PROPOSED MICROBREWERY, FUNCTION VENUE AND COFFEE SHOP ON PORTION 5 OF FARM 198 KLIPRUG “CONTERMANSKLOOF”

Figure 1: 1948 painting of the farmstead showing the linear alignment with the dairy shed on the extreme left and the building to accommodate the microbrewery seen behind and to the right of the silo. This forms part of the central long structure incorporating the oldest elements on the farm

HERITAGE IMPACT ASSESSMENT
Prepared in compliance with Section 38(3) of the National Heritage Resources Act (No 25 of 1999)

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EXECUTIVE SUMMARY

1. **Name**
Portion 5 of Farm 198 Kliprug named Contermanskloof Durbanville

2. **Locality**
Portion 5 of Farm 198 Contermanskloof is on the seaward facing slopes of the Tygerberg about 30km from Cape Town. It takes access from Contermanskloof Road which intersects with Vissershok Road that links Durbanville to the N7.

3. **Locality Plan**

4. **Description of the Proposed Development**
The owners wish to make use of two existing structures on the farm for a microbrewery, function venue and coffee shop. Application in this regard has been made to the City of Cape Town for Consent Use for agricultural industry (microbrewery) and tourist facilities (function venue and coffee shop).

5. **Heritage Resources**
It is put forward that this farmstead and its landscape setting is of IIIA significance.

The corrugated iron roofed steel portal framed Dairy Shed with brick infill panels was erected in the 1940s to serve as a milking parlour for the farm’s...
dairy herd. When dairying was abandoned about 15 years ago the building was used as a farm store. While the structure is clearly a simple utilitarian farm building it follows the linear alignment of the farmstead ensemble and contributes contextually to the significance of the complex as a whole. It is therefore put forward that it should be assigned Grade IIIC significance.

It is put forward that the building where the microbrewery is to be accommodated is part of one of the oldest elements of the farmstead complex and that this structure although altered and extended is of IIIB significance.

6. Impacts on Heritage Resources
The re-use of the two existing structures and associated landscaping will have no impact on heritage resources and will contribute to the economic health of the farm.

7. Recommendations
It is recommended that HWC should support the proposed new land uses in the existing structures as depicted.

No additional studies are required.

8. Author and Date
1. BACKGROUND

Gannabos Beleggings (Pty) Ltd, the owners of Portion 5 of Farm 198 Kliprug named Contermanskloof wish to make use of existing structures on the farm for a microbrewery, function venue and coffee shop. Application in this regard has been made to the City of Cape Town for Consent Use for agricultural industry (microbrewery) and tourist facilities (function venue and coffee shop).

Aikman Associates: Heritage Management was appointed to prepare a Baseline Report and to complete the Notification of Intent to Develop (NID) form for submission to Heritage Western Cape (HWC) in terms of section 38(1) of the National Heritage Resources Act (No 25 of 1999) (NHR Act). This submission was triggered by activities that may change the character of a site larger than 5000m². The farm is 290,6805ha in extent.

In response to the NID HWC stated in a letter dated 28 October 2015 that a Heritage Impact Assessment is required that satisfies section 38(3) of the NHR Act and that the HIA must have specific reference to the following:

- Impacts on archaeological heritage resources;
- Visual impacts of the proposed development and
- Architectural guidelines dealing with the heritage impacts.

This report has therefore been prepared to address these requirements.

2. LOCALITY

Portion 5 of Farm 198 Contermanskloof is on the seaward facing slopes of the Tygerberg about 30km from Cape Town. It takes access from Contermanskloof Road which intersects with Vissershok Road that links Durbanville to the N7.

3. HISTORICAL DEVELOPMENT AND SETTING

The landscape character of the Tygerberg Hills and the area where Contermanskloof is sited shows the marks of its evolution and human impacts over a period of about 2000 years. For millennia before then only the natural forces of wind, rain sunshine and occasional earthquake helped to shape its form and character.
The now increasingly rare veld type, renosterveld, once covered all of the Tygerberg Hills. The Malmesbury shale soils, which stretch from Signal Hill on the Cape Peninsula to just north of Piketberg give rise to the fine, or granular-leafed shrubs of genera such as *Elytropappus* (renosterbos), *Eriocephalus* (kapokbossie) and *Stoebe* (slangbos). These are the characteristic elements of renostreveld as well as various grasses and a rich diversity of geophytic plants.¹ As the name suggests it once supported large mammals like rhinoceros and Cape buffalo, which were still present in these hills in the 17th century.

For at least half a million years people also lived here. Small groups of hunter-gatherers followed the seasonal round in this landscape, collecting plants and catching wild birds and animals. They found shelter in caves and rock formations and constructed windbreaks and waterproof “skerms” in more open areas. They had little impact on the landscape and the only evidence of their presence is found in the archaeological record in the caves and coastal middens. The most recent of these people were the San or Bushmen, who survived here into colonial times.²

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It is now generally accepted that the Khoi-khoi, or Cape Herders, moved into the Western Cape from the northwest about 2 000 years ago with flocks of fat-tailed sheep. By the time the first European settlers arrived, the nomadic pastoralists had extended their range up the south east coast to the Great Fish River and had, through barter with the Xhosas of the Eastern Cape, acquired cattle. Their large flocks and herds undoubtedly turned narrow game paths to water sources and salt licks into broad trails. It has been suggested that these stock trails became the basis of the Dutch East India Company’s (VOC) trading routes and the road system that developed in the Western Cape and many routes are still used to this day. They also burned the veld to increase pasturage and created a new landscape pattern. It seems probable that Vissershok Road was originally an ancient stock trail.

Unlike the San, who lived in small bands, generally fewer than 50 persons in number, the Cape Herders lived in village settlements of often well over 100 persons. The round hut, or “matjieshuis”, made of a frame of green branches bent over and tied together, covered by reed mats, was the basic housing structure, quick to erect and dismantle. 17th century explorers mapped a number of clan encampments in the Tygerberg Hills. There was one on the banks of the Diep River only a few kilometres from Contermanskloof in the vicinity of the Vissershok farmstead.

The first land grants to colonial settlers in this area took place from the beginning of the 18th century and Contermanskloof was one of the earliest (see Dr. Seemann’s attached report).

The road to Vissershok was a well-defined link between the coast route to Saldahna Bay and the inland route to the north through what was to become the village at the crossroads, Pampoenkraal, (later Durbanville). These early settlers initially attempted to raise livestock but could not compete with the large farms and the trekboers of the interior. They did however discover that these shale-based soils were ideal for grain production and the Tygerberg and the Swartland to the north soon became the emerging colony’s most important area for the production of wheat, barley, oats and rye. Renosterveld was burned out and teams of oxen ploughed the rolling hills. Most farms had small vineyards to produce enough wine for their own needs.

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3 Ibid BOONZAAIER et al
4 MOSSOP, EE. 1926, Old Cape Highways. Maskew Miller. Cape Town
6 Ibid DU PLESSIS
The centrepiece of each farm was the farmstead or werf where a collection of buildings was built to house the farmer’s family, slaves, wagons and implements, for storing grain and making wine. There were dovecotes, pigsties, fowl runs and stables. Walled enclosures protected livestock from predators and fruit and vegetables from buck and porcupines. These complexes were sited at a reliable source of water, a spring, well or stream. Strong rectilinear and axial alignments of buildings walls and patterns of planting were and remain a characteristic feature of the farmstead. The alignments were frequently related to prominent topographical features in the landscape. At Contermanskloof the topography dictated that the structures had to be set out in a linear pattern along the kloof with its perennial watercourse.

Grain production combined with sheep dominated farming in these hills through the 18th and 19th centuries but vineyards continued to form part of the landscape. Livestock was turned out onto the newly burned stubble from about December each year and this pattern is followed to this day.

A new dramatic landscape element was introduced from about the mid 1880s. The Cape Colonial Government launched a major initiative to produce timber for fuel and to control soil erosion and wind blowouts in the sandy soils of the Cape Flats. They encouraged the growing of exotic trees produced in their nurseries at Tokai and Stellenbosch. Eucalyptus trees in particular were planted throughout the Cape. In the Tygerberg Hills exposed to gale force southerly winds from November to March, farmers were quick to see the benefits of the scheme. Extensive windbreaks were planted along field and farm boundaries and in avenues along farm roads. Besides shade and wind shelter they provided a valuable source of fence posts. Today these dark masses of trees against the pale green or yellow wheat fields are a striking and characteristic feature of the area.

20th Century mechanisation led to even greater areas of renosterveld being lost as more land was put into cultivation. Today renosterveld remains on only the steepest slopes or amongst rocky outcrops. It has been estimated that over 70% of renosterveld in the Cape floristic region has been lost to agriculture. Fortunately a large area has been protected in the Tygerberg Nature Reserve and on Signal Hill in the Table Mountain National Park.

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All the elements described above are present in the landscape setting of Contermanskloof; the remaining pockets of renosterveld on the slopes above the farmstead, the farmstead itself with its linear alignment of buildings and enclosures, a mosaic of fields of winter wheat or stubble for stock to graze, blocks of vines and windbreaks of eucalyptus and pine protecting the farmstead from the winds of summer.

Dr Ute Seemann has provided the attached archaeological research report which includes a transfer history. Ownership was traced from 1706 when a piece of land around a spring was granted to Floris Slabbert and then transferred to T.F. Dreyer who erected a T-shaped house between 1800 and 1814. Several generations of the Blanckenberg family owned the farm until it was sold in 1906 to Robert Starke. The farm has remained in the Starke family until the present.

4. STATUTORY CONTEXT
The property is zoned Agriculture and is 290,6805ha in extent.

Application has been made to the City of Cape Town for Consent Use for agricultural industry (microbrewery) and tourist facilities (function venue and coffee shop).
5. TOPOGRAPHY AND VEGETATION
A narrow valley bisects the farm; Contermanskloof falling down the slopes of the Tygerberg hills in an east-west direction. Several dams have been constructed to collect water from the stream on the valley floor. There are also ornamental trees such as palms and wild figs.

Over 300 years of farming activity has created a series of rectangular sloping fields bordered by drainage ditches and farm tracks. Dry stone retaining walls were built to create terraces behind the farmstead complex.

Extensive bands of sugar gums protect the farm from southerly winds coming down the slopes from the ridge. A Malmesbury shale quarry is sited towards the eastern end of the farm and is accessed by its own road.

![Google Earth photograph showing the farm. The road to the quarry runs along the south boundary](image)

6. STRUCTURES
Apart from a sheet metal helicopter hangar erected in the 1970s all the structures shown in the 1948 painting except for the silo which was demolished are still in place.

The oldest structure forming part of the farmstead complex was a typical Cape longhouse undoubtedly with a thatch roof. It is worth noting that there are groves of Grey poplar (*Populis x canescens*). These fast growing and lightweight trees became the main source of roofing timber with trusses to carry the thatch of a pitched roofed farmhouse and beams to support a flat-roofed *brakdak* for example. This longhouse was incrementally extended and is now incorporated into the long central building. It is said to have been slave
quarters dating from the beginning of the 19th Century. At its western end is an open-roofed fowl run attached to end of a substantial dwelling with a high stoep. Abutting this is the very thick walled section currently used as workshops and storerooms (see Figures 7, 8 and 9 below). It is maintained that this part of the structure was used as slave quarters.

Figure 5: 1948 painting showing almost no trees except for the palms in front of the homestead

Figure 6: The same view but 60 years of tree growth hide the farm buildings

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9 Ibid. FRANSEN
Figure 7: The oldest building on the farm said to have been slave quarters. This very long building has a dwelling at its western end. The rest of the building houses workshops and storerooms.

Figure 8: Dwelling at the end of the central farm structure.

Figure 9: The historic chicken run is at the western end of the central linear building.
Figure 10: The metal structure on the left was a hangar for a helicopter. The umbrellas provide shade for the outdoor section of the coffee shop.

Figure 11: The dairy shed was erected in the 1940s and is a steel portal framed structure with brick infill panels.

Figure 12: Dairy shed viewed over the dam.
Figure 13: The main homestead

Figure 14: The microbrewery is to be set up on the ground floor of this structure entered by the sliding door. As can be seen the lower half of the structure was constructed of random rubble masonry and at a later stage an upper floor of plastered brickwork was added.
7. HERITAGE RESOURCES
As set out in Dr. Seemann’s report Contermanskloof was one of the Tygerberg’s earliest 18th Century farms and as can be seen illustrated in Section 6 above, a significant farmstead complex has been created with a history spanning more than 300 years.

7.1 The farmstead
It is put forward that this complex and its landscape setting is of IIIA significance.

7.2 The Dairy Shed
This corrugated iron roofed steel portal framed structure with brick infill panels was erected in the 1940s to serve as a milking parlour for the farm’s
dairy herd. When dairying was abandoned about 15 years ago the building was used as a farm store. At the beginning of 2015 the building was refurbished for the wedding of Mr and Mrs Robert Starke, the youngest member of the Starke family and a fourth generation of the Starkes to live on the farm. Refurbishing involved plaster repair and repainting and upgrading toilets and an existing kitchen and re-screeding the floor (see Figure 16 below). An existing lean-to structure at the western end of the dairy shed currently functions as a coffee shop serving mountain bikers who access the bike trails of the Tygerberg from this point on the farm.

While the structure is clearly a simple utilitarian farm building it follows the linear alignment of the farmstead ensemble and contributes contextually to the significance of the complex as a whole. It is therefore put forward that it should be assigned Grade IIIC significance.

Figure 17: The interior of the Dairy Shed was refurbished for Robert Starke’s wedding earlier this year

7.3 The Brewery Building

The microbrewery is to be accommodated in an existing ground floor storeroom and two adjoining storerooms of a complex structure with the earliest elements probably dating back to the 19th Century. The original stone structure was given an upper floor of plastered brick at some later stage.
8. THE PROPOSED LAND USE

It is proposed to use the dairy shed as a function venue. It was re-roofed and the interior was refurbished for Robert Stake’s own wedding in 2015. The lean-to structure at its western end has been converted into a coffee shop.
An unused storeroom is to accommodate a microbrewery and a pilot production process is currently under way.

9. IMPACT ON THE HERITAGE RESOURCES
It is put forward that the proposed interventions will have no impact on heritage resources; the landscape setting of the historic farmstead and on the complex as a whole.

The attached Site Development Plan (SDP) indicates the position and setting of the proposed agricultural industry (microbrewery) and tourist facilities (function venue and coffee shop) at the eastern end of the farmstead complex. The interventions indicated are for the provision of formalised parking and landscaping. The architectural drawings prepared by Joe De Villiers Architects also attached indicate that the use of the existing farm building as a microbrewery involves no interventions other than the introduction of epoxy coated concrete floors. These are required for environmental health reasons. No new window or door openings are proposed. The interventions related to the Dairy Shed are primarily repair and the upgrading of existing ablution facilities originally installed when the building was used as a milking parlour and for milk processing.

HWC requested that the HIA must have particular reference to:
- Impacts on archaeological heritage resources;
- Visual impacts of the proposed development and
- Architectural guidelines dealing with the heritage impacts.

These aspects are dealt with below.

9.1 Impact on archaeological resources
Apart from a trench for a low whitewashed wall on the south side of the parking area and stairs at the east end of the Dairy Shed no other excavation or trenching is proposed as both the Dairy Shed and microbrewery will make use of existing underground services. Some uneven areas within the proposed parking area will require levelling. In the attached report on a survey undertaken by Dr Seemann it is confirmed that the proposed parking area and building work would have no impact of archaeological resources.

9.2 Visual impacts
There are to be no external alterations to either the Dairy Shed or microbrewery structure. The largest external intervention is to be the formalisation of the parking area on the south side of the Dairy Shed. This area is hidden from view from the north by the Dairy Shed itself and additional trees are proposed to provide shade and additional screening.
Figure 20: The area to the south of the Dairy shed is to be used as the main parking area

A small pocket of parking (9 bays) in the forecourt of the Dairy Shed is also to be screened by existing and new trees and will therefore have little visual impact. Lighting of these areas is to be provided by bollard type units and will have little or no visual impact at night.

9.3 Architectural guidelines

No further architectural interventions other than those shown on the attached drawings prepared by Joe De Villiers Architects are proposed. These relate to the landscaping and parking. The use of vernacular elements such as low white-washed walls to define the spaces and steps is appropriate.

10. INTERESTED AND AFFECTED PARTIES

The registered heritage bodies; the Durbanville Heritage Society, Simon van der Stel Foundation and City of Cape Town’s Heritage Resources Section were requested to comment on a draft of this HIA. By 16 March 2016 (after 30 days) comment had only been received from the Simon van der Stel Foundation and the City of Cape Town (see attached letters). Reminders were sent to the Durbanville Heritage Society but they still did not respond.

The Simon van der Stel Foundation stated that the Foundation is of the opinion that the proposals as described above are sympathetic to the existing character of this historic werf and can therefore be supported.

The City of Cape Town also agreed that the proposed repairs and changes to the existing structures would not have an impact on the contextual significance of the site. Their request for more detail to be indicated on the Landscaping Plan has been addressed and the plan amended accordingly.

11. RECOMMENDATIONS

It is accordingly recommended that as the proposed interventions related to the Dairy Shed and the microbrewery and the proposed landscaping and
parking will have no negative impact on heritage resources, the landscape setting of the farmstead and the farmstead itself, these be supported. Moreover these new uses will contribute to the economic health of this historic farm.