

**DRAFT**

**NOTES FOR**

**STELLENBOSCH RURAL HERITAGE SURVEY :  
JONKERSHOEK SUB-AREA**

for  
**Stellenbosch Municipality**

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## A INTRODUCTION TO THE RURAL HERITAGE SURVEY

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### 1. STELLENBOSCH HERITAGE CONSERVATION PROGRAMME

The heritage conservation programme of the Planning and Development Department of Stellenbosch Municipality initially focussed on the Historical Core of the town and on urban heritage resources. Since the Municipal area was expanded the Municipality has also become responsible for managing conservation and development in rural areas, many of which are under considerable development pressure. The conservation programme has therefore been extended to include rural heritage resources and the historical and cultural landscape.

The first step was a *Survey of the Current Status of Historical Farmsteads around Stellenbosch*, compiled for the Planning and Development Department in 2001 (KrugerRoos), which provided a strategic overview of the current state of some of the oldest ("Cape") farms in the immediate vicinity of the town. The farms surveyed were those previously identified in Franssen and Cook (*The Old Buildings of the Cape*, AA Balkema, 1980) many of which are designated heritage sites. The survey is in the form of annotated plans of the farmsteads and their immediate surroundings with associated photographs, and identifies, inter alia, original buildings and features such as avenues, bell towers and werf walls, as well as later buildings and features.

The insights into local building and place-making traditions and subsequent development trends which was gained through this exercise, enabled the compilation of *Development Guidelines for Rural Areas and Farms* (KrugerRoos for the Planning and Development Department, Municipality of Stellenbosch, November 2002).

The Stellenbosch Municipality has now decided to extend the survey of rural heritage resources in the Municipal area, as part of its ongoing heritage conservation programme.

### 2. PURPOSE OF THE SURVEY

There are two primary purposes of the survey. First is to identify features of the rural landscape (natural and cultural) which are significant components of the cultural landscape of the Stellenbosch district and contribute to its sense of place, including:

- farmsteads
  - other buildings and structures
  - culturally significant landscape features such as patterns, avenues and clusters of trees
  - scenic routes and viewpoints
- to enable them to be conserved and managed in the process of spatial and development planning.

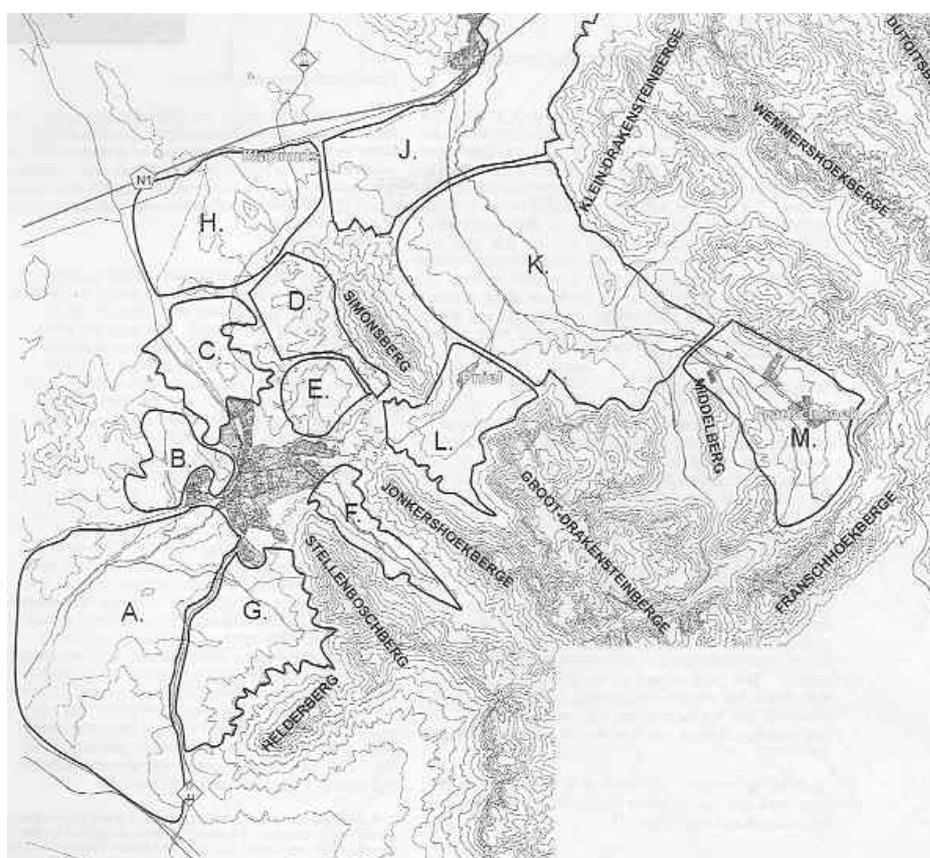
The second aim is to compile an inventory of heritage resources for submission to the Western Cape heritage resources authority (Heritage Western Cape) as required in terms of S. 30 (5) of the National Heritage Resources Act (NHRA, Act 25 of 1999). The relevant section of reads: "At the time of the compilation or revision of a town or regional planning scheme or a spatial development plan, or at any other time of its choosing, . . . a planning authority shall compile an inventory of the heritage resources which fall within its area or jurisdiction and submit such inventory to the relevant provincial heritage resources authority, which shall list in the heritage register those heritage resources which fulfill the assessment criteria . . . [set out in section 3

(3)]." Places which have been entered in the provincial heritage register are managed by the local authority in terms of basic provisions set out in S. 30 (11).

Once such an inventory has been compiled and local protective provisions introduced, the area that has been surveyed will qualify for exemption from the requirement (under S. 34) that applications to alter or demolish any structure or part of a structure older than 60 years must be submitted to the provincial heritage resources authority for approval. Such applications can then be dealt with by the local authority.

### 3. PHASING

The ultimate area to be surveyed is the Stellenbosch Municipal area (excluding urban areas). As this is very extensive, it will need to be tackled in phases. It was therefore agreed to survey each of the sub-areas already identified (Map 2 in the *Development Guidelines for Rural Areas and Farms*, see below), in the following (provisional) order of priority:



1. E. Idas Valley (Phase 1, pilot project (2003)
2. F. Jonkershoek (2005)
3. D. Simonsberg Foothills
4. C. Plankenbrug Valley
5. H. Klapmutskop
6. A. Eersterivier Basin
7. G. Stellenboschberg/Helderberg foothills
8. B. Devon Valley/Papegaaiberg
9. L. Dwarsrivier Valley
10. K. Groot Drakenstein
11. M. Franschoek Valley (check and incorporate Todeschini & Japha Conservation study)

#### 4. METHOD

The pilot study of Idas Valley included the development of an appropriate method and data base for the survey. This has been slightly modified in the Jonkershoek Survey.

1. The 1938 aerial photographs of the survey area were obtained from the Chief Directorate: Surveys and Mapping (in digital format). The 1938 dating relates to the protection of structures older than 60 years in section 34 of the NHRA; it also reflects the state of the "traditional" or pre-modern cultural landscape, since it was only after World War II that modernism began to have a significant (and often destructive) impact on the rate, scale and patterns of development in this country. These photos were studied to identify patterns (e.g. planting patterns, dwelling patterns, windbreaks, road network) which were then characteristic of the cultural landscape, and to make a preliminary identification of features such as building clusters which were likely to be of interest.
2. The 1938 photos were compared with the most recent series of orthophotos to establish which of the above features still existed, i.e. eliminate those that have subsequently disappeared, and to supplement the provisional identification of historical features by identifying any clearly significant features (such as avenues, roads) created subsequently.
3. Simultaneously, existing surveys and inventories (e.g. Fransen and Cook, 1980; SAHRA data base) were checked to identify which farmsteads, features, etc. had already been identified and assessed as conservation-worthy; historical research was begun (using both primary and secondary sources), and relevant information was captured.
4. A preliminary version of the data base was set up with the assistance of David Hart of SAHRA, who also provided the base data (property names, some property numbers, protection status and date of declaration) which had already been captured in SAHRA's National Inventory data base. The Rural Survey data base was continuously developed and refined over the course of the survey.
5. Provisionally identified features were inspected, photographed and mapped during a series of field trips over several months. Interviews with residents were limited, but those which took place were useful.
6. The survey data was entered in the data base.

Ideally, the survey should be mapped in GIS format at a future stage. The data base includes small-scale, annotated, digital format extracts of the orthophotos to enable orientation and identification of the heritage resources recorded in the data base. It would be ideal if the data could be linked to larger-scale GIS maps, so that it could be retrieved by clicking on the relevant area of the map.

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## B. THE JONKERSHOEK RURAL HERITAGE SURVEY : NOTES ON THE DATA BASE

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### 1. FORMAT AND STRUCTURE OF THE DATA BASE

The survey is in the form of a Microsoft Access data base. Information is designed to be retrieved in a user-friendly way by using the Form named *Properties*. (In Microsoft Access, open the file *Jonkershoek*, select *Forms* in the left hand column and double-click on *Properties* in the list to the right. Maximise the data base window by clicking the rectangle to the right of the dark blue line which has *Properties* in the left corner, if required).

In this format, the information is arranged as three nested *levels* or scales, named Properties, Composites and Objects<sup>1</sup>.

#### 1.1 Properties

As the name suggests, the primary subdivision of the survey is into properties – farms or smallholdings – which are identifiable by a given name (some named farms consist of more than one parcel of land; if declared separately as national monuments, they are listed as separate properties). The primary data for the Properties level was extracted from the database of the South African Heritage Resources Agency (SAHRA), which is currently being developed as the Inventory of the National Estate. SAHRA provided property names in the standard format used in the Inventory, some farm numbers, and fields indicating whether the property was formally protected under the National Heritage Resources Act and the date of declaration.

Also included as Properties are a record of Jonkershoek Valley as a whole, and entries for the Historical Properties (e.g. Old Nectar, Klein Gustrouw), which were later subdivided into several modern properties.

#### 1.2 Composites

These are sub-areas of the property – parts of the property which are not single *things*, but consist of a combination of features that make an area with distinct characteristics and identity. Examples are farmsteads, which include several buildings and structures and the relationships between them; particular hills or valleys, which may include a stream, a dam, a road, some fields and a building. (in GIS terms, these would be polygons.)

When the property is small no data is recorded in the Composite level; Composites are only included to ensure that individual features are recorded at the next scale: Objects.

#### 1.3 Objects

Individual buildings, structures and other features are recorded as Objects.

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1. Properties, Composites and Objects are also available as linked tables in the data base. Data in this format may be useful for experienced users, but is not as easy to read as in the Form, which also incorporates the illustrations. There are more fields in the tables than in the Forms.

## 2. SUMMARY OF CONTENTS

Provided that the records are sorted in order of the Catalogue number, the survey is arranged as follows (ie. by Property clockwise around the valley, starting in the south west and moving eastward along the south bank of the Eerste River to Jonkershoek and then westward along the north bank). In Form view, Composites are nested in the Property, and Objects (not listed below) are under Composites.

CatalogueNo <sup>2</sup>	Properties	Composites
02.00	Jonkershoek Valley	
	/01	Old North Bank road
	/02	Old South Bank road
	/03	South Bank water channel
02.01	Vergenoegd	
	/01	Approach
	/02	camping area
	/03	"werf"
	/04	Sports fields
	/05	foothills
02.02	Farm 1022	
02.03	Mount Happy	
	/01	Mount Happy werf
	/02	Mount Happy approach
	/03	Mount Happy water meadows
	/04	Mount Happy Mountain slopes
	/05	South bank workers' housing
02.04	[none]	
02.05	Fynbos	
02.06	Glenconner	
	/01	Glenconner buildings
02.07	Nippon	
02.08	Waiiwinde	
02.09	Watervliet	
02.10	Waterhof	
	/01	Waterhof homestead
02.11	Waterfalls	
	/01	Waterfalls homestead
02.12	Pontrieux	
	/01	Pontrieux watermeadow
	/02	Pontrieux farmstead
02.13	Swiss Club	
02.14	Assegaaibosch	
	/01	Assegaaibosch werf
	/02	Picnic area
	/03	River field
	/04	Assegaaibosch ridge
	/05	Nature garden
	/06	West of Assegaaibosch werf
	/07	Assegaaibosch west
<b>02.15/00</b>	<b>Jonkershoek historical property</b>	
02.15a	Jonkershoek Farm	
	/01	Jonkershoek werf
	/02	West of Jonkershoek werf
	/03	Jonkershoek picnic area
	/04	Jonkershoek west farm

2. Note: the 02 at the beginning of the Catalogue number refers to Jonkershoek Valley. Idas Valley, which was the first survey undertaken, was designated 01. This enables the databases to be combined at a future stage.

	/05	Okkie Jooste youth camp
	/06	Jonkershoek extension area
	/07	Behind Jonkershoek werf
	/08	Jonkershoek east field
	/09	Jonkershoek east village
	/10	Jonkershoek far east field
02.15b		Jonkershoek Plantation
02.15c		Swartbrug Filtration System
02.15d		Intake House
02.15e		Jonkershoek Nature Reserve
02.16		Oude Nektar (west portion)
	/01	The Bult
	/02	Oude Nektar Kloof
	/03	Oude Nektar hilltop fields
02.16a		Oude Nektar (east portion)
02.17		By die Pieke
	/01	By die Pieke buildings
02.18		Die Eiland, KJA Kamp
02.19		Glen Conner
	/01	Jan Lui's field
	/02	Glen Conner hilltop fields
<b>02.20/00</b>		<b>Old Nectar historical property</b>
02.20		Old Nectar
	/01	Old Nectar werf
02.21		Old Nectar (nursery)
02.22		Aan de Oewer
02.23		Glen Conner (Municipal)
02.24		Konstanz
	/01	Konstanz mid-slopes
	/02	Konstanz upper slopes
02.25		Die Eiland
02.26		Bergsig
	/01	Bergsig farmstead
	/02	Bergsig waterworks
	/03	Bergsig workers' housing
02.27		Lingen
	/01	Lingen structures
02.28		Olien
02.29		Klein Gustrouw (waterworks)
02.30		Topas
02.31		River House
02.32		Leef op Hoop
	/01	Leef op Hoop werf
	/02	Leef op Hoop long field
02.33		Bo Gustrouw
<b>02.34/00</b>		<b>Klein Gustrouw historical property</b>
02.34		Klein Gustrouw
	/01	Klein Gustrouw farmstead
	/02	Klein Gustrouw approach road
	/03	Klein Gustrouw workers' houses
02.35		Chase Farm
02.36		Rivierbosch
<b>02.37/00</b>		<b>Lanzerac historical property</b>
02.37		Lanzerac
	/01	Lanzerac werf
	/02	Lanzerac approach
	/03	Lanzerac Werf extensions
02.38		Lombardi House

02.39	Klein Lanzerac	
	/01	Old road, Klein Lanzerac
	/02	Klein Lanzerac worker's houses
	/03	Klein Lanzerac waterworks
02.40	Upper Lanzerac Farm	
	/01	De Forellen
	/02	Klein Switzerland
02.41	Rozendal	
	/01	Rozendal farmstead
02.42	Westridge	
02.43	Dennegeur	
02.44	8 Omega Road	
02.45	Hérons Reach, 17 Rozendal Street	

### 3. NOTES ON THE DATA FIELDS

Similar information is recorded in each level of the data base, although some fields are specific to the scale - for example, date of construction and style are not relevant to properties. In most cases, the brief instruction/explanation that appears at the bottom of the screen when the cursor is placed in a field provides sufficient explanation of the contents.

In each level, the fields are grouped into pages named Description (including photographs and other graphic material such as maps), History and Assessment.

#### 3.1 DESCRIPTION

Self explanatory.

##### **Photographs (including orthophotos, aerial photos, etc.)**

- Photographs are embedded in the data base, ie they do not exist as individual files. In order to limit file size, they are at low resolution and small size.
- In the case of Properties and Composites, each record includes a portion of the most recent orthophoto or aerial photo, with boundaries and names added where appropriate, to enable the property or composite to be located in space. A similar portion of the 1938 aerial photograph is also included for comparative purposes.
- Historical photographs, surveyor's diagrams, etc. are included when relevant.

#### 3.2 HISTORY

It was originally intended to limit historical research to secondary sources. However, the focus of heritage-related research has until very recently been on individual things – usually buildings – on pre-20th century history, and on landowners. Very little has been published on cultural landscape history, e.g. the history and development of farms, which are usually expanded, subdivided, re-subdivided and sometimes re-consolidated, leaving strangely-shaped parcels of land, is poorly understood. It soon became clear that it would not be possible to understand the places we were looking at without a better grasp of the sweep of history than was available, so some primary research was undertaken.

##### **Historical notes**

These are comments on uncertainties, unanswered queries, etc.

### **Associated people**

When available, a full list of owners is given, with information about their activities and significance.

### **Associated events**

This field is seldom used; the valley did not play a key part in any important historical events. Historical associations are in the main more general to the rural economy of the Western Cape (the result of the boom in wine prices during the Napoleonic wars, and the subsequent crash, for example, or the outbreak of phylloxera and the development of the fruit industry).

### **References**

References in the data base are given in abbreviated format.

### **Construction date**

Only included for Objects. Note that if an object is older than 60 years (visible on the 1938 aerial photograph) it is protected under section 34 of the National Heritage Resources Act and may not be altered or demolished without a permit.

## **3.3 ASSESSMENT**

Assessment of significance in the survey is based on the general criteria in section 3 of the National Heritage Resources Act (see Significance Category, below). The emphasis was on visual criteria, with historical factors taken into account when information was available. Note that it was beyond the scope of a general survey of this nature to establish social significance (criterion G) except in the most general terms.

The extraordinary beauty of Jonkershoek valley and the historical significance of the main farms and their farmsteads is obvious and unquestionable. However, a comprehensive cultural landscape study of the valley has not been undertaken to date, and more recent history and developments (particularly in the 20th century) are less well understood. During the course of the survey it became clear that the valley is deeply layered and complex, and that its ongoing development is a factor that has contributed to its cultural significance, and will continue to do so as we move into the 21st century. This survey is a first step towards a cultural landscape study, but should not be regarded as one in itself. Its primary purpose is to identify heritage features in order to assist the Municipality in its management of development in the rural areas under its jurisdiction.

Note that, although we regard the valley as a potential Grade I heritage site (ie, of national significance, a potential part of a Cape Winelands World Heritage Site), not every feature within it is of equal significance. The fact that some features have lower survey gradings does not in any way undermine the significance of the whole.

The fields in the assessment sections of the data base are as follows:

## **NHRA Status**

Protection in terms of the National Heritage Resources Act (NHRA). Information in this field was derived from the data base of the South African Heritage Resources Agency, which uses the term "national monument". All previous national monuments have become provincial heritage sites under the NHRA.

This field reflects Formal Protections (Part 1 of Chapter II of the NHRA), and General Protections (Part 2 of Chapter II). Note that all structures older than 60 years are subject to a General Protection under Section 34 of the Act, and may not be altered or demolished without a permit.. Archaeological protection (s.35), may also apply.

## **Date of Gazette**

The date on which a Formal Protection was published in the Government Gazette.

## **SAHRA File Reference**

This information was not available in the SAHRA data base. Since it would facilitate communication between the Municipality and SAHRA (and Heritage Western Cape, when its office is operating fully), SAHRA should be encouraged to supply the file reference numbers to the Municipality for inclusion in the data base.

## **Significance Statement**

This is a very brief summary of the main significance/s of the feature; details are contained in other fields such as History, Associated People, etc.

## **Significance Category**

The general criteria in section 3 of the National Heritage Resources Act which apply. A "shorthand" version of the criteria is given as an aide-mémoire. The full criteria for assessing the significance of heritage resources set out in the legislation are:

- (a) its importance in the community, or pattern of South Africa's history;
- (b) its possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage;
- (c) its potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage;
- (d) its importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects;
- (e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;
- (f) its importance in demonstrating a high degree of creative or technical achievement at a particular period;
- (g) its strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;
- (h) its strong or special association with the life or work of a person, group or organisation of importance in the history of South Africa; and
- (i) sites of significance relating to the history of slavery in South Africa.

The survey focused on visible, experiential values and place-making qualities – principally rarity (b), typicality (d), architectural/aesthetic quality (e) and creative or technical achievement (f). Historical associations (a, h, i) and information potential (c)

were also considered, although detailed historical/archaeological studies were obviously beyond the scope of the survey. Social and other intangible cultural values (g) are not accessible through physical survey methods, requiring public consultation. They were consequently only reflected when the information was available.

Note that these criteria do not distinguish the level of significance – whether local, regional or national. Local significance, or significance to a particular community, is not necessarily less important than significance of a more general nature.

### **Proposed Grading**

Grading is an important component of a heritage survey because it relates directly to the level of management of the heritage resource. The survey utilised the three grades of significance specified in the Act (more may be prescribed in regulations):

- Grade I: Heritage resources with qualities so exceptional that they are of special national significance (to be managed by the South African Heritage Resources Agency);
- Grade II: Heritage resources which . . . can be considered to have special qualities which make them significant within the context of a province or region (to be managed by a provincial heritage resources authority); and
- Grade III: Other heritage resources worthy of conservation (to be managed by local authorities).

In the case of Jonkershoek as a whole, which we regard as a potential Grade I site and which would therefore (if declared a national heritage site) be managed by SAHRA, the usefulness of grading particular features might be questioned. However, in managing a cultural landscape it is clearly important to know where the most significant areas, features or aspects are (that should be conserved at all costs), and where a more flexible approach to conservation could be taken. It is of utmost importance that a productive cultural landscape not be "frozen", but continue to serve as a real, living place. Change is inevitable, but should be wisely managed to ensure that lasting values endure.

### **Official Grading**

The NHRA requires that previous national monuments be re-assessed in terms of the heritage assessment criteria in the Act. The Official Grading will result from that process of re-assessment.

### **Vulnerabilities**

Potential threats to heritage values which emerged in the course of the survey.

### **Recommendations**

Suggestions regarding particular properties, Composites and Objects are intended for consideration by the relevant parties – individual property owners, the Municipality and/or the heritage authorities, as the case may be.

#### **4. MAIN RECOMMENDATIONS ARISING FROM THE SURVEY**

##### **Recommendations regarding the survey**

1. That the Stellenbosch Municipality formally adopt the survey and endorse its findings.
2. That the Stellenbosch Municipality, SAHRA and Heritage Western Cape make suitable arrangements to co-ordinate the management and updating of the Stellenbosch Rural Heritage Survey data base.
3. That funding be sought to map the survey on GIS and to co-ordinate it with the Municipality's existing GIS resources and data bases.
4. That the information in the survey be made available to the public, possibly through publication on the World Wide Web.
5. That Stellenbosch Municipality continue with the heritage survey programme in rural sub-areas in the Municipal area.

##### **Recommendations regarding Jonkershoek Valley**

1. Short term: The entire valley from ridgeline to ridgeline, and including Municipal land running up the west side of Bothmaskop, should be recognised as a heritage resource of AT LEAST grade 3 significant and declared a heritage area in terms of S. 31 of the NHRA. An appropriate heritage management system should be developed for the valley, with the participation of land owners and inhabitants. (Stellenbosch Municipality and Heritage Western Cape)
2. Short term: The pending declaration of Jonkershoek werf as a provincial heritage site should proceed; preferably expanded to the declaration of Jonkershoek farm, as defined in this survey. (Heritage Western Cape).
3. The declaration of an extended provincial heritage site reflecting the historical and cultural significance of the trout hatchery and development of Cape nature conservation at Jonkershoek should be investigated. (Heritage Western Cape)
4. Longer term: The declaration of the whole of Jonkershoek Valley as a provincial or national heritage site should be investigated by SAHRA and Heritage Western Cape. Its possible inclusion in the Cape Winelands Cultural Landscape national heritage site should be considered.
5. Any new buildings should be developed with respect for traditional dwelling patterns, ie tucked into the sub-valleys, not prominently located on the crests of the hills. (Stellenbosch Municipality)

Further recommendations are made under individual Properties.

#### **5. ACKNOWLEDGEMENTS**

- Bernabé de la Bat and Deon Carstens, Planning and Development Department, Stellenbosch Municipality

- David Hart and Jane Ayres, SAHRA
- All the property owners, their agents, and inhabitants of the Valley with whom we came in contact, and who were unfailingly enthusiastic, friendly and hospitable, shared stories, answered questions and, when required, gave us free range to explore and discover. Many took time out to show us around, and all enriched our understanding. Also those whom we did not meet, and whose properties we surveyed in their absence.

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