwachting into two portions and sold 32 morgen, including the historic farmstead back to his brother Danie Lategan. Henceforth, Buitenverwachting and Constantia View would remain separate farms.

On 5 April 1917, the school property, which is now Erf 3025 Constantia was subdivided from Lot A by Willem Lategan and sold to the Trustees of the Tokai Undenominational Public School for the amount of £250<sup>21</sup>. Later in 1917, a new school building was built by the Colonial Government. The architect was John Perry, who had worked in the office of James Morris at the time and the contractor was J. James of Wynberg. The 1918 completion certificate states that the building cost, excluding professional fees, was £3 585.<sup>22</sup> According to Sigrid Howes, the school was an Afrikaans medium school by the 1920s, called 'Tokai Primêre Skool'. By 1921 it had 137 pupils, all white. It is not known when the school was opened to non-white children, but the establishment of new and better equipped 'white schools' in the area in the 1950s - Bergvliet Primary School and Sweet Valley Primary School - would have led to a reduction in the number of white children at Tokai Primêre Skool and by the 1970s it was a 'coloured' school.

The existing Cape Revival homestead with twin gables in the north-eastern corner of the Uitsig werf is 1920s stylistically, including its window and door finishes. Archaeological investigations have revealed this to be a refurbishment of the original homestead that Willem Lategan built in the mid-1890s and the original walls, approximately 500mm thick, have been built from lightly fired homemade bricks and prepared mud/daga are still extant<sup>23</sup>. The refurbished H-shaped building with a shiny new roof is clearly visible on the 1926 aerial photograph (see **Figure 7**).

<sup>17</sup> Death Notice, Cape Archives. MOOC 6/9/397/311

<sup>18</sup> Andries Lategan also owned the neighbouring Nova Constantia

<sup>19</sup> Burman, 1979, p137

<sup>20</sup> Sigrid Howes, Centre for Conservation Education, personal communication; 18 June 2014

<sup>21</sup> Deed of Transfer T2266/1917

<sup>22</sup> Cape Archives. PAE 96/B2021

<sup>23</sup> ACO Associates, 2015



The only other buildings that existed on the werf in 1926 are the shed on the western side of the central garden, the 'slave bell' to the south thereof and the small, gabled wine cellar further south. At the entrance to the farm, to the east of the school, were two labourers' cottages on the south-eastern boundary (subsequently demolished and replaced).

For a considerable period, the estate was used for wine and fruit farming, until Willem Lategan replaced the last orchards with vineyards in 1930<sup>24</sup>, including the site that is now the cricket oval. These vines are already annotated on the 1931 survey map (**Figure 6**) on the previous page. Between 1926 and 1931 a large ( $\pm 100\text{m}^2$ ), gabled wine cellar was built on the southern side of the main farmyard of Constantia View.

Willem Lategan died on 25 March 1940 and was survived by his wife Antoinette Jacoba Carolina Lategan. He was the first of three generations of Lategans to be buried in the family graveyard on the farm. In 1941 the four properties that constituted Constantia View passed to his eldest son, Stephanus Petrus Lategan (1894-1968), who renamed it 'Constantia Uitsig', in accordance with his father's wish. These four properties, shown on **Figure 6** above were:

- (a) Constantia View, as per Deed of Transfer T6158/1894 (45 morgen in extent);
- (b) the remainder of Lot A Plumstead, as per Deed of Transfer T7900/1902 (57 morgen);
- (c) Constantia Berg, as per Deed of Transfer T1225/1907 (the 31 morgen) and
- (d) Annex Constantia Berg, as per Deed of Transfer T3694/1914 (28 morgen).

In Willem Lategan's estate papers, Constantia View is described to comprise "*a large and small residence, cellar, stable and outbuildings*".<sup>25</sup> Elsewhere in his will, he also refers to various rooms in "*the old dwelling house*" on the estate, which supports the opinion that the gabled Lategan homestead dates back further than the 1920s. The "*small residence*", which is referred to above would be the 1930s dwelling on Lot A, later referred to as 'Bo-Uitsig'.

Stephanus Petrus Lategan was to make a successful career in politics and became a senator. The Lategan family also owned the neighbouring farm, Nova Constantia. In 1931, after the death of Andries Lategan, it was inherited by Robert ('Bob') Lategan and his brother, Christoffel Francois ('Kitto') Lategan. In 1945, it was inherited by Andries Petrus ('Nap') Lategan and his sister, Beatrice Maria, who later transferred her share to him.<sup>26</sup>

The entrance gate to Constantia Uitsig at the corner of Spaanschemat River and Nova Constantia Roads was built in 1951 by Senator SP Lategan. The ornate piers are clearly copies of the Boshof Gate in Newlands. In 1957 and 1961 two long, rectangular labourers' cottages were built along Spaanschemat River Road and by the 1970s, all the labourers' cottages in that area had been replaced with new cottages, built further from the road.<sup>27</sup>

Senator SP Lategan died on 29 September 1968 and was survived by his wife, Angelina Lategan. In 1970 Uitsig was transferred to his son, Willem Hendrik Lategan (1930-1983). Willem farmed and made wine on Uitsig until his death on 13 February 1983. He was survived by his wife Jane Lategan and was buried in the family cemetery. Only in 1987 was the farm transferred to his son, Stephanus Petrus ('Stephen') Lategan.

<sup>24</sup> Dane & Wallace, 1981, p108

<sup>25</sup> Estate Papers – WH Lategan, Cape Archives MOOC 6/9/6116/68278

<sup>26</sup> Burman, 1979, p132

<sup>27</sup> None of the building footprints on the 1945 aerial photograph and 1978 Cape Divisional Council maps overlap.

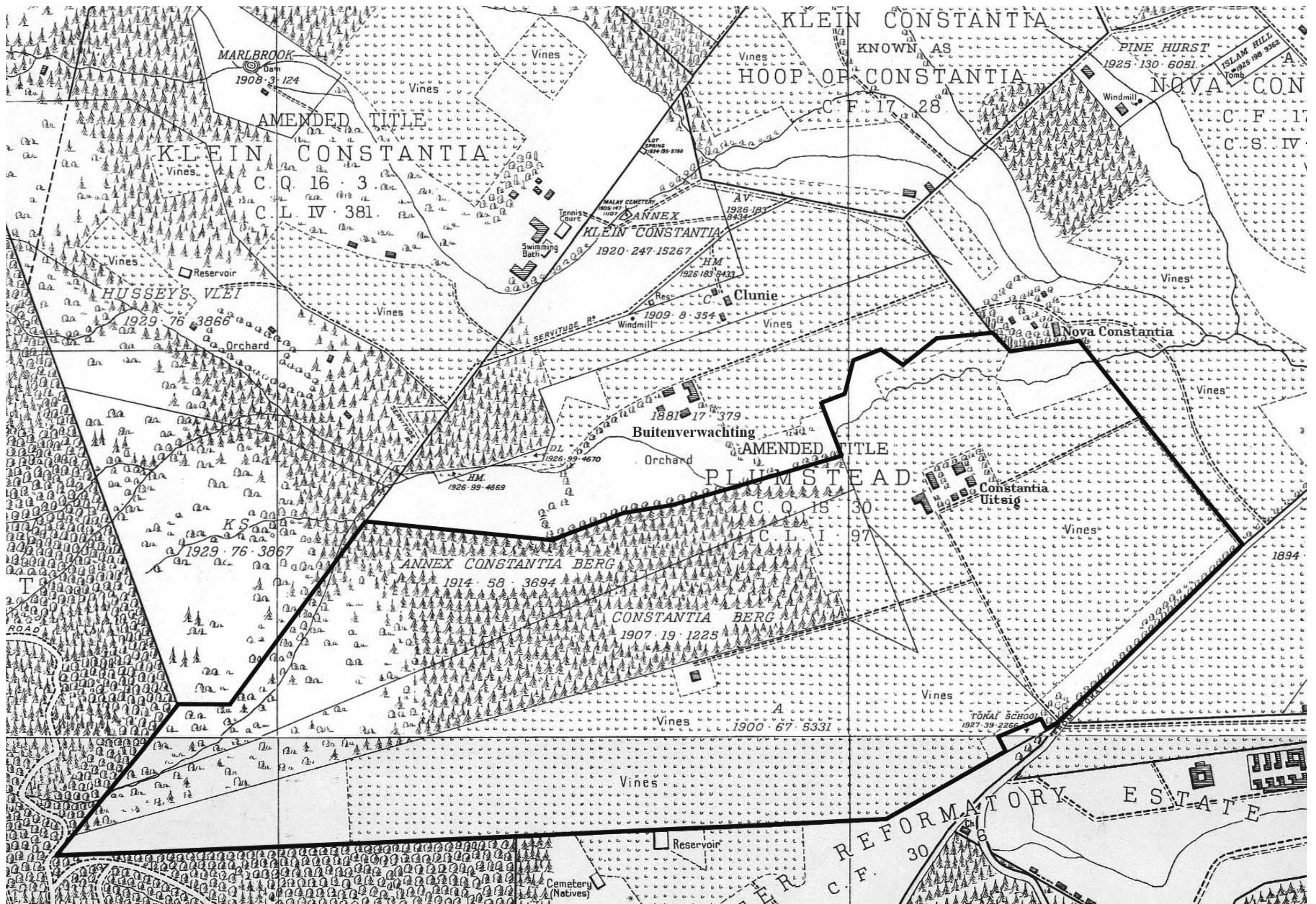


Figure 6: A 1931 survey map, showing the parent farm Plumstead, its subdivisions and surrounding context. North is at the top. The extent of Willem Hendrik Lategan's landholdings is shown in a thick black outline (by the author). By this time the central werf of Constantia Uitsig comprised several buildings, including an L-shaped wine cellar on the western side of the werf. At the time, Buitenverwachting and Nova Constantia were also still owned by Lategans. (Source: Cape Town and Environs, Office of the Surveyor-General; courtesy of CoCT EHRIC)



**Figure 7:** A 1926 aerial photo of the 'Constantia View' werf, showing a shed on the left and homestead on the right in a structured garden. To the east is an orchard, with vineyards to the north and south (Chief Directorate Surveys and Mapping).



**Figure 8:** A 1945 aerial photo of the 'Constantia Uitsig' werf, showing an H-shaped homestead and a large wine cellar to the west of the werf. Vineyards are now discernible on all four sides, with no orchards remaining (Chief Directorate Surveys and Mapping).



**Figure 9:** 1978 topographical plan of the Constantia Uitsig werf, showing the homestead, wine cellar and other agricultural outbuildings (From Divisional Council of the Cape Sheet 5368A; courtesy of CoCT EHRIC)

By the mid-1980's, following the death of Willem Lategan, the only productive vines on Uitsig were a few hectares of Hanepoot table grapes. In 1986, the large wine cellar was converted into farm stores and within the next two years, it was demolished. Wine farming was largely abandoned and equestrian activities were introduced. In 1986, building plans were approved for livery stables for 82 horses, a riding school and administrative offices. This large stable block, located to the west of the farmyard, was completed in 1987. Eventually, the estate stabled approximately 35 horses for fee paying private owners and third parties.

During the 1980s five large, institutional row houses for farm labourers were constructed near the entrance of Uitsig, behind the old school building.

The Tokai Primary School closed in 1987, due to a decline in the number of learners. The forced removals in terms of the Group Areas Act would have had a drastic effect on the school.<sup>28</sup> The last few learners were accommodated at Constantia Primary School nearby and the three teachers were transferred to other schools.<sup>29</sup>

Also in 1987, Erf 8555 and the remainder of Erf 2992 were consolidated to form the 102ha Erf 9795. Simultaneously however, the 43ha western portion, Erf 9796 (known as 'Bo-Uitsig') was subdivided off and sold to Aussicht Holdings (Pty) Ltd. That property, together with the adjacent 64ha Erf 8557, now constitute the ±107ha Buitenverwachting estate.

In 1988 David McCay purchased Uitsig (the 59ha remainder of Erf 9795) from Stephen Lategan and registered it in the name of Constantia Uitsig Farms (Pty) Ltd. McCay re-introduced viticulture, restored the existing buildings and built a number of new buildings.

<sup>28</sup> In 1961 Constantia was declared a White Group Area under the Group Areas Act

<sup>29</sup> Cape Archives KUS 4/58/7/2/1/E42.



**Figure 10:** A 2012 aerial photograph of the Constantia Uitsig werf, naming the uses as they were at the time. North is at the top. (Source: City of Cape Town).

In 1989, McCay established a cricket oval to the east of the main werf and planted poplar trees around it. This oval was used by international and local cricket teams for friendly matches, as well as serving as a venue for food and wine shows and weddings. In 1990, a Neo-Victorian sports pavilion by Michael Dall Architects was built next to the oval, and a new pool room and changerooms were built in the south-eastern corner of the werf. Several new guest cottages were constructed in 1990 and in 1992, a land use departure was granted by the Constantia Valley Local Council for guest accommodation. The hotel consisted of 16 guest suites and a conference facility. Also in 1992, a temporary land use departure was granted for a restaurant and in 1993, the main homestead was converted by Michael Dall Architects into the 120-seat 'Constantia Uitsig Restaurant'.<sup>30</sup>



**Figure 11:** View of the 1980s stable block from the south-west

<sup>30</sup> City of Cape Town: Building plan applications

In 1994, following an extensive period of disuse, the Tokai Primary School property, Erf 3025, was purchased from the State by the Constantia Valley Local Council, who intended to lease it out as a crèche/pre-primary school. That use did however not materialise. Also in 1994, a former shed was rebuilt into a farm office and in 1995 and 1998, two new managers' houses were built to the east of the farm office by Michael Dall Architects. In 1995, the early 20<sup>th</sup>C gabled outbuilding on the werf, was converted into the hotel reception and conference room.

In 1996, the cottage, changeroom and lounge in the south-eastern corner of the farmstead were converted into a restaurant, known as 'La Colombe', a multi award-winning fine-dining restaurant, including being voted the top restaurant in South Africa, the top restaurant in Africa and the Middle East and number 12 in the world's top 50 restaurants.

In 2001 the Tokai Primary School property was sold to Constantia Uitsig Farms (Pty) Ltd to become a one-stop wine shop for the wine estates in the area<sup>31</sup> Soon thereafter, the school building was converted by Michael Dall Architects to accommodate a wine tasting/sales facility and a bistro restaurant, known as the 'River Café'.



**Figure 12:** The terrace of the former La Colombe restaurant, prior to its closure



**Figure 13:** Interior of the former River Café, prior to its closure.

In 2002, Uitsig (the remainder of Erf 9795) was subdivided into two portions (Erven 13029 and 13030), but this subdivision was never registered and has subsequently lapsed.

In 2004 La Colombe restaurant was increased in size from 70 seats to 110 seats, with a separate function venue, 'The Palm Room', being added. In 2007, the 'Constantia Uitsig Spa' opened. This facility, accommodated in the northern end of the hotel reception/function room, contained six multipurpose treatment rooms. In 2008,

service extensions were added to the Constantia Uitsig Restaurant, including a scullery, storerooms and cold rooms. Alterations and extensions were also made at the River Café.

In 2010, a land use application was submitted to the City of Cape Town for (a) the amendment of the urban edge, (b) the rezoning of two portions to the east and west of the werf and subdivision to accommodate 30 erven for single residential use, (c) rezoning of the hotel, two restaurants and the spa to Commercial Zone, (d) the expansion of its existing hotel from 16 to 28 guest suites, (e) the relocation of the existing stables, (f) a new workshop, (g) a new manager's house and (h) a new winery. In light of a large amount of objections received against the application, particularly the proposed subdivision and suburban houses, the above applications were withdrawn.

In 2013 Erf 9795 (Uitsig) and Erf 3025 (the River Café) were put on the market and in 2014 they were purchased by Pieter and Anthea Erasmus.

<sup>31</sup> Henry Aikman, former planner at Constantia Valley Local Council, personal communication; 12 June 2014

## 7. Identification of Heritage Resources and Statement of Significance

### 7.1 Criteria for Significance

In terms of Section 3(2) of the NHRA, the national estate includes, “(a) places, buildings, structures and equipment of cultural significance”.....”(c) historical settlements and townscapes” and “(d) landscapes and natural features of cultural significance”.

Cultural significance is defined as “aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance”

Section 3(3) of the NHRA and HWC’s Short Guide to and Policy Statement on Grading include the following categories of significance:

- a) *Aesthetic value*
  - Importance in exhibiting particular aesthetic characteristics valued by a community or cultural group
  - Contribution to the aesthetic values of the setting demonstrated by a landmark quality or having an impact on important vistas or otherwise contributing to the identified aesthetic qualities of the cultural environs or the natural landscape within which it is located.
- b) *Architectural value*
  - Significant to architectural or design history or is the work of a major architect or builder
  - Importance as an example of a building type, style or period
  - Possessing special features, fine details or workmanship
- c) *Historical value*
  - Importance in the community or pattern of history (including in the evolution of cultural landscapes and settlement patterns; association with events, developments or cultural phases) or illustrates an historical period
  - Having a strong or special association with the life or work of a person, group or organisation of importance in history
  - Having a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;
  - Significance relating to the history of slavery
- d) *Social value*
  - Association with economic, social or religious activity
  - Significance in public memory

In addition to the above, a possible checklist for evaluating the significance of cultural landscapes <sup>32</sup> includes:

- Landscape as a resource

The landscape should be a resource of national or regional importance in terms of rarity and representivity

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<sup>32</sup> Baumann, Winter & Aikman, 2006 (after Rössler 1995 and Phillips 1995)

- Design quality

The landscape should represent a particular artistic or creative achievement or represent a particular approach to landscape design

- Scenic quality

The landscape should be of high scenic quality, with pleasing, dramatic or vivid patterns and combinations of landscape features, and important aesthetic or intangible qualities (vividness, intactness, unity)

- Unspoilt character/authenticity/integrity

The landscape should be unspoilt, without visually intrusive urban, agricultural or industrial development or infrastructure. It should thus reveal a degree of integrity and intactness

- Sense of place

The landscape should have a distinctive and representative character, including topographic and visual unity and harmony

- Harmony with nature

The landscape should demonstrate a good example of the harmonious interaction between people and nature, based on sustainable land use practices

- Cultural tradition

The landscape should bear testimony to a cultural tradition which might have disappeared or which illustrates a significant stage in history or which is a good example of traditional human settlement or land use which is representative of a culture/s

- Living traditions

The landscape should be directly and tangibly associated with events or living traditions with ideas or with beliefs, with artistic and literary works of high significance

## 7.2 Regional Scale: Cultural Landscape Context

Constantia Uitsig is located within a Grade I cultural landscape.

*“The Cape Winelands cultural landscape is the product of the interaction between a natural landscape of great scenic beauty and biodiversity, and human activities and responses over a long period. These interactions have created features and settlement patterns that are equally celebrated for their beauty, richness and diversity. .... The Cape Winelands has played an important role in the cultural development, economy and evolution of the local community and the nation, and is of local, provincial, national and international significance.”<sup>33</sup>*

The Constantia-Tokai Valley is highly representative of the Cape Winelands Cultural Landscape in terms of the visual dominance of a productive agricultural landscape, dramatic mountain-valley setting and collection of historical farm werfs.

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<sup>33</sup> Todeschini & Pistorius, 2004, in Todeschini, 2014, p5



It reflects a pattern of early colonial settlement and expansion during the late 17th and 18th centuries with an emphasis on agricultural production concentrated in the well watered fertile valleys. Constantia in particular has played a key role in the history of the wine industry has a distinctive and legible pattern of agricultural settlement which has evolved in response to fertile soils, water availability and movement routes.

The Cape Winelands reflect the history of farm labour, i.e. slavery, indentured labour, wage labour and migrant labour. Its community has worked and inhabited the landscape for generations resulting in strong linkages between place and social identity.<sup>34</sup>

It is not only the vineyards, orchards and forested green spaces of the Constantia-Tokai, Stellenbosch, Hottentots-Holland, Drakenstein, Dwars River Valley and Franschoek regions that contribute to the greater Cape Winelands cultural landscape, but also the distant views of its farmstead settings, created by trees, werf walls and vernacular architecture.

Due to the high visibility of Uitsig's farmstead from the north, across the river, it is important that impact on views from significant farmsteads, such as Buitenverwachting (the former heart of the estate of which Uitsig originally formed part) and Nova Constantia (a proclaimed Provincial Heritage Site), be taken into consideration in the design of new development.



**Figure 14:** The Buitenverwachting homestead (1796), formerly the principal homestead of the Plumstead estate.



**Figure 15:** The Nova Constantia homestead (c1808), a declared Provincial Heritage Site

### 7.3 Heritage Resources at the broad scale

Constantia Uitsig forms part of a historical core incorporating the farms of Groot Constantia, Klein Constantia, Hope of Constantia, Buitenverwachting and Nova Constantia and the Spaanschemat River Road scenic corridor

In the case of Constantia Uitsig, it is not individual buildings that are the most significant heritage resources, but the collective contribution that its vineyards, historic trees and the farmstead as a whole make to the greater Constantia-Tokai cultural landscape.

As a portion of Van der Stel's original Constantia and later Bergvliet and Buitenverwachting, Uitsig has some historical value in terms of its association with a pattern of early colonial settlement dating to the late 17th century. It does however not have outstanding architectural value, and demonstrates very few of the key design principles of the Cape farm werf tradition, as represented by the earlier, grand set pieces of the Cape Winelands. Uitsig does not display the same level of spatial cohesion, does not have a central square and the homestead is not prominent when viewed from within the werf. It does however have an orthogonal layout and contains some traditional elements, such as gabled buildings, werf walls, some axial alignments and mature avenues of trees.

<sup>34</sup> Baumann & Winter, 2014, p28



**Figure 16:** A September 2014 photograph of the main entrance to Constantia Uitsig, with the River Café and wine shop on the left. Five utilitarian, 1980s workers' houses, of which one is visible in the distance, have subsequently been demolished.



**Figure 17:** A March 2015 photograph from beyond the River Café towards the west, with a cycling pump track in the distance on the left and the current security hut on the far right. The site beyond the lawn has been earmarked for a new winery.



**Figure 18:** A photograph of the vineyards on Uitsig from Nova Constantia Road, with Tokai Forest and the Constantiaberg in the distance. The werf is located behind the avenue of Marri trees on the right.



**Figure 19:** View of the Uitsig werf, dominated by Norfolk Island Pines, from Buitenverwachting's access road. The cricket pavilion is on the far left, the werf wall of the front garden to the right thereof and the Lategan Homestead at the centre



**Figure 20:** View across the cricket oval to the north-east of the Uitsig werf, with the 1990 sports pavilion on the left, La Colombe restaurant to the right thereof and the werf wall running in front of the garden from left to right.



**Figure 21:** View from the Uitsig werf towards the north-west, with its paddocks along the river and Buitenverwachting in the distance.

The western portion of the farm, as viewed from Spaanschemat River Road, is characterised by vineyards and windbreaks, even though the south-western vineyards have recently been removed.

The existing buildings on the farm have relatively limited intrinsic heritage significance. It does contain some structures older than 60 years, of which the Tokai Primary School building has the most historical and architectural merit.

Uitsig also does not have a direct, significant association with a historic person, except that this was once a portion of Van der Stel's 'Constantia' and the fact that five generations of Lategans, a prominent Cape family who once also owned the neighbouring farms Buitenverwachting, Clunie and Nova Constantia, owned Uitsig.

The property is located in an historical rural landscape that is largely intact and of high heritage significance in terms of historical value, architectural significance, with a high concentration of conservation worthy farmsteads on historical farms that have withstood development pressure and suburbanisation. The **Grade I** designation of the farm is therefore supported.

#### 7.4 Site scale: Precincts and buildings

To the left of the entrance to the estate, on Erf 3025 is the historic Tokai Primary School, surrounded by large Gum trees.



**Figure 22:** The former Tokai Primary School (1918), more recently known as the River Café, viewed from the south.

This former Afrikaans medium, public undenominational school, which was designed by prominent architect John Perry (1874-1943 (FRIBA) and built by the Union Government between 1917 and 1918. It replaced an earlier farm school, built by the Lategan family 1902.

As mentioned in Section 6 above, its closure in 1987 was partly due to the establishment of larger, better equipped schools in the Tokai and Bergvliet area, but also the forced removals in terms of the Group Areas Act.

Even though much altered internally when converted into a restaurant, The River Café, in the 1990s, this building retains many original features, including its public facades, hipped roof typology and evenly-distributed, vertically-aligned timber windows. In addition to its contextual significance as a landmark along the Spaanschemat River Road scenic route, it also has intrinsic architectural, historical and social significance and serves as a tangible reminder of Constantia and Tokai's more recent social history. It is conservation-worthy and is considered to be a **Grade IIIB** heritage resource. It is important that its southern and eastern facades, as viewed from the scenic route, remain intact and uncluttered and the building's landmark status is not diminished by new development or landscaping in the vicinity that would visually compete with it.



**Figure 23:** The main entrance to the River Café restaurant and wine shop from the parking area on the eastern side.



**Figure 24:** Long, pitched-roofed workers' cottages, viewed from Spaanschemat River Road, with the new replacement fence in the foreground. .

To the right of the main entrance of Uitsig and along the southern property boundary are five workers' cottages, built in the late 1950s and 1960s, which replaced eight earlier, square cottages, which were originally built closer to the road. They are built with cement blocks and have steel-framed windows. Some have flat roofs and others have pitched roofs. In 2014, building plans were approved by the City of Cape Town for the conversion of the flat roof cottage closest to the main entrance into a wine tasting and sales facility. The alterations were completed in January 2015.

Even though these mid-20<sup>th</sup> C cottages are of low architectural and aesthetic significance, they have considerable social and contextual value, as examples of modest, mid-20<sup>th</sup> C workers' housing (now quite rare in Constantia), are part of the history of history of Constantia and are authentic elements of a traditional working farm, contributing to the Grade 1 cultural landscape. They are conservation-worthy and are considered **Grade IIIC** heritage resources.



**Figure 25:** A flat-roofed workers' cottage, viewed from within the estate

Close to the western boundary of Uitsig, adjacent to the contemporary farm shed, is the walled graveyard of the Lategan family, which contains the following graves:

- a four-year old boy, Willem Hendrik Lategan (1906-1910),
- Willem Hendrik Lategan (1865-1940),
- his wife, Antoinette Jacoba Carolina Lategan (1874-1945),
- (Senator) Stephanus Petrus Lategan (1894-1968),
- his wife, Angelina Lategan (1900-1961);
- Willem Hendrik Lategan (1930-1983).

This cemetery, which is now older than 100 years and is the final resting place of three generations of Lategans, has historical significance and is considered **Grade IIIA**.



**Figure 26:** The walled Lategan family cemetery on the farm



**Figure 27:** Close-up view of the gravestones in the family cemetery



**Figure 28:** The historic avenue of Marri trees leading towards the werf from Nova Constantia Road, viewed from the east.

Between the central werf and Nova Constantia Road is a mature avenue of Marri trees (*Corymbia calophylla*), which meets a mature avenue of Karri trees (*Eucalyptus diversicolor*), running parallel to Nova Constantia Road.

The driveway is still a dirt road for its entire length, which retains the rural character of the farm, in contrast with the suburban character of the road and residential neighbourhood to the west, which was established in the 1960s.

The trees are in a good condition, are at least 100 years old and have historical, aesthetic and contextual value. They are conservation-worthy and are considered to be of **Grade IIIC** significance.



**Figure 29:** View along Nova Constantia Road towards the south-east, with the historic avenue of flowering gum (Karri) trees on Uitsig on the right.

The most noteworthy building within the main werf is the H-shaped, Cape Revival homestead, which has two gables facing the central garden and two gables facing the cricket oval. The gables are slightly flattened versions of the historical 'holbol' (concave-convex) gable.

The building, which has its origins as the Victorian homestead built by Willem Lategan in c1894, has thick outer walls (some approximately 500mm in diameter), characteristic of pre-20<sup>th</sup> C buildings, but stylistically, it has a 1920s appearance, also in its detailing and interior woodwork. It has front and back stoeps and a corrugated iron roof.

As mentioned in Section 6, a plaster sampling investigation by archaeologists ACO Associates, have confirmed this building to contain the original 1890s walls, built from lightly fired homemade bricks and prepared mud. It is therefore the oldest building on the estate.



**Figure 30:** The front garden elevation of the Lategan homestead, built in c1894 and remodelled on the 1920s



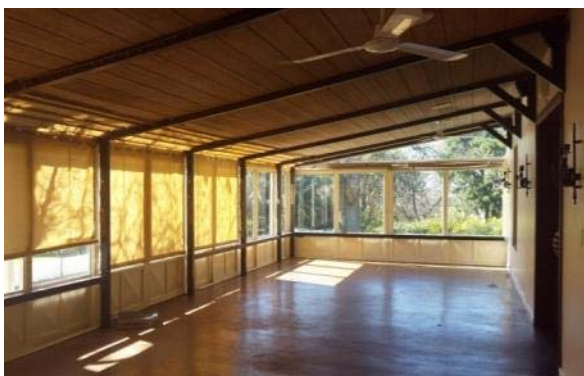
**Figure 31:** The intrusive 1993 conservatory addition and restaurant terrace viewed from the north.



**Figure 32:** One of the gables of the rear elevation of the homestead, as remodelled on the 1920s



**Figure 33:** The front stoep of the homestead, with typical 1920s timberwork



**Figure 34:** Interior of the light-weight conservatory.



**Figure 35:** Interior of the homestead with a fireplace and typical 1920s timberwork

Until the estate was sold in 1988, this building served as the family home of the Lategans. In 1993 it was converted into a 120-seat restaurant. Several internal walls and doors were removed and openings enlarged. On the northern side, a lightweight restaurant extension was built, which compromised the symmetry and integrity of the homestead. In 2008, extensions were made to the service areas, which further compromised the building.

Architecturally, the homestead has never been of great significance and its integrity has been compromised by the 1993 and 2008 alterations, but all of these are reversible. The building has some historical significance, was home to four generations of Lategans and contextually, it contributes to the Grade I cultural landscape, as noted in Todeschini & Blanckenberg (2006). It is conservation-worthy and a grading of **Grade IIIB** is proposed for the original H-shaped homestead, as well as its garden setting on the eastern side, up to the werf wall.

It is also proposed that the kitchen extensions, storerooms and staff toilets, as well as the light-weight conservatory and restaurant terrace on the northern side be removed and that the side wall and openings be reinstated.



**Figure 36:** The front garden, werf wall and view of the cricket oval

The central section of the werf wall (see above) is older and thicker than the sections at the ends, which are more recent. Even though this wall is not of great age, it is an important landscape feature and defining element of the original front garden and edge of the werf. The entire wall has contextual significance, is conservation-worthy and is considered **Grade IIIC**.

There are also several ±40m-high Norfolk Island Pines, of which two are on the eastern side and one on the western side of the homestead, setting up an axial alignment. Even though they are found on many wine estates, including Buiteverwaching, these Pines however do not have the same level of significance as Oak Trees have in the Cape Winelands cultural landscape and they are not considered conservation worthy. Furthermore, they are now senescent and would have to be removed in the near future.

The homestead is surrounded by mature English Oaks (*Quercus robur*) and a magnificent Natal Fig (*Ficus natalensis*), which are in a good condition and have historical and aesthetic value. They are conservation worthy and as a group, are considered **Grade IIIB** resources.

Numerous palm trees are also found randomly throughout the werf, most of which are merely contributing to the current clutter of the overgrown central garden and some are growing through the canopies of more significant trees. The palms are not considered to be conservation worthy.





**Figure 37:** The former function room / hotel reception and slave bell, built c1910

A low, gabled outbuilding, which previously served as garage, dining hall, function room, hotel reception and management office contains some remnants of one the early structures on the farmstead. That core appears on the 1926 aerial photograph and is likely to date to c1900-1910. It has however been substantially altered over time, especially in the 1990s, and ornate end gables and cornices were added during those renovations. It contains so little original fabric that it is **not** considered to be gradable and is not conservation-worthy.

As mentioned in Section 6 above, there was no earlier farmyard on Uitsig than the current late-19<sup>th</sup>C and early 20<sup>th</sup> C werf and the 'slave bell' does not date to the time of slavery, but to c1910, during the time of Willem Hendrik Lategan's residence. Even though not related to the history of slavery, the bell is now older than 100 years, was most possibly used to signal shifts to farm workers and has historical value, as well as contextual value, due to its contribution to a Grade I farm werf. It is conservation-worthy and considered a **Grade IIIC**.

The guest cottages on the werf were constructed between 1990 and 1992 and have no heritage significance, with the exception of the c1910 cottage with dissimilar end-gables. This was most possibly the first wine cellar on the farm and during the time that the large wine cellar existed on the farm (1930s to 1980s), this building was used as a hanepoot cellar. Even though substantially altered, with the ornate 1990s end gable on the south-western side being unfortunate, the building has some historical value, as well as contextual value. It is conservation-worthy and considered **Grade IIIC**.



**Figure 38:** The former hanepoot cellar from the east.



**Figure 39:** The ornate south-western end gable of the cellar



**Figure 40:** View of the corner of Spaanschemat River Road and Nova Constantia Road.

The ornate entrance gates at corner of Spaanschemat River Road and Nova Constantia Road were built by Senator SP Lategan in 1951<sup>35</sup>. These are clearly copies of the 18<sup>th</sup> C Boshof gates in Newlands, but without the urns on top. Whilst the replication of historic structures is not considered appropriate these days, these gates represent a stage in the more recent history of Constantia, they form a prominent landmark and announce the start of the flowering gum avenue of Uitsig. They have some contextual significance and a grading of **Grade III C** would be warranted.

Several buildings on the estate have not been described in this report, as they do not have any heritage significance.

## 7.5 Tree survey

A detailed tree survey was undertaken by Planning Partners in 2014 and is attached as **Annexure B**. The farm contains many mature trees of significance, including Eucalyptus and Stone Pine trees at the main entrance and English Oaks, Natal Figs, Wild Peach and Pin Oaks on the central farmstead. As mentioned above, an avenue of Marri Trees runs between the farmstead and Nova Constantia Road, while an avenue of Karri Trees runs parallel to Nova Constantia towards a secondary entrance on Spaanschemat River Road.

Large ( $\pm 40\text{m}$  high) Norfolk Island Pines are also located in the central precinct, but all of these were found to be senescent or pre-senescent and they will have to be removed.

East-west windbreaks of Beefwood trees between the vineyards and along the boundaries were introduced in c1989 and they are bot historic. It should be noted that very few wine farms in the Constantia Valley have any windbreaks and these Beefwood trees are not typical cultural landscape features in this context. Furthermore, these windbreaks block views to and across the farm and they and their removal are supported.

<sup>35</sup> City of Cape Town building plans, 1951. The roughly drawn sketch that was submitted also does not show urns.

## 8. Heritage Indicators and Design Informants

### 8.1 General Principles

- 8.1.1 Maintain a balance between the urban and rural elements within the landscape, with the **agricultural elements remaining dominant**, and settlement occurring in pockets in such a way that it does not significantly interrupt or dislocate the continuity of the rural and wilderness realms within the cultural landscape setting.
- 8.1.2 Respect and consolidate **working agricultural aspects** of the landscape. This implies that an idealized historic farm werf should not be favoured over a working farm werf, and new development should be subsidiary to the primary farm werf.<sup>36</sup>
- 8.1.3 Historical structures and associated features such as werf walls, furrows and treelined avenues should be **retained and enhanced**. The demolition, damage, and/or removal of historical fabric should be avoided, unless justified in terms of heritage management principles.
- 8.1.4 Respect the traditions of settlement-making. This requires a positive response to **historical patterns** in the landscape that have endured over time and relates primarily to the pattern of buildings in relation to topography and the hierarchy of route, the framing of public view cones and so on. Traditional building did not occur in an ad hoc manner, but in response to a carefully considered and environmentally based set of structural principles which should be respected in any new development.
- 8.1.5 New land uses and activities should be supportive and not in conflict with the enduring cultural significance of a place over time. New development should always remain **subsidiary** to the primary heritage resource. This should be reflected in the scale of any new development, both in terms of massing and architectural treatment and in terms of the movement likely to be generated. The dominance of critical view cones both to and from the primary heritage resources should be ensured.
- 8.1.6 The **landscape setting** of an important heritage place should be retained, ranging from the broader landscape context within which it is embedded (including topographical setting, flood plains, good agricultural soils etc.) to its immediate landscape context (e.g. when a site forms part of a broader collection of heritage places with important historical and visual-spatial relationships between them).<sup>37</sup>
- 8.1.7 At the broader landscape scale and with particular emphasis on the Grade I heritage status of the Constantia-Tokai Valley and its collection of highly significant heritage places, the following overarching principles and guidelines should apply:
- Maintain the integrity and continuity of the Constantia-Tokai **agricultural landscape**, including its unique collection of historical architectural set pieces and their settings, e.g. Groot Constantia, Klein Constantia, Hope of Constantia, Nova Constantia, Buitenverwachting and Constantia Uitsig.
  - Maintain the **views** from Spaanschemat River scenic drive towards and across Constantia-Tokai agricultural landscape

<sup>36</sup> Adapted from Abrahamse, 2014, p6

<sup>37</sup> Adapted from Baumann and Winter, 2008, pp3-4

- Ensure a positive response to the underlying logic of **historical settlement patterns** in relation to land form, good soils, water availability and flood plains, and movement routes. Thus ensure that new building development does not occur in an ad-hoc manner but rather in response to carefully considered and environmentally based set of structural principles.
- New building development, land uses and activities which are not in conflict with the significance of a heritage place should be supported. However, such development should always remain **subsidiary to the primary heritage resources**. This should be reflected in the scale, massing and architectural treatment of any new development, and in terms of movement likely to be generated.
- Ensure **minimal visual intrusion** into the Spaanschemat River Road scenic route corridor. New, visually obtrusive buildings should be screened, but views to and from existing heritage resources, such as the old school building and towards the vineyards should not be obstructed and cluttered.
- Ensure that **critical views** towards and from heritage places, such as Buitenverwachting and Nova Constantia remain unobstructed.
- The **landscape setting** of significant heritage places should be retained. This ranges from the broader landscape context in which the place is embedded (e.g. topographical setting, productive agriculture and riverine corridor) to its immediate landscape context (e.g. where a place forms part of ensemble with historical and visual-spatial relationships between places and elements).
- **Historical patterns** in the settlement design and morphology should be respected rather than the introduction of new or alien building forms and elements. This refers to the siting and orientation of new buildings, as well as architecture and landscaping treatment. Respect traditional elements or components related to the Cape farm werf, e.g. axial relationships, orthogonal form, symmetry, hierarchical structure, scale and modulation in the built form.
- Protect and reinforce **planting patterns** and **trees of stature**. Planting patterns and types which contribute substantially to the aesthetic and historical character of the landscape should be maintained and enhanced, e.g. tree lined avenues, windbreaks, tree groves, cultivated fields and meadow lands.
- Protect and enhance the collection of **built form and landscape elements** which contribute to the significance of these heritage places, e.g. farm werfs, farm cottages, water furrows and tree lined avenues.
- Retain and enhance the significance of **historical fabric** and associated features. Ensure minimal intervention to this fabric. Demolition, damage or removal of historic fabric should be avoided unless justified in heritage management terms.
- **Respect all periods of history** as opposed to undue emphasis on one era. The stripping away of layers can only be condoned when what is removed is of no or limited low significance or detracts from significance, and when its removal and/or adaptation can contribute to significance of the whole.
- Ensure that new building development is of a **high quality** design, workmanship and landscaping appropriate to the significance of these places, and thus ensuring a tradition of design excellence.

- **Avoid replication and recreation.** Modern insertions or additions should be clearly identified as such without causing visual contrast or dissonance.
- The principle of **authenticity** is of vital importance. In terms of international heritage practice, copies of historic styles or buildings are to be avoided, as this creates a false environment. The Burra Charter states that new work may be sympathetic to historic fabric, but imitation should be avoided. It also states that “*new work should be readily identifiable as such*”<sup>38</sup>. Within a cultural landscape, the inventive use of historic stylistic elements is therefore acceptable, provided that new buildings are distinctly contemporary.
- The **adaptive re-use** of heritage structures which will not harm their cultural value and which contributes to their long term survival, should be encouraged.
- Enhance the role of heritage as an integral component of the economic base of the Cape Winelands in terms of **wine tourism development** and **job creation**. The development of heritage resources in a responsible way for tourism purposes should be encouraged.

8.1.8 Constantia Uitsig is not one of the original 17<sup>th</sup> and 18<sup>th</sup> Century Cape Dutch’ farms in the Constantia Valley, but as part of the Grade 1 cultural landscape, traditional vernacular elements or components related to Cape farm werfs should still be respected in new development. Baumann and Winter<sup>39</sup> list the following characteristics of a Cape farm werf:

- **Axiality**

The tendency for significant structures to be located at the end of an axis, frequently a tree-lined avenue.

- **Orthogonal form and symmetry**

The tendency for farm werfs to be orthogonal, with buildings facing onto a central square and on a relatively consistent building line. Werf walls usually provide a clear definition between the werf and the agricultural context and link the different buildings together.

- **Hierarchical Structure**

A hierarchical structure i.e. frequently evident with a clear distinction between the main building, the homestead, and subsidiary outbuildings. Together the buildings and associated spaces do, however, contribute to a composite form. The whole is usually greater than the sum of the parts.

- **Wall-dominated architecture**

There is usually a consistency in the proportion of solid to void, with an overall character of a wall-dominated architecture.

- **Scale and modulation**

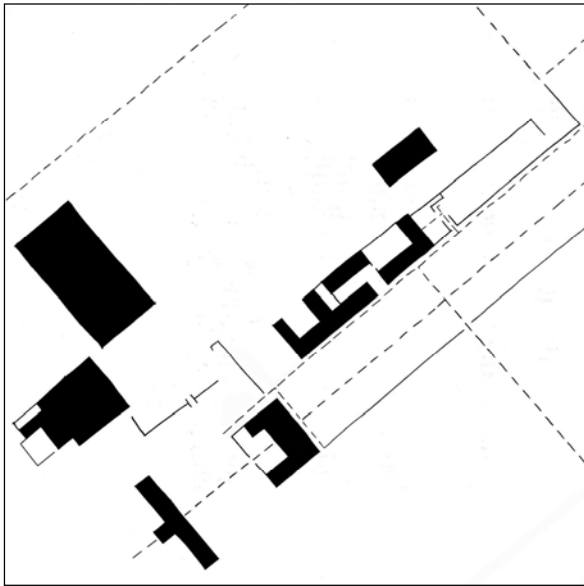
Buildings are frequently in the form of simple rectangular structures under pitched roofs with additions in the form of simple mono-pitched lean-tos.

The figure ground study on the next page shows the axial and orthogonal characteristics of a number of werfs in the Constantia / Tokai Valley.

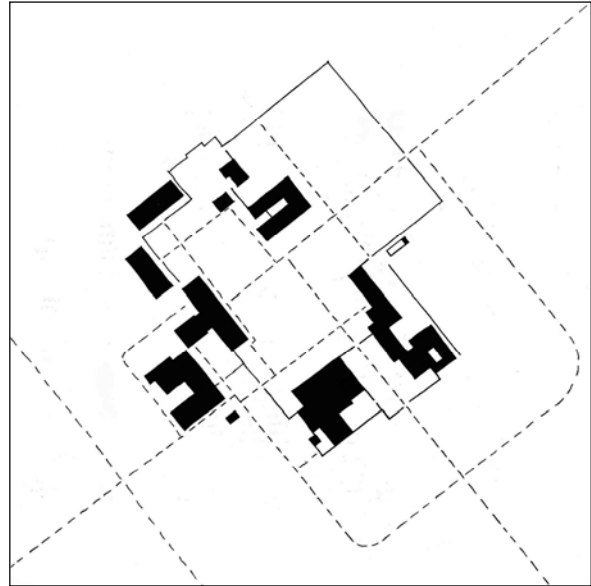
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<sup>38</sup> ICOMOS Australia, 1999, Article 22

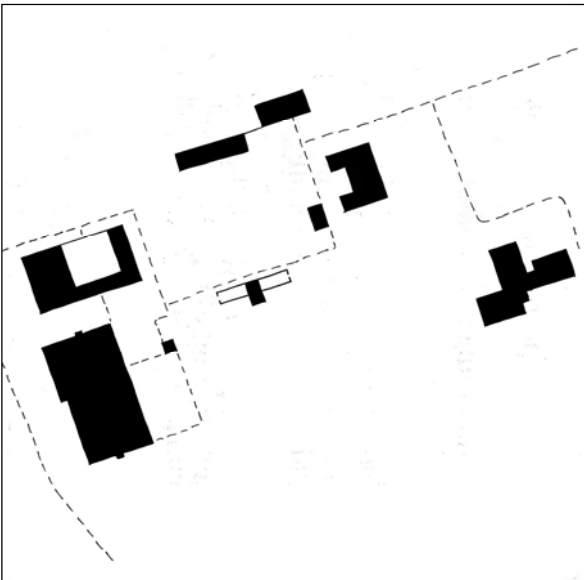
<sup>39</sup> Baumann and Winter, 2008, pp4-5



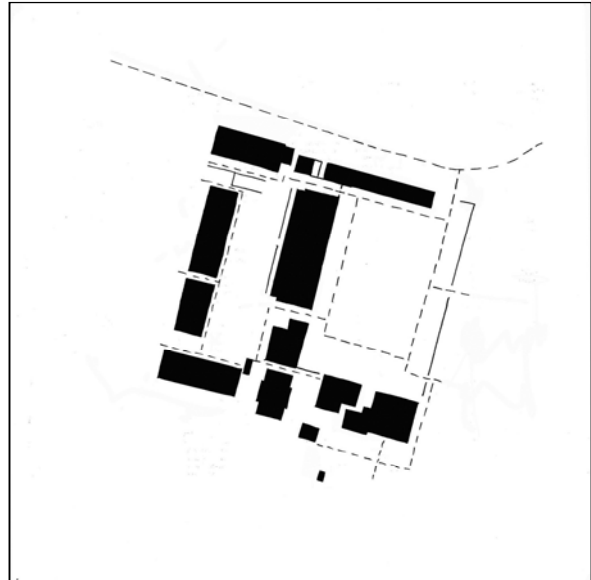
Groot Constantia



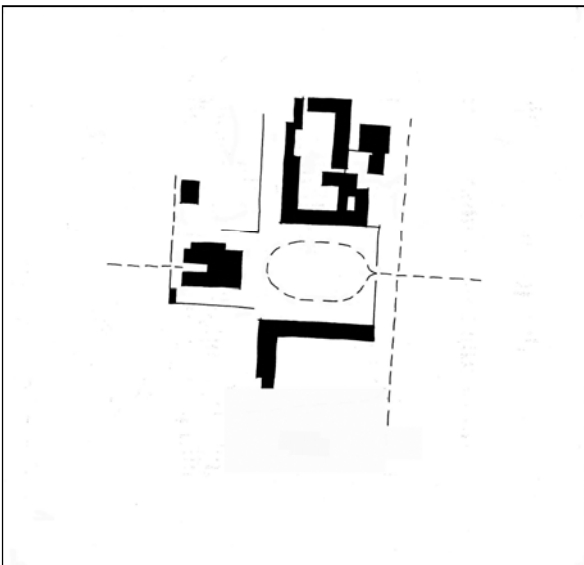
Steenberg



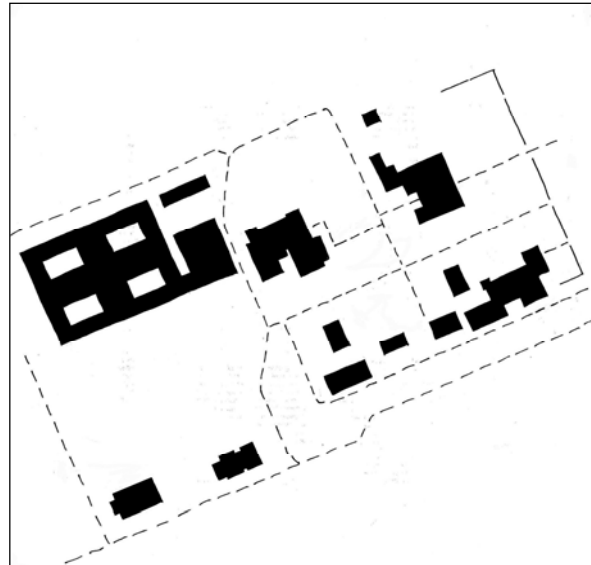
Buitenverwachting



Alphen



Tokai



Constantia Uitsig

**Figure 41:** Figure ground study of a number of werfs in the Constantia / Tokai Valley. The scale is consistent and north is up.













## 8.2 Farm specific Design Informants

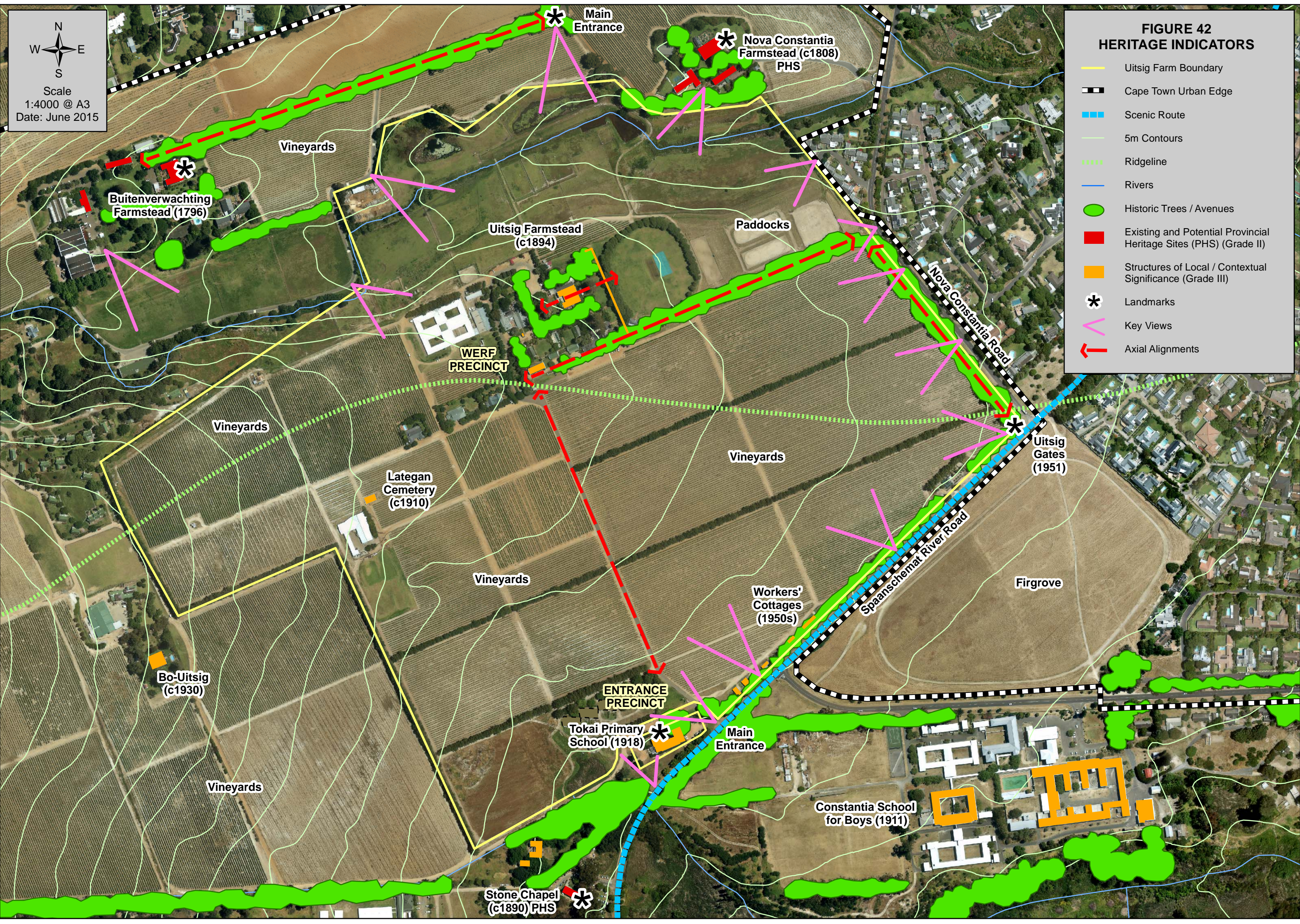
**Figure 42** identifies heritage resources and summarises heritage indicators at the scale of the farm and surrounds.

- 8.2.1 Surrounding heritage resources include the farmsteads of Buitenverwachting, Nova Constantia and 'Bo-Uitsig', as well as the stone chapel at Porter Estate and the original section of the Constantia School for Boys. Spaanschemat River Road is a scenic route. **Key views** from these heritage resources are indicated and these should not be compromised by inappropriate or visually intrusive development.
- 8.2.2 A number of **historic tree avenues** exist, including along the access road to Buiteverwachting, east-west from Nova Constantia Road, north-south along Nova Constantia Road and along Spaanschemat River Road.
- 8.2.3 The Cape Town **Urban Edge**, which excludes Buitenverwachting, Nova Constantia, Uitsig and Porter Estate, is also indicated. This is not only a town planning tool, aimed at preventing urban sprawl, but also the boundary of the Cape Winelands Cultural Landscape and the Table Mountain National Park heritage sites. No urban development should take place outside beyond this line.
- 8.2.4 The **ridgeline** of the foothill on which Uitsig is located is shown. The central farmstead is in close proximity to this ridgeline and new development on or near this ridgeline should be kept low.
- 8.2.5 The **spatial dominance** of the primary werf on the hill, within a foreground setting of vineyards, should be retained. The primary werf should be compact and generally be confined to its current extent, as opposed to sprawling outwards in a suburban manner. Similarly, the landmark status of the old school building should not be dominated.
- 8.2.6 The **existing werf** should form the structural base for new building development as opposed to creating a new development node within the historic core. New buildings should contribute to place-making rather than being conceived as objects in space. Emphasis should be on contributing towards a **compact settlement form**, and framing views and spaces or outdoor rooms.
- 8.2.7 The north-western and north-eastern sides of Uitsig's farmyard precinct are quite **exposed to views** from Buitenverwachting and Nova Constantia respectively. Views from these heritage resources should not be compromised by visually intrusive or dominating development.
- 8.2.8 Several **axial alignments** are indicated in red. The most prominent axis is along the historic avenues of Marri and Karri Trees. Another is along main entrance road, flanked by vineyards. A third axis is set up by the twin-gabled main homestead, across its front garden, the garden gate and towards the cricket oval.
- 8.2.9 Structures that have intrinsic / contextual value and their settings should be **retained** as far as possible, unless justification on heritage grounds can be provided. The green garden space between the main homestead and the werf wall should be conserved.

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 1:4000 @ A3  
 Date: June 2015

**FIGURE 42  
HERITAGE INDICATORS**

-  Uitsig Farm Boundary
-  Cape Town Urban Edge
-  Scenic Route
-  5m Contours
-  Ridgeline
-  Rivers
-  Historic Trees / Avenues
-  Existing and Potential Provincial Heritage Sites (PHS) (Grade II)
-  Structures of Local / Contextual Significance (Grade III)
-  Landmarks
-  Key Views
-  Axial Alignments





- 8.2.10 **Trees of significance**, as identified in the tree survey by the landscape architects are classified as follows: (a) "*Trees with cultural / contextual value, which are recommended for conservation*", including the century-old English Oak and Marri Trees, are shown in dark green and (b) "*trees in a good condition, which are recommended for conservation*", such as the Cottonwoods that surround the cricket oval and the Beefwoods that screen the stable block on the northern side are shown in lime green. These should be retained as far as possible, unless motivation for their removal can be provided.
- 8.2.11 Many trees and bushes in the central, overgrown garden have no significance and merely **clutter** the space. The farmyard would be more legible as a "werf", if these were removed.
- 8.2.12 New development should respond to the **landscape character** of the werf and its subsidiary spaces, including existing buildings, reinforced by tree alignments.
- 8.2.13 New buildings should not contrast or compete with the historical buildings in terms of scale, massing, form and architectural treatment. They should be **complementary but unmistakably contemporary**. When viewed from afar, they should be as unobtrusive as possible.
- 8.2.14 New buildings should reflect the **modulated form** of historical building, i.e. the historic barn-type or wine cellar architecture, rather than large monolithic buildings. Should additional width be required, the use of lean-to additions should be considered.
- 8.2.15 New buildings should reflect a rural architectural character and follow the **simple rectangular forms** of the existing buildings. As far as possible, the height of new buildings should not exceed double-storey above natural ground level.
- 8.2.16 Apertures on the main façade(s) should be vertically proportioned and modest in scale consistent with the tradition of **walled architecture**. Extensive openings and glazing should be avoided, unless set back behind veranda elements or front facade.
- 8.2.17 Vehicular movement should as far as possible be **limited to the existing** north-south alignment that crosses the farmyard and run along the northern and southern edges of the werf precinct.
- 8.2.18 New parking should be **visually screened and fragmented** rather than occurring as broad swathes. Structured parking or hard surfacing of parking areas should be avoided. This is particularly applicable at the restaurant at the entrance to the estate.
- 8.2.19 **Rural landscaping elements** should be used, e.g. water furrows, hedges, tree alignments, exposed aggregate driveways and gravel pathways. Suburban elements, e.g. asphalt surfaces and large areas of brick paving, should be avoided.
- 8.2.20 The visual impact study should establish critical viewpoints and receptors and provide an indication of potential **visual impacts**, as well as **mitigation measures**, which, together with the above design guidelines, should inform new development.

### 8.3 Visual Indicators

A Visual Impact Assessment will form an essential part of the Phase 2 HIA. At this stage, the following visual indicators have been identified by the visual impact specialists, Bernard Oberholzer and Quinton Lawson to inform future development proposals at the Uitsig site:

- *“The backdrop mountain slopes of Constantiaberg and Vlakkenberg to the west of the site are an important scenic resource, particularly when seen from the viewpoints and view corridors surrounding the site, and need to be recognized in the site planning.*
- *The granite footslopes with the geometric pattern of vineyards, avenues, tree belts and compact farmsteads are part of a revered cultural Cape landscape and need to be maintained intact.*
- *The tributary stream valley along the northern boundary of the site, together with the steep side slopes, are a local scenic resource and part of the Constantia riverine system that needs to be maintained as green open space.*
- *The old tree avenues, werf complex and cricket oval are important visual structuring elements in the landscape and should be conserved / reinforced.*
- *Spaanschemat River Road, which is classified as a scenic route, is an important visual corridor with views towards the Uitsig farm and beyond, requiring careful treatment and controls to minimise visual intrusions.*
- *The agricultural landscape of Uitsig, seen together with those of adjacent farms such as Nova Constantia, Buitenverwachting and Klein Constantia needs to be maintained. Excessive commercial, tourism and recreational activities should be avoided in order to retain the rural ambience of the area.”*

## 9. Conclusion and Recommendations

This Phase 1 HIA report has described the historical background, the characteristics and context of the Constantia Uitsig estate. All known heritage resources in the area affected were identified and mapped and their significance assessed.

The heritage significance of the farm is first and foremost its contribution to the greater Constantia-Tokai component of the Cape Winelands Cultural Landscape. As such, it should remain rural in character and the continuation of its farming activities and the preservation of views across its vineyards are essential.

Two distinct precincts can be identified on the estate –

- (1) the entrance precinct, with the old Tokai Primary School as the main heritage resource and landmark, as well as the row of modest workers' cottages along Spaanschemat River Road scenic route and
- (2) the central werf precinct, with the Lategan homestead, which has its origins in the 1890s, as the main heritage resource.

The wall-enclosed Lategan family cemetery is also considered to have considerable heritage significance. The cemetery does however not fall within any of the precincts that have been earmarked for redevelopment or new development.

It is concluded that some redevelopment and additional development can be accommodated on the property, provided that it:

- does not compromise the predominantly rural character of the farm;
- is largely confined to the two abovementioned precincts;
- respects the general principles of place-making in a Cape farm context,
- takes cognisance of the broad heritage indicators provided in the foregoing Section 8 and Figure 42.

It is thus **recommended** that Heritage Western Cape:

- (a) endorses the identification and proposed grading of heritage resources in this report,
- (b) notes the assessment of the built environment and cultural landscape contained in this report, as well as the findings of the archaeological study, and
- (c) endorses the heritage indicators contained in this report.

Once development proposals have been prepared, an integrated Phase 2 HIA, including a Visual Impact Assessment shall be submitted to Heritage Western Cape for approval in terms of Section 38(4) of the National Heritage Resources Act. Such Phase 2 HIA should incorporate the results of consultation with the Constantia Property Owners' Association (CPOA), the City of Cape Town's Heritage Resources Section and SAHRA.

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Henry Aikman, heritage practitioner and former planner at Constantia Valley Local Council

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Chief Directorate Surveys and Mapping, Mowbray

Chief Surveyor General's Office, Cape Town

City of Cape Town, Environmental & Heritage Resources Information Centre (EHRIC)

City of Cape Town, Planning and Building Development Management Department

Sigrid Howes, Centre for Conservation Education, Wynberg

Boetie Isaacs, employee at Constantia Uitsig since 1971

Registrar of Deeds, Cape Town

Chris Rousseau, Constantia resident

# **ANNEXURE A**

Response from Heritage Western Cape to the NID submission



**Enquiries** Andrew September  
**Tel:** 021 483 9543  
**Email:** [troy.smuts@westerncape.gov.za](mailto:troy.smuts@westerncape.gov.za)

**Date:** 13 November 2014  
**Case No:** 14102165AS1029E  
**Auto IDs:** 2878 - 3405

**RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP  
In terms of section 38(3) of the National Heritage Resources Act (Act 25 of 1999)  
and the Western Cape Provincial Gazette 6061, Notice 298 of 2003**

**Attention:** Mr Frik Verlmeulen  
199 Loop Street  
Cape Town  
8001

**CASE NUMBER: 14102165AS1029E  
NID: PROPOSED DEMOLITION OF FARM/RESTAURANT BUILDINGS, TREE REMOVAL AND DEVELOPMENT OF  
NEW HOMESTEAD, STABLES, INDOOR HORSE-RIDING AND WINERY ON ERVEN 9795 & 3025, CONSTANTIA  
UITSIG.**

The matter above has reference.

Your NID dated 7 October 2014 was tabled and the following was discussed:

1. HWC discussed the proposed development and additional actions (tree removal and demolition) on the Constantia Uitsig Estate.
2. Due to the sensitivity of heritage resources on the site, further studies are required.

**Requirement:**

1. Since there is reason to believe that heritage resources will be impacted upon, HWC requires an HIA in terms of S. 38(3) of the NHRA (Act 25 of 1999) assessing the impacts on the following heritage resources which it has identified; historical homesteads & cultural landscape.
2. An HIA is required consisting of an archaeological study, a built environment study as well as a visual impact assessment.

**Terms and Conditions:**

Heritage Western Cape reserves the right to request additional information as required. This letter does not constitute conclusion of processes under the National Heritage Resources Act (Act 25 of 1999). These processes may only proceed further once the contents of this letter have been adhered to. Please note that no final documentation may be submitted to the Environmental Authority until the process under the NHRA has been concluded.

**Should you have any further queries, please contact the official above and quote the case number above.**

Yours faithfully

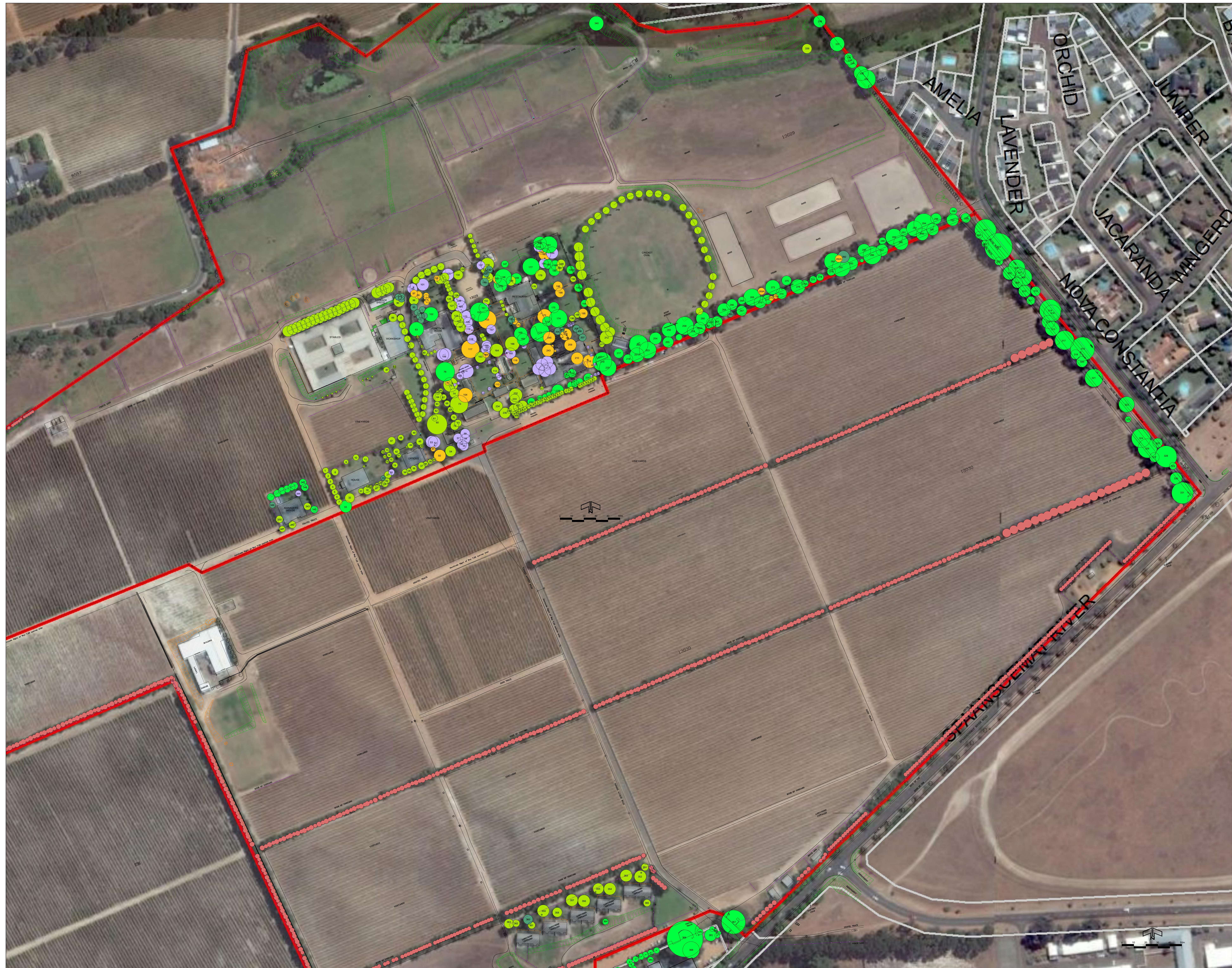
Andrew B Hall  
Chief Executive Officer  
Heritage Western Cape

# **ANNEXURE B**

Tree Survey by Planning Partners

July – August 2014





- Key:**
- A: Recommended for conservation, has cultural or contextual value
  - B: Good condition, to be retained
  - C: May be removed or conserved
  - D: Recommended for removal, unsafe or too close to buildings
  - Palms: may be removed, conserved or transplanted

FOR INFORMATION

PROJECT  
PROJEK

**CONSTANTIA UITSIG**

DRAWING TITLE  
TEKENING TITEL

**TREE SURVEY  
OVERALL SITE**

JOB No. TAASK No.	DRAWING No. TEKENING No.	REVISION WYSIGING
<b>77038</b>	<b>77038.200.3</b>	<b>0</b>
DATE DATUM		COMPUTER NO.
SCALE SKAAL		
DESIGNED ONTWERP		SIGNATURE for PP HANDTEKENING nms. BV
DRAWN GETEKEN		DATE DATUM
CHECKED NAGESIEN		
APPROVED GOEDSGEKEUR		

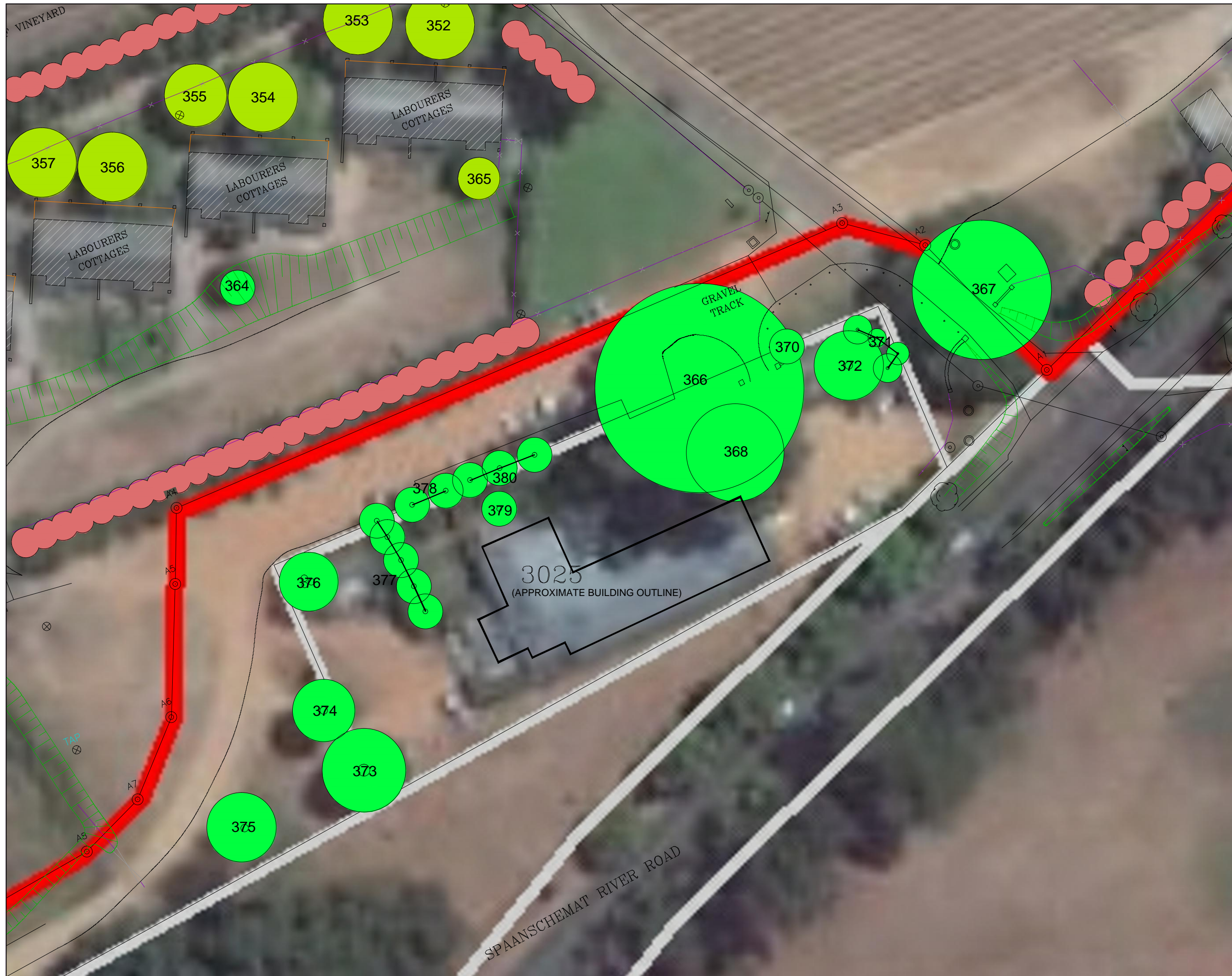
CLIENT  
KLIENT

**CONSTANTIA UITSIG**

**PLANNING PARTNERS  
BEPLANNINGSVENNOTE**

STADS- EN STREEKBEPLANNING - LANDSKAP- EN DOORSTREEK - OMGEWINGSBEPLANNING - STADIONTOEP  
TOWN AND REGIONAL PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL PLANNING - URBAN DESIGN

16 Blue Street / Street 16, Cape Town / Kaapstad  
PO Box / Postbus 4866, Cape Town / Kaapstad 8002  
Tel: (021) 418-0010 Fax: (021) 418-3002



- Key:**
- A: Recommended for conservation, has cultural or contextual value
  - B: Good condition, to be retained
  - C: May be removed or conserved
  - D: Recommended for removal, unsafe or too close to building
  - Palms: may be removed, conserved or transplanted

**PROJECT / PROEKT**  
**CONSTANTIA UITSIG**

**DRAWING TITLE / TEKENING TITEL**  
**TREE SURVEY / RIVER CAFE PRECINC**

JOB No. / TAAK No.	DRAWING No. / TEKENING No.
77038	77038.200.2

DATE / DATUM: **AUGUST 2014**      COMPUTER NO.

SCALE / SKAAL: **1: 500 @ A3**

DESIGNED / ONTWERP	AT
DRAWN / GETEKEN	AT/MvdW
CHECKED / NAGEKES	AT
APPROVED / GOEDGEKEUR	AW

**CLIENT / KLIENT**  
**CONSTANTIA UITSIG**

**PLANNING PARTNER / BEPLANNINGSVENNO**  
STATS. EN VERBODBEPLANNING | LANDSKAPARKITECTUUR - OORSGRONDPLANNE | STRUKTUR- EN TOEGANGSPLANNE | LANDSKAP- EN OMGEWINGSPLANNE | TOEGANGS- EN VERBODSPLANNE | LANDSKAP- EN OMGEWINGSPLANNE | TOEGANGS- EN VERBODSPLANNE

18 Spaanschemat River Road / 18 Spaanschemat River Road / 18 Spaanschemat River Road  
 PO Box 111 / Postbus 111 / Postbus 111  
 Tel: (021) 418-0810 Fax: / Faks: (021) 418-0810



- Key:**
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  - C:** May be removed or conserved
  - D:** Recommended for removal, unsafe or too close to buildings
  - Palms: may be removed, conserved or transplanted

PROJECT  
PROJECT

## CONSTANTIA UITSIG

DRAWING TITLE  
TEKENING TITEL

### TREE SURVEY CORE PRECINCT

JOB No. TAAK No.	DRAWING No. TEKENING No.	REVISION WYSIGING
<b>77038</b>	<b>77038.200.1</b>	<b>0</b>

DATE DATUM	COMPUTER NO.
<b>MAY 2014</b>	

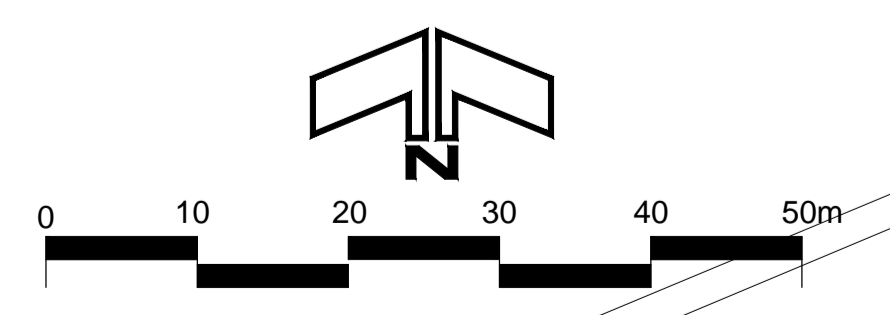
DESIGNED ONTREKERS	SIGNATURE for P.P. HANDTEKENING nrms BV	DATE DATUM
<b>AT</b>		
DRAWN GETEKEN	CHECKED NAGESIEN	APPROVED GOEDGEKURER
<b>AT/MvdW</b>	<b>AT</b>	<b>AW</b>

CLIENT  
KLIENT

**CONSTANTIA UITSIG**

**PLANNING PARTNERS  
BEPLANNINGSVENNOTE**

STADS- EN STREEKBEPLANNING • LANDSKAPARBEIDSTUUR • OMGEWINGSBEPLANNING • STAGIONBEPLANNING  
TOWN AND REGIONAL PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL PLANNING • URBAN DESIGN



**TREE SURVEY AND EVALUATION**

**PROJECT: CONSTANTIA UITSIG : CORE PRECINCT**

Girth: Measured at 150mm above ground level  
Condition Categories:

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PLANNING PARTNERS

JOB NUMBER: 77038  
DATE: MAY 2014  
Revised August 2014

NUMBER	SPECIES	STEM GIRTH	CANOPY	HEIGHT	FIELD NOTES	CONDITION	COMMENTS ON CONTRIBUTION TO LANDSCAPE			
							FUNCTIONAL	AESTHETIC	HERITAGE/ CULTURAL	SPATIAL
1	Populus simonii 'Simons Poplar'	500mm	4-5m	6m	Forms edge of vineyard block	B	✓			
2	Populus simonii 'Simons Poplar'	500mm	4-5m	6m		B	✓			
3	Populus simonii 'Simons Poplar'	500mm	4-5m	6m		B	✓			
4	Populus simonii 'Simons Poplar'	500mm	4-5m	6m		B	✓			
5	Populus simonii 'Simons Poplar'	500mm	4-5m	6m		B	✓			
6	Populus simonii 'Simons Poplar'	500mm	4-5m	6m		B	✓			
7	Populus simonii 'Simons Poplar'	500mm	4-5m	6m		B	✓			
8	Quercus cerris 'Turkey Oak'	450mm	6m	6m		B/C	✓			
9	Acer negundo 'Acer'	Multistem	4m	5m		B/C				
10	Acer negundo 'Acer'	400mm	5m	5m		B/C				
11	Quercus cerris 'Turkey Oak'	550mm	5m	5m		B/C	✓			
12	Celtis africana 'White Stinkwood'	100mm	2m	3.5m	Planted recently	B/C				
13	Tristania conferta 'Brisbane Box'	300mm	4m	6.5m		B/C	✓			
14	Tristania conferta 'Brisbane Box'	300mm	4m	6.5m		B/C	✓			
15	Tristania conferta 'Brisbane Box'	300mm	4m	6.5m		B/C	✓			
16	Populus simonii 'Simons Poplar'	200mm	2-4m	6m	Planted very close to Tristania's	B/C				
17	Populus simonii 'Simons Poplar'	200mm	2-4m	6m		B/C				
18	Populus simonii 'Simons Poplar'	200mm	2-4m	6m		B/C				
19	Cupressocypariss sempervirens	Multistem	4-5m	6.5m	Hedge	B/C				
20	Phoenix reclinata 'Wild Date Palm'	Multistem	5m	3m	Small	C				
21	Syzigium cordatum 'Waterberry'	Multistem	6m	5.5m	Good Specimen	B				
22	Cupressocypariss sempervirens	Multistem	4m	3m	Beed severely/badly pruned	C/D				
23	Populus simonii 'Simons Poplar'	250mm	5m	4m	Close to adjacent tree	B/C				
24	Searsia pendulina 'White Karree'	Multistem	5.5m	4.5m		B	✓			
25	Populus simonii 'Simons Poplar'	250mm	3.5m	4.5m	Close to Searsia	B	✓			
26	Populus simonii 'Simons Poplar'	250mm	3.5m	4.5m	Close to Searsia	B	✓			
27	Searsia pendulina 'White Karree'	Multistem	6m	5m		B	✓			
28	Populus simonii 'Simons Poplar'	300mm	3m	5m	Close to Searsia	B	✓			

**TREE SURVEY AND EVALUATION**

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PLANNING PARTNERS

JOB NUMBER: 77038      DATE: MAY 2014  
Revised August 2014

NUMBER	SPECIES	STEM GIRTH	CANOPY	HEIGHT	FIELD NOTES	CONDITION	COMMENTS ON CONTRIBUTION TO LANDSCAPE			
							FUNCTIONAL	AESTHETIC	HERITAGE/ CULTURAL	SPATIAL
29	Populus simonii 'Simons Poplar'	250mm	2.5m	4.5m		B	✓			
30	Searsia pendulina 'White Karree'	Multistem	7m	5m		B	✓			
31	Populus simonii 'Simons Poplar'	350mm	4.5m	5m		B	✓			
32	Searsia pendulina 'White Karree'	Multistem	8m	5m		B				
33	Ficus nitida 'Indian Laurel'	900mm	10m	5m	Good 'Bookend' tree	A	✓			
34	Populus simonii 'Simons Poplar'	300mm	4-5m	5m		B	✓			
35	Populus simonii 'Simons Poplar'	300mm	3.5-4.5m	5m	Good screening	B	✓			
36	Populus simonii 'Simons Poplar'	400mm	5m	6m	Good screening	B	✓			
37	Populus simonii 'Simons Poplar'	Multistem	6m	6m	Good screening	B	✓			
38	Populus simonii 'Simons Poplar'	300mm	4m	5m	Good screening	B	✓			
39	Populus simonii 'Simons Poplar'	300mm	4m	4.5m	Good screening	B	✓			
40	Populus simonii 'Simons Poplar'	300mm	3m	5m	Good screening	B	✓			
41	Cussonia spicata 'Kiepersol'	250mm	3.5m	4m		B/C				
42	Cussonia spicata 'Kiepersol'	Multistem	5.5m	3.5m	Causing damage to low walls	B/C				
43	Cussonia spicata 'Kiepersol'	400mm	2m	3.5m		B/C				
44	Cussonia spicata 'Kiepersol'	500mm	5m	4m		B/C				
45	Cussonia spicata 'Kiepersol'	Multistem	6m	4m		B/C				
46	Cussonia spicata 'Kiepersol'	400mm	3m	3.5m		B/C				
47	Celtis africana 'White Stinkwood'	350mm	6.5m	4m		B/C				
48	Celtis africana 'White Stinkwood'	400mm	5m	4m		B		✓		
49	Celtis africana 'White Stinkwood'	400mm	4.5m	4m		B		✓		
50	Melia azedarach 'Syringa'	800mm	10m	5m	Allen invasive species	D				
51	Melia azedarach 'Syringa'	400mm	4m	6.5m	Allen invasive species	D				
52	Phoenix canariensis 'Canary Island Date Palm'	1.2m	9m	9m CS		C		✓		✓
53	Phoenix canariensis 'Canary Island Date Palm'	1.4m	9m	7m CS		C		✓		✓
54	Quercus robur 'English Oak'	800mm	9m	7m CS		B				✓
55	Phoenix canariensis 'Canary Island Date Palm'	1.2m	9m	6m CS		C		✓		✓
56	Phoenix canariensis 'Canary Island Date Palm'	1.2m	9m	7m CS		C		✓		✓

**TREE SURVEY AND EVALUATION**

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NUMBER	SPECIES	STEM GIRTH	CANOPY	HEIGHT	FIELD NOTES	CONDITION	COMMENTS ON CONTRIBUTION TO LANDSCAPE			
							FUNCTIONAL	AESTHETIC	HERITAGE/ CULTURAL	SPATIAL
57	Phoenix canariensis 'Canary Island Date Palm'	1.2m	9m	7m CS		C		✓	✓	
58	Phoenix canariensis 'Canary Island Date Palm'	1.2m	9m	9m CS		C		✓	✓	
59	Phoenix canariensis 'Canary Island Date Palm'	1.2m	9m	8m CS		C		✓	✓	
60	Quercus robur 'English Oak'	1.6m	17m	8m		B/C			✓	
61	Populus simonii 'Simons Poplar'	300mm	5m	6m	screen/edge to service road	B/C	✓			
62	Populus simonii 'Simons Poplar'	300mm	4.5m	6m	screen/edge to service road	B/C	✓			
63	Populus simonii 'Simons Poplar'	300mm	4.5m	6m	screen/edge to service road	B/C	✓			
64	Populus simonii 'Simons Poplar'	250mm	8m	5m	screen/edge to service road	B/C	✓			
65	Populus simonii 'Simons Poplar'	150mm	3.5m	5m	screen/edge to service road	B/C	✓			
66	Populus simonii 'Simons Poplar'	150mm	3.5m	5m	screen/edge to service road	B/C	✓			
67	Populus simonii 'Simons Poplar'	450mm	5m	6m	screen/edge to service road	B/C	✓			
68	Populus simonii 'Simons Poplar'	400mm	5m	6m	screen/edge to service road	B/C	✓			
69	Populus simonii 'Simons Poplar'	350mm	4.5m	6m	screen/edge to service road	B/C	✓			
70	Populus simonii 'Simons Poplar'	350mm	5m	7m	screen/edge to service road	B/C	✓			
71	Populus simonii 'Simons Poplar'	350mm	6m	6m	screen/edge to service road	B/C	✓			
72	Populus simonii 'Simons Poplar'	600mm	7m	8m		B/C				
73	Eucalyptus globulus 'Tasmanian Blue Gum'	3.5m	15m	13m	Impressive stature	B/C		✓	✓	✓
74	Eucalyptus globulus 'Tasmanian Blue Gum'	3m	8m	11m	Impressive stature, needs care/pruning	B/C		✓	✓	✓
75	Eucalyptus globulus 'Tasmanian Blue Gum'	4.5m	12m	13m	Impressive stature, needs care/pruning	B/C		✓	✓	✓
76	Quercus robur 'English Oak'	750mm	4m asym	6m	Skew, growing under Eucalyptus	D				
77	Populus simonii 'Simons Poplar'	+300mm	5m ave	6.5m ave	Row of 16no. Trees	B/C	✓			
78	Quercus robur 'English Oak'	900mm	16m	8m		A			✓	
79	Celtis africana 'White Stinkwood'	100mm	2.5m	2.5m	Row of 3no.	B/C				
80	Populus simonii 'Simons Poplar'	450mm	4.5m	6m		B/C				
81	Populus simonii 'Simons Poplar'	150mm	2.5m	5m	Young tree	B/C				
82	Populus simonii 'Simons Poplar'	100mm	2.5m	4m	Young tree	B/C				
83	Eucalyptus globulus 'Tasmanian Blue Gum'	1.2m	12m	10m	Requires pruning	A/B		✓		
84	Populus simonii 'Simons Poplar'	+500mm	5.5m	7m	Row of 5no. Trees	B/C	✓			

**TREE SURVEY AND EVALUATION**

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PLANNING PARTNERS

JOB NUMBER: 77038 DATE: MAY 2014  
Revised August 2014

NUMBER	SPECIES	STEM GIRTH	CANOPY	HEIGHT	FIELD NOTES	CONDITION	COMMENTS ON CONTRIBUTION TO LANDSCAPE			
							FUNCTIONAL	AESTHETIC	HERITAGE/ CULTURAL	SPATIAL
85	Populus simonii 'Simons Poplar'	70mm	1.5m	3m	Row of 4no. Trees	B/C	✓			
86	Populus simonii 'Simons Poplar'	70mm	1.5m	3m	Row of 3no. Trees	B/C	✓			
87	Populus simonii 'Simons Poplar'	150mm	5m	6m		B/C	✓			
88	Populus simonii 'Simons Poplar'	Multistem	2.5m	4m		B/C	✓			
89	Platanus x. acerifolia 'London Plane'	750mm	7m	8m		B/C	✓			
90	Populus wislizenii 'Cottonwood'	800mm	9m	5.5m		B/C	✓			
91	Myoporum laevigatum 'Manatoka'	+500mm	5.5m	5m	Group of 3no.	C/D	✓			
92	Casuarina cunninghamiana 'Beefwood'	+800mm	9m	5.5m	Row of 4no. Trees	B/C	✓			
93	Casuarina cunninghamiana 'Beefwood'	+800mm	9m	5.5m	Row of 16no Trees	B/C	✓			
94	Populus simonii 'Simons Poplar'	100-250mm	3-5m	4-6m	Group of 6no. Trees	C/D				
95	Populus simonii 'Simons Poplar'	600mm	6m	8m		C/D				
96	Populus simonii 'Simons Poplar'	700mm	8m	9m		B/C				
97	Myoporum laevigatum 'Manatoka'	300mm	6m	6m		D				
98	Phoenix canariensis 'Canary Island Date Palm'	1.2m	9m	9m		C	✓			✓
99	Myoporum laevigatum 'Manatoka'	Multistem	6.5m	5.5m		D				
100	Populus simonii 'Simons Poplar'	500mm	6m	7m	Row of 5no. Trees	B/C	✓			
101	Phoenix canariensis 'Canary Island Date Palm'	1.5m	9m	5m		C	✓			✓
102	Quercus robur 'English Oak'	1m	12m	9m		A/B				✓
103	Myoporum laevigatum 'Manatoka'	Multistem	10m	4.5m	Group of trees (5no)	D				
104	Quercus robur 'English Oak'	1m	12m	8m	Too close to cottage	D				
105	Washingtonia robusta 'Fan Palm'			1.5-3m CS	Group of 3no.	C		✓		✓
106	Phoenix canariensis 'Canary Island Date Palm'	1.4m x 2	9m	8m	Group of 2no.	C		✓		✓
107	Phoenix reclinata 'Wild Date Palm'	Multistem	6m	3m	Possibly move to riverine edge	C				
108	Washingtonia robusta 'Fan Palm'			6m CS		C		✓		✓
109	Phoenix reclinata 'Wild Date Palm'	Multistem	12m	5-8m	Possibly move to riverine edge	C				
110	Washingtonia robusta 'Fan Palm'			4m CS		C		✓		✓
111	Dictyosperma album 'Princess Palm'			4m CS	2no. (need to verify species)	D				
112	Camellia japonica 'Camellia'	Multistem	6m	4m	Could be translocated	B/C				✓

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JOB NUMBER: 77038

DATE: MAY 2014  
Revised August 2014

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							FUNCTIONAL	AESTHETIC	HERITAGE/ CULTURAL	SPATIAL
113	Ficus rubiginosa 'Port Jackson Fig'	Multistem	5m	6m	Damaged, close to building	D				
114	Dicotsperma album * 'Princess Palm'			1m	Need to verify species	D				
115	Washingtonia robusta 'Fan Palm'			16m		C		✓		✓
116	Melia azedarach 'Syringa'	600mm	6m	6m		D				
117	Quercus robur 'English Oak'	3.6m	1.5m	12m	Asymmetrical canopy - Poor condition	D				
118	Phoenix canariensis 'Canary Island Date Palm'	1.2m	9m	6m		C		✓		✓
119	Phoenix canariensis 'Canary Island Date Palm'	1.2m	9m	6m		C		✓		✓
120	Phoenix canariensis 'Canary Island Date Palm'	1.2m	9m	5m		C		✓		✓
121	Quercus robur 'English Oak'	1.8m	8m	11m	Needs pruning/care	B				✓
122	Quercus robur 'English Oak'	2m	9m	11m	Needs pruning/care	B				✓
123	Phoenix canariensis 'Canary Island Date Palm'	1.2m	9m	5m		C		✓		✓
124	Quercus robur 'English Oak'	2.2m	9m	11m	Needs pruning/care	B				✓
125	Phoenix canariensis 'Canary Island Date Palm'	1.2m	9m	4m		C		✓		✓
126	Phoenix canariensis 'Canary Island Date Palm'	1.8m	9m	4m		C		✓		✓
127	Quercus robur 'English Oak'	2.2m	8m	8m	Needs pruning/care	B				✓
128	Populus simonii 'Simons Poplar'	Multistem	6m	8m		B/C				
129	Populus simonii 'Simons Poplar'	900mm	5m	8m		B/C				
130	Populus simonii 'Simons Poplar'	800mm	4.5m	8-10m	Row of 4no. Trees, screen	B/C		✓		
131	Psidium guajava 'Guava'	Multistem	7.5m	5m	Good specimen	B/C				✓
132	Psidium guajava 'Guava'	Multistem	4-5m	3-4m	Group of 3no., leaning poor condition	D				
133	Phoenix canariensis 'Canary Island Date Palm'	2.2m	9m	8m		C		✓		✓
134	Quercus robur 'English Oak'	1.1m	8m	10m	Minor pruning required	B				✓
135	Psidium guajava 'Guava'	Multistem	4m asymm	3.5m		B/C				
136	Populus simonii 'Simons Poplar'	700mm ave	4m	5-7m	Row of 5no. Trees, screening	B/C		✓		
137	Phoenix canariensis 'Canary Island Date Palm'	1.6m	9m	9m		C		✓		✓
138	Quercus robur 'English Oak'	1.8m	11m	10m		B				✓
139	Cussonia spicata 'Kiepersol'	150-300mm	1-4m	4m	Group of 3no	B/C				
140	Metrosideros excelsa 'New Zealand Christmas Tree'	Multistem	6m	6m		C				



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JOB NUMBER: 77038      DATE: MAY 2014  
Revised August 2014

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							FUNCTIONAL	AESTHETIC	HERITAGE/ CULTURAL	SPATIAL
141	Metrosideros excelsa 'New Zealand Christmas Tree'	800mm	5m	8m		C				
142	Eucalyptus spp. 'Gum'	1.8m	9m	1.1m		B			✓	
143	Metrosideros excelsa 'New Zealand Christmas Tree'	Multistem	7m	6.5m		C				
144	Quercus robur 'English Oak'	1.8m	1.1m	10m		A+	✓			
145	Quercus robur 'English Oak'	900mm	7m	7m	Asymmetrical canopy - to be removed	D				
146	Quercus robur 'English Oak'	2.5m	1.4m	15m	Asymmetrical	A+	✓			
147	Quercus robur 'English Oak'	750mm	6m	7.5m		A/B				
148	Quercus robur 'English Oak'	1m	8m	9m	Poor condition, needs pruning	B				
149	Quercus robur 'English Oak'	1.4m	9m	10m		A	✓			
150	Prunus cerasifera 'Cherry Plum'	400mm	6m	6m		B/C				
151	Phoenix canariensis 'Canary Island Date Palm'	1.6m	9m	1.1m		A+	✓			
152	Ficus natalensis 'Natal Fig'	Multistem	16m	8m	Growing as a group	A++	✓			✓
153	Araucaria heterophylla 'Norfolk Island Pine'	4m	15m	26m	Pre-senescent	D				✓
154	Celtis africana 'White Stinkwood'	150mm	3m	3m	Young tree	B/C				
155	Acer negundo 'Acer'	800mm	6m	7m		C/D				
156	Unknown (Pecan?)	150mm	4.5m	6m	Group of 2no	D				
157	Phoenix canariensis 'Canary Island Date Palm'	1.2m	9m	12m		C	✓			✓
158	Camelia japonica 'Camelia'	Multistem	4m	3m	Group of 3no. Could be transplanted	B				
159	Phoenix reclinata 'Wild Date Palm'	Multistem	8m	5m	Could be translocated to riverine edge	C				
160	Phoenix canariensis 'Canary Island Date Palm'	1.2m	9m	6m		C	✓			✓
161	Phoenix dactylifera 'Date Palm'	1.2m	8m	4.5m		D				
162	Quercus robur 'English Oak'	900mm	5m	8m	Very poor condition	D				
163	Quercus robur 'English Oak'	1.8m	9m	13m	Needs pruning/care	B/C	✓			✓
164	Quercus robur 'English Oak'	2.2m	1.1m	9m	Needs pruning/care	B/C	✓			✓
165	Phoenix canariensis 'Canary Island Date Palm'	2m	9m	2m		C	✓			✓
166	Quercus robur 'English Oak'	2.1m	12m	14m	Needs pruning/care	B/C	✓			✓
167	Phoenix reclinata 'Wild Date Palm'	Multistem	4m	2m		C				
168	Quercus robur 'English Oak'	1.9m	10m	13m	Needs light pruning	A	✓			✓

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							FUNCTIONAL	AESTHETIC	HERITAGE/ CULTURAL	SPATIAL
169	Quercus robur 'English Oak'	1.9m	11m	13m	Needs light pruning, asymmetrical	A	✓	✓		
170	Cinnamomum camphora 'Camphor'	400mm	4m	6m		D				
171	Quercus robur 'English Oak'	2.4m	16m	11m	Very good specimen	A+	✓	✓		
172	Quercus robur 'English Oak'	1.9m	8m	10m	Needs pruning/care	A/B	✓	✓		
173	Melia azedarach 'Syringa'	1.3m	12m	11m	Allen invasive species	D		✓		
174	Quercus robur 'English Oak'	1.8m	15m	10m	Needs light pruning	A+	✓	✓		
175	Quercus robur 'English Oak'	1.8m	9m	10m	Needs light pruning	A+	✓	✓		
176	Syzigium guineense 'Water Pear'	600mm	5m	6m		B/C				
177	Quercus robur 'English Oak'	2m	14m	11m	Good specimen	A+	✓	✓		
178	Quercus robur 'English Oak'	2m	9m	10m	Old rot on stem	B/C	✓	✓		
179	Phoenix canariensis 'Canary Island Date Palm'	1.7m	9m	6m		C	✓	✓		
180	Kiggelalia africana 'Wild Peach'	Multistem	11m	10m	Good specimen	A	✓	✓	✓	
181	Quercus robur 'English Oak'	1.8m	14m	10m	Good specimen - asymmetrical canopy	A+	✓	✓	✓	
182	Araucaria heterophylla 'Norfolk Island Pine'	2m	10m	22m	Senescent	D		✓		
183	Araucaria heterophylla 'Norfolk Island Pine'	2m	10m	24m	Senescent	D		✓		
184	Phoenix canariensis 'Canary Island Date Palm'	1.1m	9m	6m		C	✓	✓		
185	Quercus robur 'English Oak'	800mm	8m	7m		A				
186	Phoenix reclinata 'Wild Date Palm'	Multistem	8m	5m	Could be translocated to riverine edge	C				
187	Kiggelalia africana 'Wild Peach'	700mm	8m	7m		A/B	✓	✓	✓	
188	Bauhinia purpurea 'Camels Foot'	Multistem	7m	7m		B/C	✓			
189	Quercus robur 'English Oak'	600mm	9m	7.5m		A				
190	Camelia japonica 'Camelia'		6m	4m	Can be translocated	B/C	✓	✓		
191	Afrocarpus falcatus 'Outeniqua Yellowwood'	900mm	7m	8m		A/B	✓	✓		
192	Prunus cerasifera 'Cherry Plum'	Multistem	5m	5m		B/C				
193	Dais cotinifolia 'Pom-Pom tree'	700mm	7m	7m	Good specimen	A+				
194	Podocarpus henkeli 'Henkels' Yellowwood'	700mm	6m	7m		A				
195	Syzigium paniculatum 'Eugenia'	800mm	8m	8m		D		✓		
196	Camelia japonica 'Pink' 'Camelia'	5m	5m	4m	Could be transplanted	B/C				

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197	Camelia japonica 'Salmon' 'Camelia'		5m	4m	Could be transplanted	B/C				
198	Araucaria heterophylla 'Norfolk Island Pine'	3m	8m	21m	Senescent	D			✓	
199	Araucaria heterophylla 'Norfolk Island Pine'	2.7m	8m	21m	Senescent	D			✓	
200	Washingtonia robusta 'Fan Palm'			10m	Poor condition	D		✓		
201	Dictyosperma album 'Princess Palm'			4m		D				
202	Dictyosperma album 'Princess Palm'			2m		D				
203	Ficus benjamina 'Variegata' 'Weeping Fig'	150mm	4m	6m		C/D				
204	Ficus benjamina 'Variegata' 'Weeping Fig'	Multistem	6m	7m		C/D				
205	Camelia japonica 'Camelia'	Multistem	6m	4m	Could be transplanted	C				
206	Celtis sinensis 'Chinese Hackberry'	300mm	6m	7m		C				
207	Celtis sinensis 'Chinese Hackberry'	300mm	6m	8m		C				
208	Araucaria heterophylla 'Norfolk Island Pine'	3.8m	10m	16m	Senescent	D			✓	
209	Araucaria heterophylla 'Norfolk Island Pine'	3.5m	10m	18m	Senescent	D			✓	
210	Araucaria heterophylla 'Norfolk Island Pine'	3.2m	10m	17m	Senescent	D			✓	
211	Erythrina caffra 'Coral Tree'	Multistem	4.5m	5.5m	Poor condition	B/C			✓	
212	Platanus x. acerifolia 'London Plane'	1.5m	11m	10m		B/C			✓	
213	Washingtonia robusta 'Fan Palm'			6m CS		C		✓		
214	Washingtonia robusta 'Fan Palm'			4m CS		C		✓		
215	Washingtonia robusta 'Fan Palm'			2.5m CS		C		✓		
216	Araucaria heterophylla 'Norfolk Island Pine'	2.8m	11m	18m	Senescent	D			✓	
217	Corombiya calophylla 'Marri'	2m	8m	7.5m	Knarly stem	A		✓		✓
218	Corombiya calophylla 'Marri'	1.8m	8m	7.5m		A		✓		✓
219	Corombiya calophylla 'Marri'	4m	16m	14m		A		✓		✓
220	Corombiya calophylla 'Marri'	3.5m	14m	12m		A		✓		✓
221	Washingtonia robusta 'Fan Palm'			4m CS		C		✓		✓
222	Washingtonia robusta 'Fan Palm'			7m CS		C		✓		✓
223	Washingtonia robusta 'Fan Palm'			7m CS		C		✓		✓
224	Quercus palustris 'Pin Oak'	800mm	8m	6m		A/B	✓			

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225	Quercus palustris 'Pin Oak'	300-500mm	6m ave	6m average	Row of 3no.	A/B	✓			
226	Cellis sinensis 'Chinese Hackberry'	800mm	7m	6m		A/B				
227	Cellis sinensis 'Chinese Hackberry'	600mm	5m	6m		A/B		✓		
228	Quercus palustris 'Pin Oak'	1m	10m	8.5m		A/B		✓		
229	Quercus palustris 'Pin Oak'	150-200mm	4-5m ave	5.5m	Row of 3no.	A/B		✓		
230	Quercus palustris 'Pin Oak'	250mm	4.5m	6m		A/B		✓		
231	Quercus palustris 'Pin Oak'	500mm	6.5m	6m		A/B		✓		
232	Corombiya calophylla 'Marri'	5m m/stem	11m	10m	Old tree with numerous new shoots	B/C				
233	Quercus palustris 'Pin Oak'	200mm	8m	7m		B				
234	Quercus palustris 'Pin Oak'	350mm	8.5m	7m		B				
235	Quercus palustris 'Pin Oak'	400mm	9m	7m		B				
236	Quercus palustris 'Pin Oak'	150mm	4m	5m		B				
237	Quercus palustris 'Pin Oak'	350mm ave	8m ave	9m	Row of 3no.	B				
238	Alnus glutinosa 'Alder'	250mm	4.5m	6.5m		B/C				
239	Alnus glutinosa 'Alder'	150-300mm	4m ave	5m	Row of 30no.	B/C				
240	Cocos plumosa 'Queen Palm'			2x 2.5m	2no.	D				
241	Citrus Lemon 'Rough skin'	100mm	3m	3.5m		B/C				
242	Phoenix canariensis 'Canary Island Date Palm'	1.6m	9m	8m CS	Group of 5no	C		✓		
243	Schinus terebinthifolius 'Brazilian Pepper Tree'	900mm	10m	8m	Good specimen	D			✓	
244	Cupressocyparis sempervirens 'Stricla'			8 & 5m	Pair	D				
245	Robinia pseudocacia 'Black Locust'	750mm	10m	10m		D			✓	
246	Cussonia spicata 'Kiepersol'	150mm	1m	5m		B				
247	Populus wislezinii 'Cottonwood'	+500mm	10m	8m		B		✓	✓	
248	Populus wislezinii 'Cottonwood'	+450mm	8m	7.5m		B		✓	✓	
249	Populus wislezinii 'Cottonwood'	+400mm	6m	6.5m		B		✓	✓	
250	Populus wislezinii 'Cottonwood'	+450mm	8m	5.5m		B		✓	✓	
251	Corombiya calophylla 'Marri'	2.4m	12m	13m	Avenue	A+		✓	✓	
252	Corombiya calophylla 'Marri'	4.5m	16m	15m	Huge root bowl	A+		✓	✓	

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253	Corombiya calophylla 'Marri'	4.2m	14m	15m	Huge root bowl	A+	✓	✓	✓	✓
254	Corombiya calophylla 'Marri'	2.4m	10m	8m	Skew canopy	A+	✓	✓	✓	✓
255	Corombiya calophylla 'Marri'	2m	9m	9m	Skew canopy	A+	✓	✓	✓	✓
256	Corombiya calophylla 'Marri'	6m m/s	12m	10m	Multi-stem/Huge	A+	✓	✓	✓	✓
257	Corombiya calophylla 'Marri'	1.8m	5m	7.5m	Smaller/compact	A+	✓	✓	✓	✓
258	Corombiya calophylla 'Marri'	2.5m	15m	11m	Beautiful specimen	A+	✓	✓	✓	✓
259	Corombiya calophylla 'Marri'	3.2m	10m	10m	2x trees very close	A+	✓	✓	✓	✓
259A	Corombiya calophylla 'Marri'	m/s +-2.5m	10m	8m	Very close to 259 - Remove?	A+	✓	✓	✓	✓
260	Corombiya calophylla 'Marri'	3.8m	11m	14m	Very impressive specimen	A++	✓	✓	✓	✓
261	Corombiya calophylla 'Marri'	1.6m	5m	8m	Skew canopy	A/B	✓	✓	✓	✓
262	Corombiya calophylla 'Marri'	1.8m	8m	8m	Badly shaped	A/B	✓	✓	✓	✓
263	Corombiya calophylla 'Marri'	3m m/s	9m	12m	Skew canopy	A	✓	✓	✓	✓
264	Corombiya calophylla 'Marri'	3m	11m	14m		A+	✓	✓	✓	✓
265	Corombiya calophylla 'Marri'	2m	5m	5.5m	Badly damaged	C/D (A-)	✓	✓	✓	✓
266	Corombiya calophylla 'Marri'	3m m/s	9m	8m	Very skew canopy	A	✓	✓	✓	✓
267	Corombiya calophylla 'Marri'	1.8m	8.5m	11m		A	✓	✓	✓	✓
268	Corombiya calophylla 'Marri'	2m	6.5m	11m	Skew canopy	A	✓	✓	✓	✓
269	Corombiya calophylla 'Marri'	3.8m	14m	15m	Very very nice specimen	A++	✓	✓	✓	✓
269A	Corombiya calophylla 'Marri'	1.6m	6m	8m	Half dead	A-/D	✓	✓	✓	✓
270	Corombiya calophylla 'Marri'	2m	10m	12m	Very skew canopy	A	✓	✓	✓	✓
271	Corombiya calophylla 'Marri'	1.6m	8m	10m	Scraggly	A-	✓	✓	✓	✓
272	Corombiya calophylla 'Marri'	m/s +-1m	4m	4.5m	Poor condition	D	✓	✓	✓	✓
272A	Corombiya calophylla 'Marri'	m/s 1.2m	4m	4m	Should be removed	D	✓	✓	✓	✓
273	Corombiya calophylla 'Marri'	4m+	12m	15m	Leaning canopy	A+	✓	✓	✓	✓
274	Corombiya calophylla 'Marri'	1.6m	9m	10m	Scruffy	A	✓	✓	✓	✓
275	Corombiya calophylla 'Marri'	1.8m	8m	11m		A	✓	✓	✓	✓
276	Corombiya calophylla 'Marri'	2.8m	12m	11m		A	✓	✓	✓	✓
276A	Corombiya calophylla 'Marri'	1.4m	6m	10m	Leaning canopy	A	✓	✓	✓	✓

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277	Corombiya calophylla 'Marri'	2.4m	6m	10m		A	✓	✓	✓	✓
278	Corombiya calophylla 'Marri'	2.4m	6m	8m		A	✓	✓	✓	✓
279	Corombiya calophylla 'Marri'	2.8m	7m	14m		A	✓	✓	✓	✓
280	Corombiya calophylla 'Marri'	m/s 3.5m?	14m	12m		A	✓	✓	✓	✓
281	Corombiya calophylla 'Marri'	3.2m	15m	16m		A+	✓	✓	✓	✓
282	Corombiya calophylla 'Marri'	2.2m	10m	9m	1/2 canopy	A/C?	✓	✓	✓	✓
282A	Corombiya calophylla 'Marri'	800mm		3.5m	To be removed	D				
283	Corombiya calophylla 'Marri'	2.6m	11m	14m		A	✓	✓	✓	✓
284	Corombiya calophylla 'Marri'	800mm	3m	5.5m	Not great condition	A-	✓	✓	✓	✓
285	Corombiya calophylla 'Marri'	2.5m	11m	9m		A	✓	✓	✓	✓
286	Corombiya calophylla 'Marri'	2.8m	15m	14m		A+	✓	✓	✓	✓
287	Corombiya calophylla 'Marri'	2.6m	10m	10m	Leaning canopy	A	✓	✓	✓	✓
288	Corombiya calophylla 'Marri'	2.2m	6m	8m	Not great condition	A	✓	✓	✓	✓
289	Corombiya calophylla 'Marri'	3.6m	14m	12m		A	✓	✓	✓	✓
290	Corombiya calophylla 'Marri'	2.4m	12m	11m		A	✓	✓	✓	✓
291	Corombiya calophylla 'Marri'	1.8m	7m	9m		A	✓	✓	✓	✓
292	Corombiya calophylla 'Marri'	3.2m	13m	12m	Skew canopy	A	✓	✓	✓	✓
293	Corombiya calophylla 'Marri'	m/s 2.6m	10m	8m		A	✓	✓	✓	✓
294	Corombiya calophylla 'Marri'	m/s 4.5m	17m	12/14m	Very impressive specimen	A++	✓	✓	✓	✓
295	Corombiya calophylla 'Marri'	2.2m	10m	9m		A	✓	✓	✓	✓
296	Corombiya calophylla 'Marri'	3m m/s	9m	9m		A	✓	✓	✓	✓
297	Corombiya calophylla 'Marri'	2.6m m/s	10m	10.5m		A	✓	✓	✓	✓
298					Stump 1.6m	D				
299	Eucalyptus diversicolor 'Karri'	2.5m	8m	12m	Forms start/termination of avenue	A	✓	✓	✓	✓
300	Eucalyptus diversicolor 'Karri'	1m m/s	6m	6m	Some rot on stem	A-	✓	✓	✓	✓
301	Eucalyptus diversicolor 'Karri'	4m	18m	15m	Very nice specimen	A+	✓	✓	✓	✓
302	Eucalyptus diversicolor 'Karri'	1.4m	6m	5.5m	Needs pruning/care	A-	✓	✓	✓	✓
303	Eucalyptus diversicolor 'Karri'	3.8m	23m	16m	Very good specimen	A++	✓	✓	✓	✓

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304	Eucalyptus diversicolor 'Karri'	2m	7m	12m		A	✓	✓	✓	✓
305	Eucalyptus diversicolor 'Karri'	2.4m	11m	10m		A	✓	✓	✓	✓
306	Eucalyptus diversicolor 'Karri'	3.2m	14m	12m		A	✓	✓	✓	✓
307	Eucalyptus diversicolor 'Karri'	4m m/s	9m	10m		A	✓	✓	✓	✓
308	Eucalyptus diversicolor 'Karri'	3.6m	14m	11m		A	✓	✓	✓	✓
309	Eucalyptus diversicolor 'Karri'	4.2m m/s	9m	9m	Skew canopy	A	✓	✓	✓	✓
310	Eucalyptus diversicolor 'Karri'	5m m/s	10m	8m	Lots of new shoots	A	✓	✓	✓	✓
311	Eucalyptus diversicolor 'Karri'	900mm	7m	8m	Leaning	A	✓	✓	✓	✓
312	Eucalyptus diversicolor 'Karri'	3m m/s	8m	9m	Lots of new shoots	A	✓	✓	✓	✓
313	Eucalyptus diversicolor 'Karri'	2m	11m	8.5m	Skew canopy	A	✓	✓	✓	✓
314	Eucalyptus diversicolor 'Karri'	5m+	18m	14m+	Very mega	A+	✓	✓	✓	✓
315	Eucalyptus diversicolor 'Karri'	3m m/s	12m	10m	Badly leaning	A-	✓	✓	✓	✓
316	Eucalyptus diversicolor 'Karri'	2.8m	14m	7m	Under 315	A-	✓	✓	✓	✓
317	Eucalyptus diversicolor 'Karri'	4.5m+	16m	12m	Very impressive specimen	A++	✓	✓	✓	✓
318	Eucalyptus diversicolor 'Karri'	1.8m	8m	8m	Skew canopy	A-	✓	✓	✓	✓
319	Eucalyptus diversicolor 'Karri'	3m	20m	15m+	Very good specimen	A++	✓	✓	✓	✓
320	Eucalyptus diversicolor 'Karri'	3m m/s	9m	10m		A	✓	✓	✓	✓
321	Eucalyptus diversicolor 'Karri'	6m m/s	15m	10m		A	✓	✓	✓	✓
322	Eucalyptus diversicolor 'Karri'	2m	13m	9m		A	✓	✓	✓	✓
323	Eucalyptus diversicolor 'Karri'	2m	5m	5m	90% dead ( Poor )	A-/D	✓	✓	✓	✓
324	Eucalyptus diversicolor 'Karri'	5m	16m	10m	Leaning to one side	A	✓	✓	✓	✓
325	Eucalyptus diversicolor 'Karri'	1.6m	8m	10m		A	✓	✓	✓	✓
326	Eucalyptus diversicolor 'Karri'	2.6m	16m	12m		A	✓	✓	✓	✓
327	Eucalyptus diversicolor 'Karri'	1.6m	8m	8m	Poor, skew canopy	A-	✓	✓	✓	✓
328	Eucalyptus diversicolor 'Karri'	3.2m	18m	10m		A	✓	✓	✓	✓
329	Eucalyptus diversicolor 'Karri'	500mm	6m	5m	Regrowth of old tree	A-	✓	✓	✓	✓
330	Eucalyptus diversicolor 'Karri'	2.2m	10m	8m		A	✓	✓	✓	✓
331	Eucalyptus diversicolor 'Karri'	4m	18m	14m	Good specimen	A+	✓	✓	✓	✓

**TREE SURVEY AND EVALUATION**

**PROJECT: CONSTANTIA UITSIG : CORE PRECINCT**

Girth: Measured at 1500mm above ground level  
Condition Categories:

- A : Recommended for conservation, has cultural or contextual value
- B : Good condition, to be retained
- C : May be removed or conserved
- D : Recommended for removal, unsafe or too close to buildings/services



PLANNING PARTNERS

JOB NUMBER: 77038  
DATE: MAY 2014  
Revised August 2014

NUMBER	SPECIES	STEM GIRTH	CANOPY	HEIGHT	FIELD NOTES	CONDITION	COMMENTS ON CONTRIBUTION TO LANDSCAPE			
							FUNCTIONAL	AESTHETIC	HERITAGE/ CULTURAL	SPATIAL
332	Quercus robur 'English Oak'	1.6m	16m	12-14m	Good (Pruning to remedy)	A	✓	✓	✓	✓
333	Quercus robur 'English Oak'	1.4m	12m	13m		A	✓	✓	✓	✓
334	Quercus robur 'English Oak'	2m	8m	9m	Old, needs work	A-	✓	✓	✓	✓
335	Quercus robur 'English Oak'	800mm	8m	7m	Old, needs work	A-	✓	✓	✓	✓
336	Quercus robur 'English Oak'	1m	7m	9m	Old, needs work	A-	✓	✓	✓	✓
337	Quercus robur 'English Oak'	2m	12m	10m		A+	✓	✓	✓	✓
338	Quercus robur 'English Oak'	1.8m	10m	8m		A	✓	✓	✓	✓
339	Salix babylonica 'Weeping Willow'	m/s	8m	5m		B/C	✓	✓	✓	✓
340	Quercus robur 'English Oak'	m/s	12m	10m		A	✓	✓	✓	✓
341	Populus simonii 'Simons Poplar'	800mm	5m	5m		B	✓	✓	✓	✓
342	Populus simonii 'Simons Poplar'	900mm	6m	6m		B	✓	✓	✓	✓
343	Populus simonii 'Simons Poplar'	900mm	6m	6m		B	✓	✓	✓	✓
344	Washingtonia robusta 'Fan Palm'			6m c/s		C/D				
345	Celtis africana 'White Stinkwood'	450-600mm	5/6m	4m		A	✓			
346	Celtis africana 'White Stinkwood'	450-600mm	5/6m	4m		A	✓			
347	Celtis africana 'White Stinkwood'	450-600mm	5/6m	4m		A	✓			
348	Celtis africana 'White Stinkwood'	450-600mm	5/6m	4m		A	✓			
349	Phoenix canariensis 'Canary Island Date Palm'			3m cs		C/D				
350	Celtis africana 'White Stinkwood'	450mm	6m	8m		B				
351	Platanus x. acerifolia 'London Plane'	800mm	6m	6m		B	✓	✓		
352	Platanus x. acerifolia 'London Plane'	900mm	10m	6m		B	✓	✓		
353	Platanus x. acerifolia 'London Plane'	800mm	10m	6m		B	✓	✓		
354	Platanus x. acerifolia 'London Plane'	850mm	10m	6m		B	✓	✓		
355	Acer negundo 'Acer'	750mm	9mm	5m		B	✓	✓		
356	Acer negundo 'Acer'	700mm	10m	5m		B	✓	✓		
357	Acer negundo 'Acer'	750mm	10m	5m		B	✓	✓		
358	Acer negundo 'Acer'	600mm	8m	5m		B	✓	✓		
359	Acer negundo 'Acer'	750mm	10m	7m		B	✓	✓		





PLANNING PARTNERS

**TREE SURVEY AND EVALUATION**

PROJECT: **CONSTANTIA UITSIG : CORE PRECINCT**

Girth: Measured at 1500mm above ground level  
Condition Categories:

A : Recommended for conservation, has cultural or contextual value  
B : Good condition, to be retained  
C : May be removed or conserved  
D : Recommended for removal, unsafe or too close to buildings/services

JOB NUMBER: **77038** DATE: **MAY 2014**  
**Revised August 2014**

NUMBER	SPECIES	STEM GIRTH	CANOPY	HEIGHT	FIELD NOTES	CONDITION	COMMENTS ON CONTRIBUTION TO LANDSCAPE			
							FUNCTIONAL	AESTHETIC	HERITAGE/ CULTURAL	SPATIAL
360	Casuarina cunninghamiana 'Beetwood'	m/s	8m	9m		C/B	✓			
361	Acer negundo 'Acer'	600mm	6m	5m		B	✓	✓		
362	Platanus x. acerifolia 'London Plane'	m/s	6m	5m		B	✓	✓		
363	Casuarina cunninghamiana 'Beetwood'	1m	8mm	9m	Housing	B	✓	✓		
364	Ekebergia capensis 'Cape Ash'	650mm	5m	5m		A	✓	✓		
365	Acer negundo 'Acer'	680mm		6m		B	✓			
366	Eucalyptus diversicolor 'Karri'	2.5m	30m	18m	Very nice specimen	A++	✓	✓	✓	✓
367	Pinus pinea 'Stone Pine' (x2)	2x5m	20m	10m						
368	Eucalyptus spp. 'Gum' (x2)	3+1.5m	14m +-	12m		A	✓	✓	✓	
369										
370	Cellis sinensis 'Chinese Hackberry'	180mm	5m	6m	Good place making tree	A	✓			✓
371	Cinnamomum camphora 'Camphor'	ave 150mm	ave 4m	ave 6m	Group of trees +-6no.	A	✓	✓		
372	Myrtus communis 'Myrtle'	m/s	10m +	5m	Very old specimen, could be a feature	A		✓		
373	Pinus pinea 'Stone Pine'	800mm	9m	9m	Needs some pruning	A			✓	✓
374	Pinus pinaster 'Cluster Pine'	1.2m	12m	8m	Needs some pruning	A			✓	✓
375	Pinus pinea 'Stone Pine'	1.4m	10m	16m	1x XL limb to be pruned	A			✓	✓
376	Myrtus communis 'Myrtle'	m/s	8.5m	4m	Good, old specimen	A		✓	✓	
377	Cellis sinensis 'Chinese Hackberry' (group of 5no.)	ave 180mm	ave 5m	ave 4m	Good specimens, lower limbs need pruning	A		✓		✓
378	Cellis sinensis 'Chinese Hackberry' (group of 2no.)	350mm	4-5m ave	4m	Good edge trees	A		✓		✓
379	Cellis sinensis 'Chinese Hackberry'	350mm	6m	5m	Good specimen tree	A		✓		✓
380	Cellis sinensis 'Chinese Hackberry' (row of 3no.)	ave 400mm	ave 6m	ave 5m	Good edge trees	A		✓		✓
381										
382										
383										
384										

# **ANNEXURE C**

Archaeological Study by ACO Associates

June 2015

# Constantia Uitsig (Lategan House) - report on fabric examination.

Report prepared for Frik Vermeulen for inclusion with the HIA

May 2015



**ACO Associates cc**  
Archaeology and Heritage Specialists

Prepared by  
Tim Hart and Natalie Kendrick

ACO associates CC  
8 Jacobs Ladder  
St James  
7945  
Phone 021 7064104

## **Introduction**

ACO Associates was appointed to undertake fabric analysis with the old Constantia Uitsig restaurant (Figure 1, Figure 2). The building was previously the residence of the Lategan family. The work was deemed necessary as available historic information was unclear in indicating if the residence was originally a Victorian structure that was renovated into a 1920's Cape Dutch revivalist building or whether the entire building was constructed by Willem Lategan circa 1921. The joinery within the building is typically early 20<sup>th</sup> century throughout and of consistent style and quality.

The plaster sampling areas by no means characterise each wall in the house, however enough was done to answer a number of questions about the development of the building. The sample windows were fairly conservative in size at roughly 200x300 mm. The work was done in part by hand (hammer and chisel) and in part with the use of a rotary hammer drill set on chisel action.

The house in question lies on the Uitsig Estate in Constantia which is part of a Grade 1 heritage landscape. A section 34 permit was applied for and obtained for the proposed work.

The following pages contain a visual account of the findings of this report.

## **Restriction**

The existing plan of the building does not reflect accurately all the openings or thicknesses of the walls.

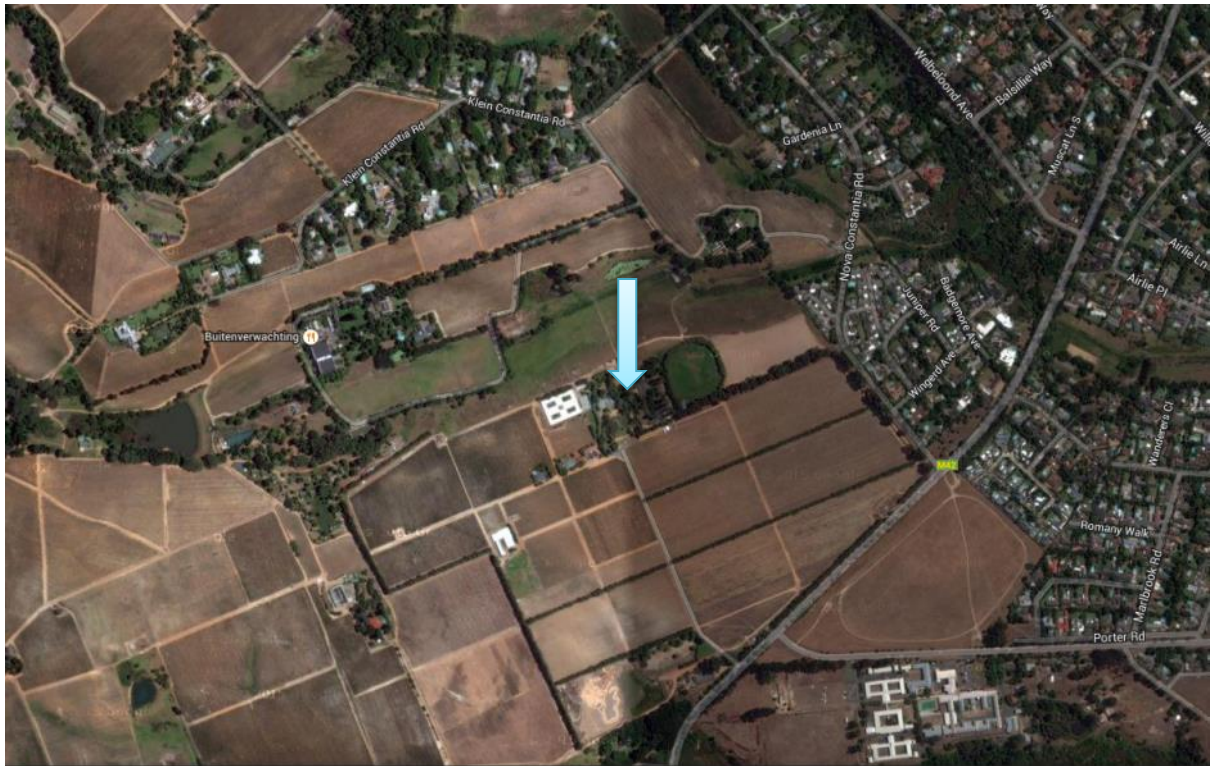
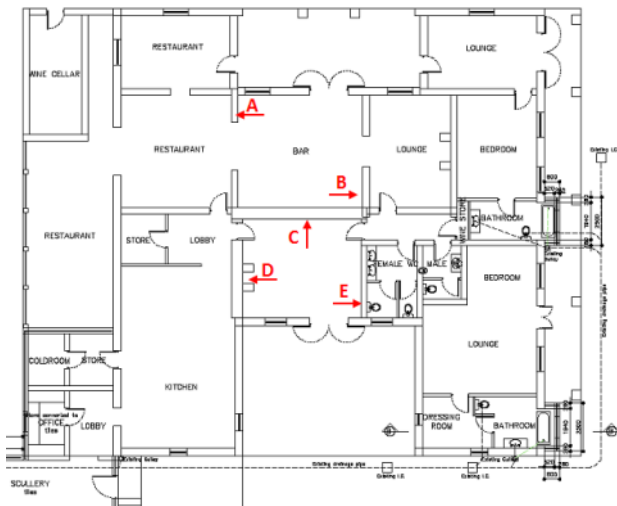


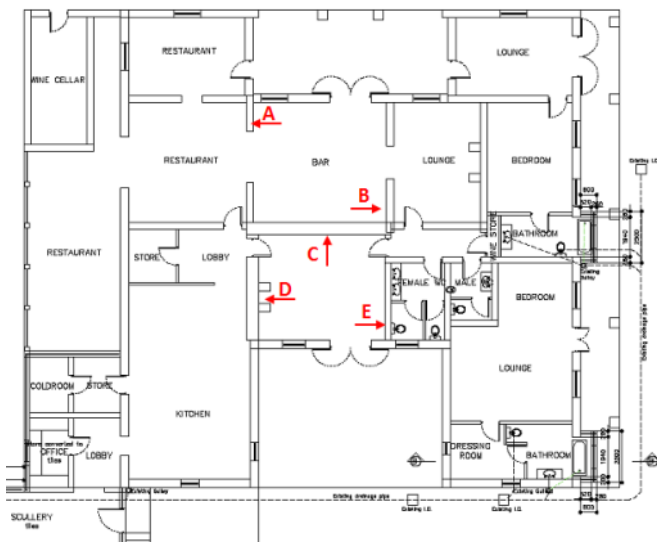
Figure 1. Location of the property



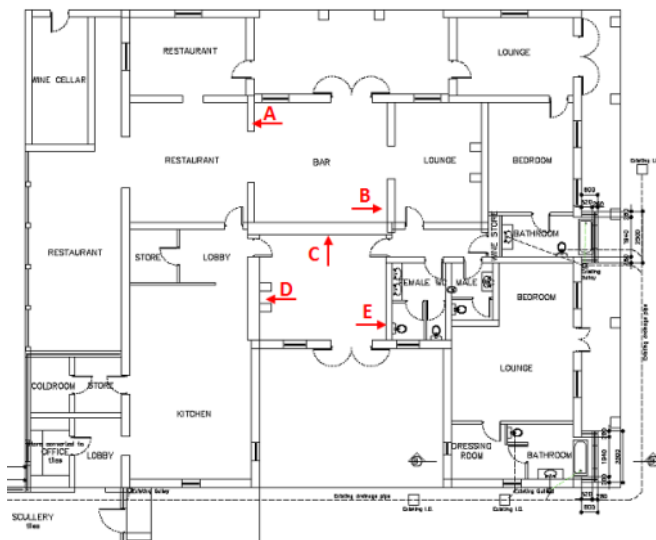
Figure 2. The structure under investigation



Internal wall A is built from grey cement brick and Portland cement. The brick is soft, possibly home made using a weak sand mix. The wall is seemingly 2 courses thick and younger than the thick walls.

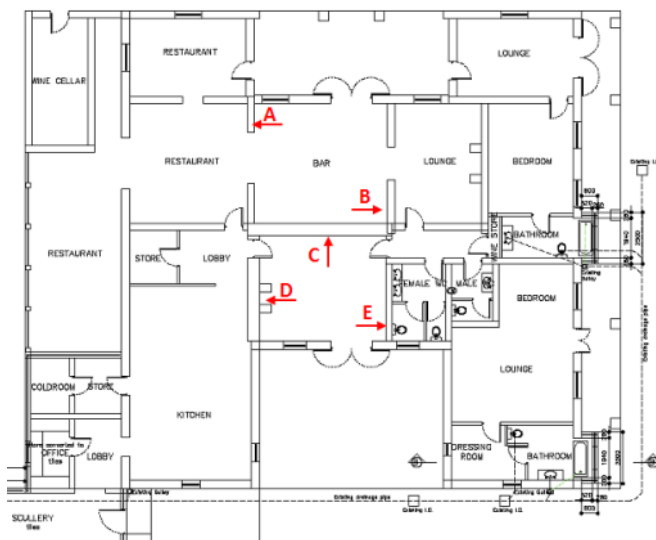


Internal wall B is a thick wall (about 500 mm) built from lightly fired homemade bricks and prepared mud/daga. It is interesting to note the use of Flemish bond. This wall is likely to late 19<sup>th</sup> century.

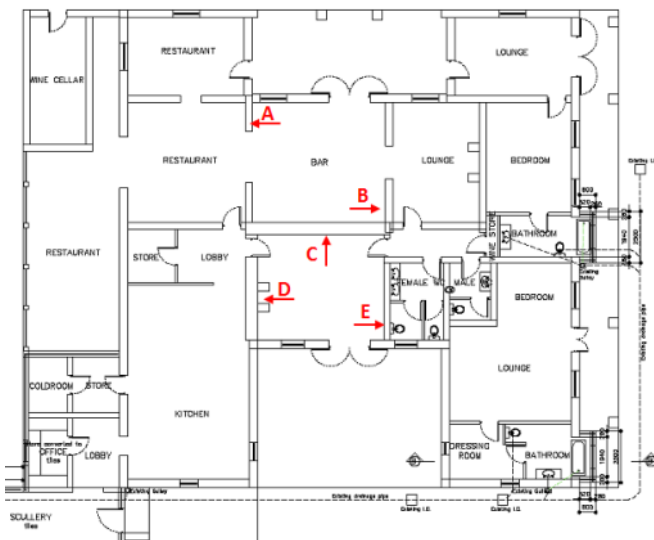


Internal wall C is a thick wall (about 500 mm) built from lightly fired homemade bricks and prepared mud/daga. It is interesting to note the use of Flemish bond. This wall is likely to late 19<sup>th</sup> century and is very similar to internal wall B.





Wall D is situated above the mantelpiece of one of two similar fire places in the house. This is built from a hard standard modern brick and Portland cement. Although the chimney penetrates the ceiling snugly, it is a later addition. The other chimney in the house is very similar in form.



Although wall E is relatively lightly constructed, it too is made from a lightly fired homemade brick but of slightly finer quality. A possible early change.

## **Conclusion**

Indications are that the main house has undergone numerous changes. The fabric that has been used in the thick walls consists of homemade brick that is rough and irregular bonded with mud mortar. It is known that good quality hard brick was available in the 1920's, hence these are interpreted as being the 19<sup>th</sup> century elements of the house.

In other areas a soft cement brick and mortar has been used on at least one internal wall, while a hard standard brick and grey Portland cement has been used on the fireplace and chimneys.

The chimney we sampled looks very modern in contrast to other fabric within the building.

We believe this structure has involved multiple phases of construction starting in the 19<sup>th</sup> century. Judging by the arrangement of thicker walls in the house, it is possible that the earlier form of the building was reminiscent of Cape Dutch architecture in that a "T" shaped form may make up the original core.



**Enquiries** Andrew September

**Tel:** 021 483 9543

**Email:** [andrew.september@westerncap](mailto:andrew.september@westerncap)

**Date:**

06 May 2015

**Case No:**

15032506AS0331E

**Auto IDs:**

3252 - 3916

**PERMIT**

**In terms of section 34(1) of the National Heritage Resources Act (Act 25 of 1999)  
and the Western Cape Provincial Gazette 6061, Notice 298 of 2003**

**Attention:** Mr Timothy Hart

8 Jacobs Ladder

St James

7945

**CASE NUMBER: 15032506AS0331E**

**SECTION 34 PERMIT: PROPOSED PLASTER STRIPPING AND SAMPLING ON ERF 9795, LATEGAN HOMESTEAD,  
CONSTANTIA UITSIG, SPAANSCHMAT RIVER ROAD, CONSTANTIA.**

The matter above has reference.

Heritage Western Cape is in receipt of your permit on the above matter, dated 31 March 2015.

1. This permit is issued for:

Proposed Action: Alterations (Plaster Stripping/Sampling)

Site: Lategan Homestead, Erf 9795, Constantia Uitsig, Constantia

Graded: IIIB (Lategan Homestead only)

Permit issued in accordance with Drawings:

No: N/A (In accordance with ACO Associates letter dated 31 March 2015)

Dated: 31 March 2015

Drawings prepared by: N/A

HWC Date Stamped: N/A

Conditions applicable to this Permit:

1. Work to be done strictly in accordance with the HWC stamped plans.
2. This permit is valid for three years from the date of issue.



**Enquiries** Andrew September

**Tel:** 021 483 9543

**Email:** [andrew.september@westerncap](mailto:andrew.september@westerncap)

**Date:**

06 May 2015

**Case No:**

15032506AS0331E

**Auto IDs:**

3252 - 3916

**Terms and Conditions:**

1. This decision is subject to an appeal period of 14 working days.
2. The applicant is required to inform any party who has expressed a bona fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date above. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
3. Work may NOT be initiated during this 14 day appeal period.
4. If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.
5. This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.
6. An HWC STAMPED PLAN must be present on the site at all times and must be produced on demand by any heritage inspector, building control official, or any person duly authorized to do so.

**Should you have any further queries, please contact the official above and quote the case number above.**

Yours faithfully

Hannetjie Du Preez  
Chief Executive Officer (Acting)  
Heritage Western Cape