

GOEDEVERWACHTING

OLD SIR LOWRY'S PASS RD, HELDERBERG RURAL

PTN 1 OF FARM1631, SOMERSET WEST

HERITAGE MANAGEMENT PLAN

in terms of section 38 [8] of the NHRA

29 November 2023

Rev 1: 24 January 2024



PREPARED FOR:

GOEDEVERWACHTING [PTY] LTD, OWNER

PREPARED BY:

STUART HERMANSEN



ARCHITECTS

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HERITAGE MANAGEMENT PLAN: PTN 1 OF FARM 1631, SOMERSET WEST

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Cover: Goedeverwachting Homestead, September 2023

AUTHOR OF THIS REPORT

This Heritage Management Plan was compiled by Stuart Hermansen, director of HB Architects [Pty] Ltd, as an independent consultant, and has been prepared at the cost of the owner.

Declaration:

I declare that there are no circumstances that compromise my objectivity in compiling this Report. Further, I have no vested or financial interest in the outcome of the application, whether successful or not.

A handwritten signature in black ink, appearing to read 'Stuart Hermansen', with a stylized, cursive script.

Stuart Hermansen, Pr Arch 6148, B Arch [UCT]

Further information regarding the qualifications, experience and professional standing of Stuart Hermansen is available on request from stuart@hermansen.co.za

LIMITATION OF RESPONSIBILITY

It is tacit that the information supplied to Stuart Hermansen/HB Architects [Pty] Ltd by the owner and their consultants is current and correct.

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EXECUTIVE SUMMARY

Goedeverwachting is a smallholding situated in the Helderberg Rural area, on the Old Sir Lowry's Pass Rd, close to Sir Lowry's Pass Village.

The landholding comprised several parcels of land which were recently consolidated and then subdivided into a large residential estate.

The remainder is the subject property, is Ptn 1 of Farm 1631, which has the original homestead and number of outbuildings.

The homestead is the primary heritage resource: it is a fairly large house, most of which was built in the late 1920's by the-then owner, Maj William Jardine. It likely contains parts of the original 'Brink's Inn' which was built by 1816.

Outbuildings for staff quarters and services were also built to the rear of the house, and contribute to the ensemble, but are not highly significant in themselves. A large front terrace was also built at the time, setting the homestead as the visually dominant structure in the landscape.

Architecturally, the house was designed/reconfigured in a marginal neo-Cape Dutch style, which had evolved out of the regional 'Arts & Crafts' idiom which was popular around that time, with the grand examples being Groote Schuur by Baker, Groot Constantia by Kendall and Vergelegen by Walgate. It is not known who the architect at Goedeverwachting was, but in any event the architectural offering is far more modest than the examples cited above. Nonetheless, it has certain charm and is something of a landmark building in the area.

Further late 20th century buildings built close to the homestead dilute the original composition but add to the accommodation offering on the farm. None of the later buildings have architectural merit, and are not heritage resources as they do not add meaningfully to the architectural and spatial qualities of the farm.

This Heritage Management Plan [HMP] focusses on the heritage resource which is the homestead, and the area immediately adjacent to it.

The purpose of the HMP is to prevent further reduction in heritage resource value, and provide guidance for its ongoing maintenance in line with current conservation practice.

INTRODUCTION

The aim of the Heritage Management Plan [HMP] is to give effect to the requirements of Heritage Western Cape in their Final Comment dated 17 November 2021 regarding the control of development, and the maintenance of the cultural heritage resources on Goedeverwachting, PTN 1 of FARM 1631 Somerset West. See Annex A: Adopted IACom Resolutions

These requirements respect that our cultural heritage is for the benefit of all, not only now, but for future generations.

It is therefore the duty of the owners to ensure that development and maintenance of the property is managed to perpetuity within a HMP that is acceptable to the provincial heritage authority or successors-in-title.

Apart from limiting development that would impact negatively on the physical and spatial qualities of this heritage resource, the conservation of heritage resources requires the constant repair and maintenance of the actual physical fabric of the resource. To this end, the HMP alleviates the owner of the property of the administrative process of applying for a Permit any time repairs and maintenance are required by 'preapproving' a set of activities that allow the owner to continue with the regular maintenance and *ad hoc* repairs to effect such conservation that would otherwise require a Permit application.

The heritage resources on the property described above are identified in this HMP, assessed for their heritage resource value according to Sect 3.3 of the NHRA, graded accordingly and the statement of significance recorded. Conservation measures and heritage indicators appropriate to the significance are then prescribed for approval so that the owners have clarity regarding what is permissible without having to approach the heritage authorities for a Permit each time an event arises that would normally require a submission to HWC.

It is noted that any work not covered by this HMP will require the additional scrutiny and consent of HWC.

PROCESS TO DATE

The HWC IACom ratified and endorsed the recommendations of the revised HIA prepared by Cindy Postlethwayt dated October 2021 as complying with S38(8) of the NHRA with an additional requirement as follows:

HWC Final Comment:

'Proposed Consolidation, Subdivision and Rezoning to create a large Residential Development Goedeveiwachting Development, Remainder Farm 869; Portion 3 Farm 870; Farm; Farm 866; Farm 867; Farm 868; Farm 1054; and Portion 2 of Farm 870, Sir Lowry: MA

HM/ CAPE TOWN METROPOLITAN/ OLD SIR LOWRY / REM FARM 869, PTN 3/870, 866, 867, 868, 1054, PTN 2/870

Case No: 19060606AS0726E

Within 6 months of approval of the proposed development, the owner of the proposed "Remainder Goedeveiwachting Homestead Erf" is required to submit to HWC for approval, **a Conservation Management Plan (CMP) for the homestead and its context.** Such HMP must be prepared by a suitably qualified heritage practitioner and should include, inter alia, the requirement that trenching activity with 50m of the homestead area must be checked by an archaeologist.'

This Final Comment was based on recommendations described in the HIA as follows:

NEMA APPLICATION PHASE FINAL HERITAGE IMPACT ASSESSMENT SUBMITTED TO HERITAGE WESTERN CAPE FOR FINAL COMMENT

In terms of the provisions of section 38(8) of the National Heritage Resources Act.

THE PROPOSED REDEVELOPMENT OF GOEDEVEIWACHTING, REMAINDER FARM 869; PORTION 3 FARM 870; FARM 866; FARM 867; FARM 868; & REM FARM 1054; AND KLEIN GOEDEVEIWACHTING, PORTION 2 OF FARM 870, SIR LOWRY'S PASS VILLAGE

OCTOBER 2021

HWC Case Number:19071113SB0716E

Extract from HIA

'This [HIA] assessment precludes any detailed assessment of historical structures on the site except in so far as it is necessary to

- ascertain heritage significance,
- prepare heritage indicators
- and undertake an assessment of impacts.

A Conservation Management Plan (CMP) is to be prepared by Stuart Hermansen (HB Architects) for the remaining core Goedeverwachting homestead precinct and additional information will be included as necessary in the CMP which will be submitted to HWC for ratification. '

HIA attached for reference: See Annex 2: HIA prepared by Cindy Postlethwayt, Oct 2021

Note: At the IACom meeting held on 24 January 2024, it was decided that due to the Grade III grading of the property in private ownership, the Conservation Management Plan [CMP] should be retitled Heritage Management Plan as a CMP specifically refers to properties owned, controlled, or vested by a heritage resources authority ito Sect 47 of the NHRA.

PROPOSED USE OF THE PROPERTY

It is useful to understand what is intended by the current owner for the property for the foreseeable future as this gives context to the HMP.

The owner intends using the existing facilities on the farm for tourist accommodation [guest house] and function venue, with leisure facilities [swimming pool, pool pavilion, tennis court], and the requisite support facilities [kitchen, scullery, pantry, laundry, storerooms etc]. It is noted that this use conforms to the current City of Cape Town additional and consent use rights prescribed in the latest Zoning Scheme Regulations, and an application will be submitted for the additional and consent use rights.

The homestead and other non-heritage buildings on the farm are already partially used for the above, and have been prior to the current owner taking transfer in 2017.

The owner intends using the facilities largely as they are apart, without addition or alteration to the existing structures and spaces, apart from the inclusion of *en suite* bathrooms in two rooms in the homestead that have already been much altered, and the conversion of the existing cloak room to a wheelchair accessible facility. This is the limit to the changes envisaged and will be described in greater detail later in this HMP.

STRUCTURE OF THE HMP

The HMP is structured as follows:

Fabric analysis to determine heritage resources.

The following areas are analysed to determine whether they have heritage resource value:

1. Homestead
2. Outbuildings
3. Landscape [Homestead Context]

Assessment of heritage resource value to Sect 3.3 of NHRA

Heritage resource values are determined by the criteria described in Sect 3.3 of the NHRA.

Statement of Significance

A Statement of Significance provides an overall assessment of the heritage resources, and highlights particular facets if applicable.

Proposed grading of heritage resources

Having identified heritage resource value, appropriate gradings are allocated to the resources

Heritage Design Indicators

Heritage Design Indicators specifically identify:

1. Limitations to possible actions which would have a deleterious effect on heritage resources
2. Specification of maintenance and repairs to homestead and outbuildings

3. Landscape Design Indicators/Guidelines

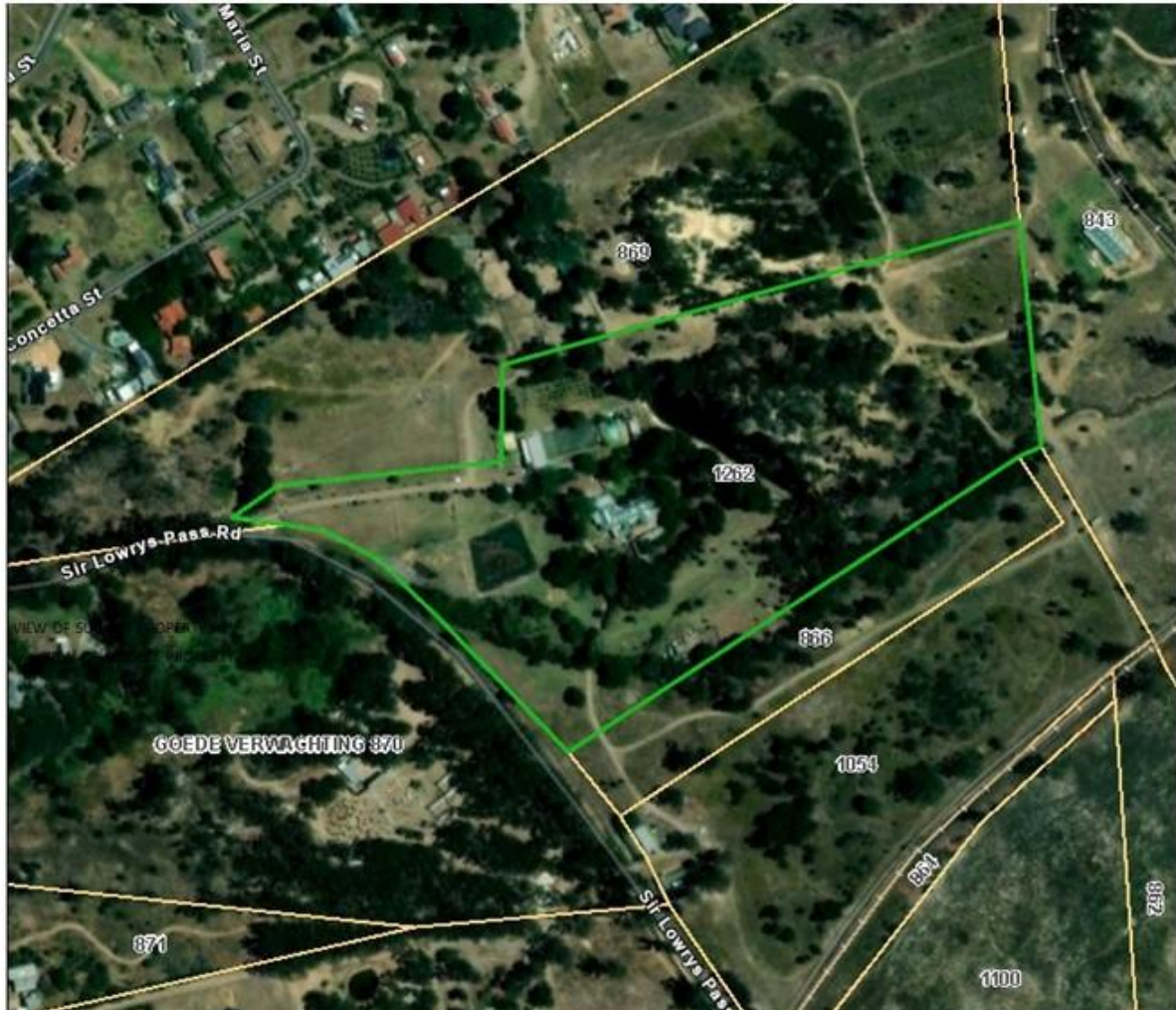
LOCATION OF THE PROPERTY

The subject property is a smallholding in the Helderberg Rural area, just north of the Sir Lowry's Pass Village.



CONTEXT: SUBJECT PROPERTY IN HELDERBERG, NEAR SIR LOWRY'S PASS VILLAGE

The property is surrounded by smallholdings, but the area is within the urban edge, and as the agricultural potential is very limited, subdivision of properties – including the subject property – into residential estates is a taking place.



SITE AERIAL PHOTOGRAPH [CFM]

CONSOLIDATION DIAGRAM

Version 2

FARM 1631

Province of the Western Cape
Administrative District of Stellenbosch

S.G. No.

2402/2023

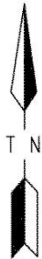
Approved

Koorowlay

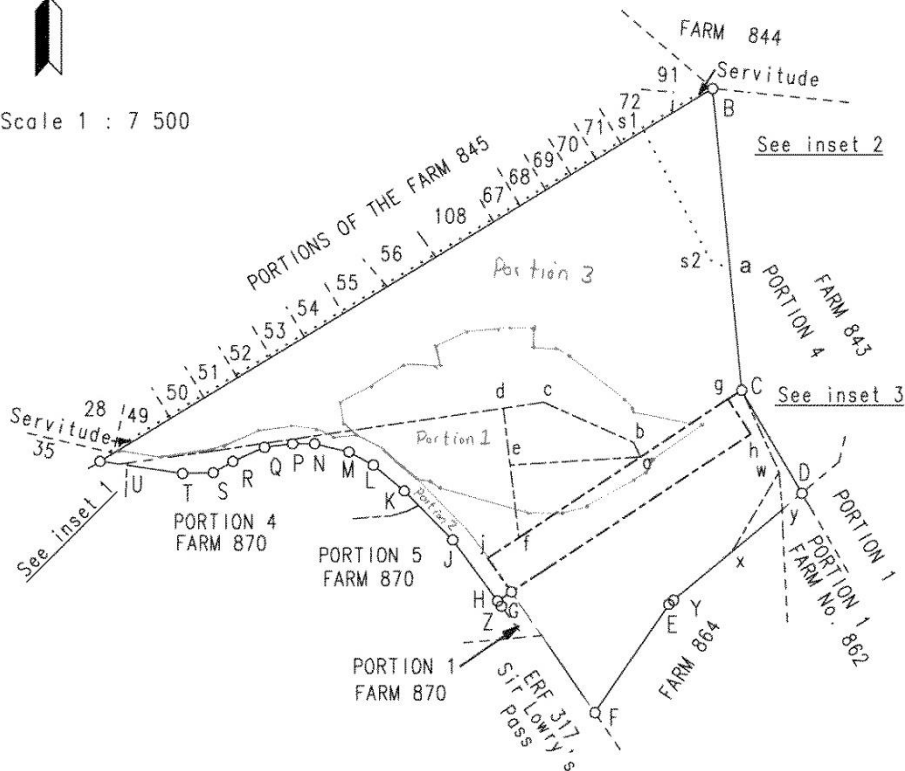
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GENERAL

2023-11-23

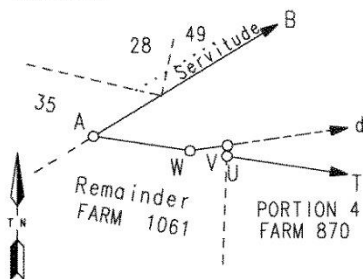
SHEET 3 OF 3 SHEETS



Scale 1 : 7 500

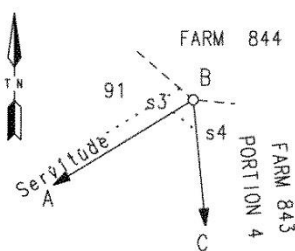


INSET 1



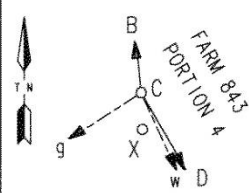
Scale 1 : 1 500

INSET 2



Scale 1 : 1 500

INSET 3



Scale 1 : 100

Surveyed in July and August 2023 by me

J.C. HUGHES PLS 1121-D
Professional Land Surveyor

Farm 1631 Stellenbosch

SUBDIVISIONAL DIAGRAM

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES	
		Y	X
		System: WG 19 ⁸⁰	
Constants:		0,00	+3 700 000,00
AB	825,43 238 40 40	A + 7 443,00	+ 76 986,67
BC	358,83 354 26 20	B + 6 737,87	+ 76 557,58
CD	141,21 329 33 30	C + 6 703,09	+ 76 914,72
DE	205,77 50 08 30	D + 6 631,54	+ 77 036,46
EF	154,95 34 24 50	E + 6 789,50	+ 77 168,34
FG	173,76 145 13 10	F + 6 877,07	+ 77 296,17
GH	49,22 145 16 50	G + 6 976,19	+ 77 153,46
HJ	43,50 142 05 50	H + 7 004,22	+ 77 113,00
JK	83,44 135 21 30	J + 7 030,94	+ 77 078,68
KL	18,39 284 15 30	K + 7 089,57	+ 77 019,31
LM	12,74 305 22 00	L + 7 071,75	+ 77 023,84
MN	109,18 285 47 30	M + 7 061,36	+ 77 031,21
NP	40,65 268 19 10	N + 6 956,30	+ 77 060,92
PQ	29,26 254 48 40	P + 6 915,67	+ 77 059,73
QR	62,58 240 21 00	Q + 6 887,44	+ 77 052,07
RS	16,01 240 43 10	R + 6 833,05	+ 77 021,11
ST	17,81 208 34 30	S + 6 819,08	+ 77 013,27
TU	71,56 234 31 10	T + 6 811,11	+ 76 997,34
UV	81,46 100 23 30	U + 6 752,84	+ 76 955,81
VW	5,67 155 17 40	V + 6 832,97	+ 76 941,12
WX	13,14 140 55 30	W + 6 835,34	+ 76 935,97
XY	83,53 128 38 50	X + 6 843,62	+ 76 925,77
YZ	18,55 116 02 30	Y + 6 908,86	+ 76 873,60
ZA1	25,98 91 22 00	Z + 6 925,53	+ 76 865,45
A1B1	23,00 180 55 50	A1 + 6 951,51	+ 76 864,83
B1C1	27,57 90 58 20	B1 + 6 951,14	+ 76 841,84
C1D1	13,17 85 33 00	C1 + 6 978,70	+ 76 841,37
D1E1	37,78 85 11 20	D1 + 6 991,83	+ 76 842,39
E1F1	39,58 64 29 40	E1 + 7 029,48	+ 76 845,56
F1G1	23,83 349 43 50	F1 + 7 065,20	+ 76 862,60
G1H1	4,78 64 24 20	G1 + 7 060,96	+ 76 886,05
H1J1	37,23 93 12 30	H1 + 7 065,27	+ 76 888,12
J1K1	46,03 58 40 50	J1 + 7 102,44	+ 76 886,03
K1L1	42,66 61 21 40	K1 + 7 141,76	+ 76 909,96
L1M1	24,68 349 47 20	L1 + 7 179,20	+ 76 930,40
M1N1	19,76 316 08 00	M1 + 7 174,82	+ 76 954,70
N1P1	25,43 84 45 50	N1 + 7 161,13	+ 76 968,94
P1Q1	21,84 114 41 10	P1 + 7 186,45	+ 76 971,26
Q1R1	30,34 97 35 50	Q1 + 7 206,29	+ 76 962,14
R1S1	37,91 82 55 30	R1 + 7 236,36	+ 76 958,13
S1T1	45,03 66 00 30	S1 + 7 273,98	+ 76 962,80
T1U1	7,21 60 03 30	T1 + 7 315,12	+ 76 981,11
U1V1	71,19 81 41 50	U1 + 7 321,37	+ 76 984,71
V1A	51,86 99 13 50	V1 + 7 391,81	+ 76 994,99
INDICATORY DATA			
CY1	0,50 354 26 20	Y1 + 6 703,04	+ 76 915,22
EZ1	1,20 230 08 30	Z1 + 6 788,57	+ 77 167,57
TRIGONOMETRICAL BEACONS			
STEENBRAS (114)		△	+ 5 095,59 + 78 630,57
SIR LOWRY'S PASS (17)		△	+ 8 182,20 + 80 937,35

The figure ABCDEFGHJKLMNPQRSTU VWXYZ A1 B1
C1 D1 E1 F1 G1 H1 J1 K1 L1 M1 N1 P1 Q1 R1 S1 T1 U1 V1
represents 17,7658 hectares of land being
PORTION 3 OF THE FARM No. 1631

Situate in the City of Cape Town
Administrative District of Stellenbosch
Province of the Western Cape

Surveyed in July and August 2023 by me

J.G. HUGHES PLS 1121-D
Professional Land Surveyor

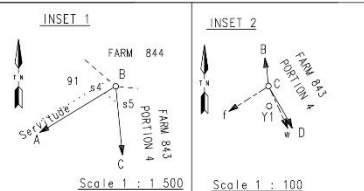
This diagram is
annexed to
No.
d.d.
i.f.o.

Registrar of Deeds
Cape Town

The original diagram is
S.G. No. 2402/2023
Transfer No.

File No. Stel.1631 Vol.1
S.R. 1470/2023
G.P.S.G. No.
Comp. AH-2BD (3291)
AH-2BDC (3293)
LPI C0670000

FILED AS A PLAN

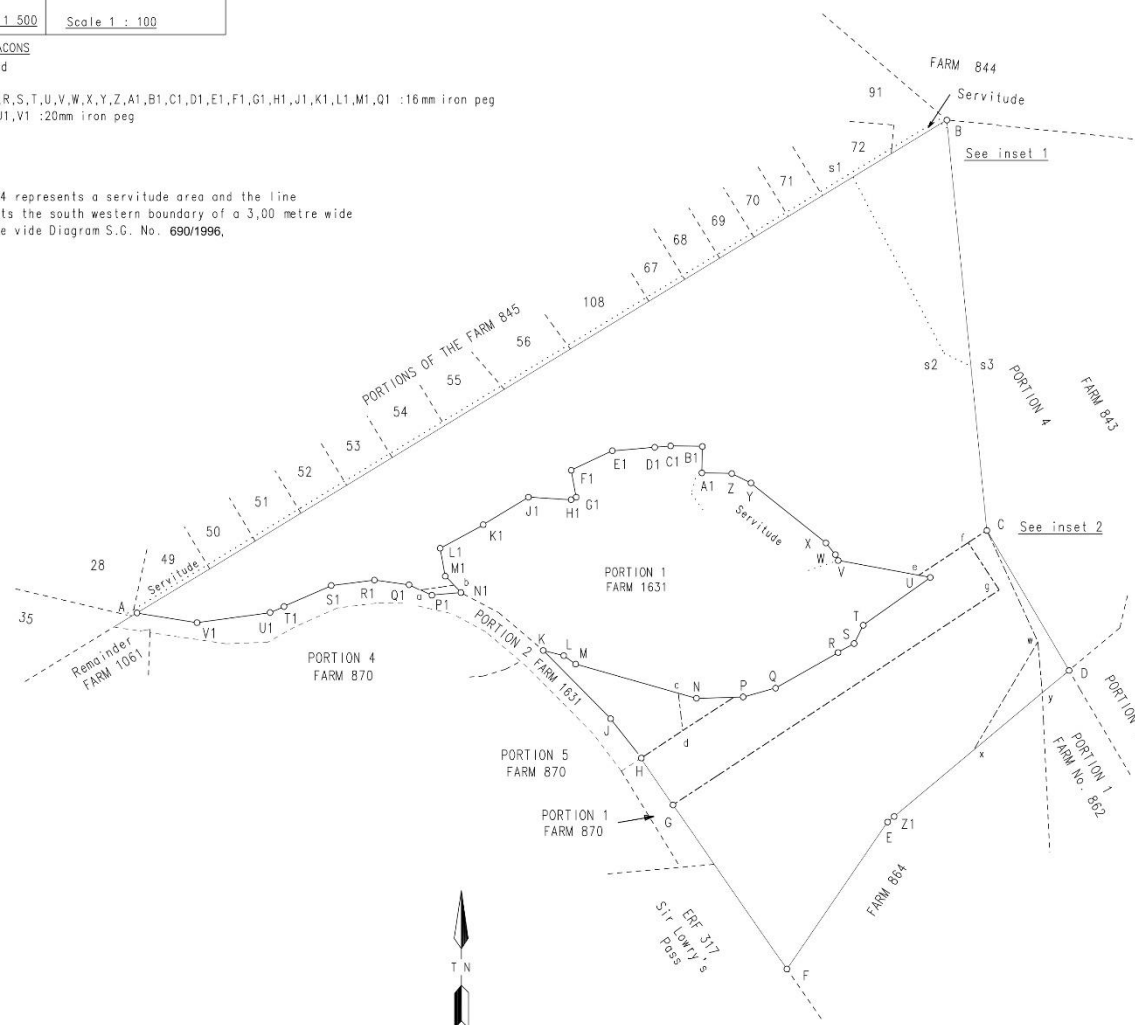


DESCRIPTION OF BEACONS

A : iron standard
C,E : not beaconed
B,F,G,H,K,M,N,P,Q,R,S,T,U,V,W,X,Y,Z,A1,B1,C1,D1,E1,F1,G1,H1,J1,K1,L1,M1,Q1 : 16mm iron peg
J,N1,P1,R1,S1,T1,U1,V1 : 20mm iron peg
L : pole

SERVITUDE NOTE:

The figure B s5 s4 represents a servitude area and the line
s1 s2 s3 represents the south western boundary of a 3,00 metre wide
pipeline servitude vide Diagram S.G. No. 690/1996,
Deed No.



S.G. No.

2405/2023

Approved

Koorowlay

for
SURVEYOR-
GENERAL
2023-11-23

Approved i.t.o. Section 98 of Municipal Land Use Planning Bylaw Ref: 1500004964 Date: 5 June 2023

EXEMPT FROM PROVISIONS OF ACT 70 OF 1970 SECTION 1(a)

DESCRIPTION OF BUILT STRUCTURES

After the significant changes to the homestead and the construction of the front terrace in the 1920's, the *opstal* formed the built centrepiece on the property, and is significant from both a historical and spatial perspective.

Outbuildings built at the same time to the rear of the homestead were contained within walled courtyards, and are visually unintrusive.

Much later additions adjacent to the homestead such as the garages, swimming pool, pool pavilion, tennis court are more visually intrusive as one enters the property, but the homestead and terrace remain the prominent features.

HOMESTEAD: BRIEF HISTORY & FABRIC ANALYSIS

The history of the farm and the development of the historic homestead and outbuildings has been described in detail in the HIA; there is no need to replicate that here.

For ease of reference, however, the history of the farm is as follows:

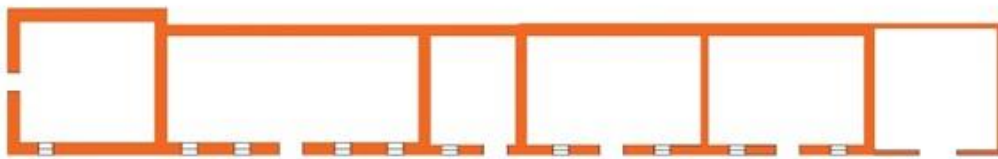
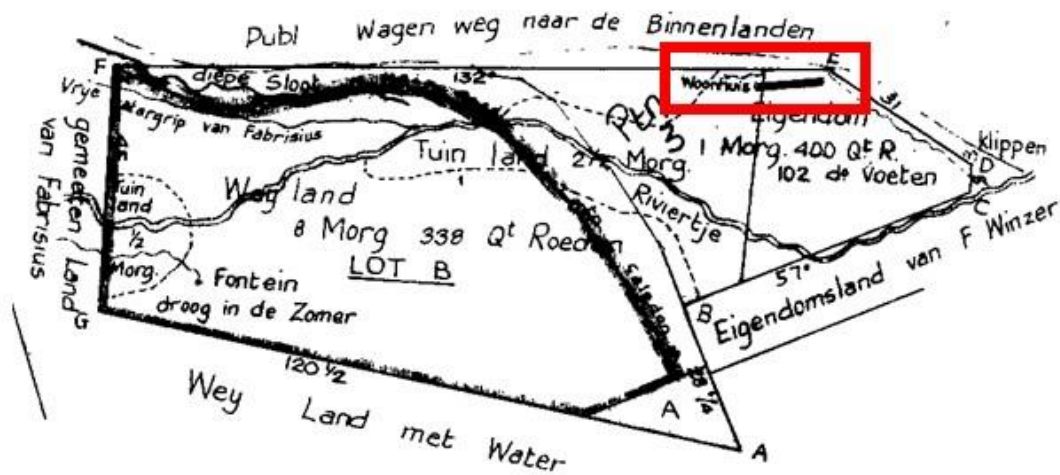
1795: First land grant: small quitrent to Jan de Vos.

1816: additional land and quitrent granted to Josias Brink. SG Diagram shows a long cottage ['woonhuis'] on the edge of the property, known as Brink's Inn.

A sketch by the missionary Ignatius Latrobe, also drawn in 1816, endorses the existence of the building. It appears to be an *ad hoc* assemblage of cottages and the structure at the far end appears to be a byre, and may have been built of timber.

It is quite possible that some of the masonry from these structures remain in the existing homestead.

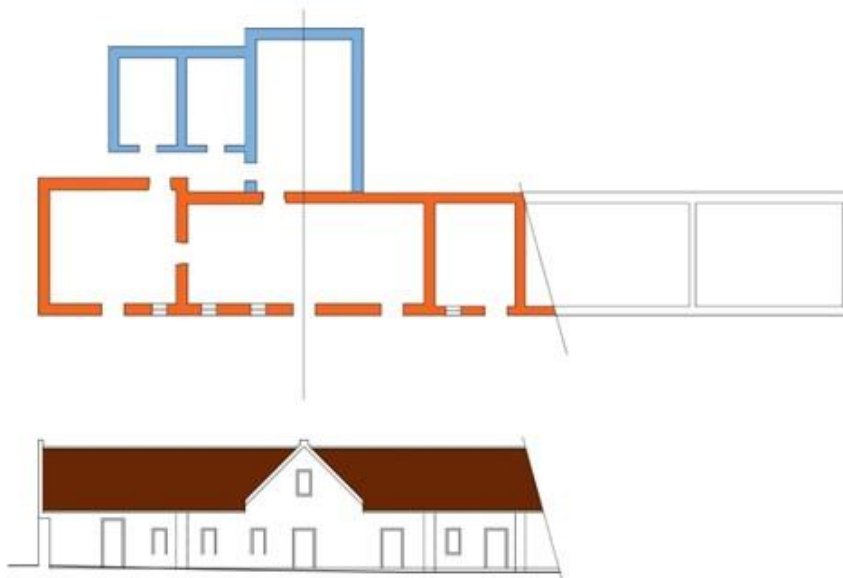
Note: no external or internal openings to the sides and rear of the conjectural reconstruction structure are shown.



FABRIC ANALYSIS: SKETCH FROM LATROBE, 1816, 1806 SG DIAGRAM SHOWING LONG BUILDING, CONJECTURAL PLAN EXTRACTED FROM MEASURED DRAWINGS, AND CONJECTURAL ELEVATION BASED ON SKETCH AND PLAN.

1889: Property is advertised for sale with the description that the property has 'substantial and commodious Residence with the necessary cellars, outhouses etc' which would mean the original long cottage would likely have been developed into a typical 'T'-plan Cape farmhouse. The gable barely visible in the late 19th century photo and the thick walling in the rear wing indicate this is plausible.

Note: no external openings to the sides and rear of the conjectural reconstruction structure are shown, and the internal doorways refer to existing doors, these may have moved.



FABRIC ANALYSIS: LATE 19TH CENTURY PHOTOGRAPH, CONJECTURAL PLAN EXTRACTED FROM MEASURED DRAWINGS BASED ON SALE DESCRIPTION, AND CONJECTURAL ELEVATION BASED ON ABOVE.

goedeverwachting, sir lowry's pass | conservation management plan



The farm was bought by William Jardine Snr in 1892, and inherited by his son, Maj William Jardine Jnr in 1922, who effected significant changes and neo-Cape Dutch in the 'Arts & Crafts' style additions in the late 1920's, which gives the homestead much of the character it has today.

It is not clear whether earlier masonry was demolished and rebuilt during the renovations, but the room configuration appears to remain largely intact.

Stylistically this is similar to work that was being undertaken on other farms at the same time, notably Vergelegen and Groote Schuur, although the work at Goedeverwachting was on a far more modest scale.

Very little has been done to the homestead since the 1920's – the only noticeable intervention is the insertion masonry walls flanking the two bedrooms to create dressing rooms.

The outbuildings in the back yard have been altered and are in a state of disrepair.

Other outbuildings and facilities have been added late last century: pool and pool pavilion, tennis court and more recently, the function venue and garages.

- C 1816 'BRINK'S INN'
- C 1832 'NEEDHAM'S HOUSE'
- C 1925 JARDINE'S EXTENSIONS
- LATE 20th C ADDITIONS



HOMESTEAD: DESCRIPTION

The homestead is a medley of architectural materials and styles, with the 1920's neo-Cape Dutch architecture being the predominant style.

Nothing visible remains of the pre-1920's building except possibly – and probably - masonry which has replastered in the 1920's with Portland cement plaster.

Later interventions are limited, mostly to the remodelling of the joinery to the kitchen/scullery, and the insertion of bathrooms, and nib walls to the rooms flanking the two garden facing bedrooms to create cupboard space in now dressing rooms.

Element	Description:
Summary	Extensive 1920's Neo-Cape Dutch extension to mid- to early- 19 th century modest farm building
Plan Form	Early linear, then T-plan form building modified by asymmetrical extensions perpendicular to the original form. Interlinking passages and front balcony.
Roof Ceilings	Hipped pitched [35 degrees] corrugated iron roof sheeting, with flat roofs linking the primary forms. Mostly recent plasterboard under existing original 144mm t& g ceiling boards. Some mid-19 th century 228 x 69mm ceiling beams [bead & quirk moulding], and heavier 1920's replica Cape Dutch type beams.
Walls	Clay brick walls plastered internally and externally. House was replastered with Portland cement plaster in the 1920 renovations.
Floors	Mix of 108 x 22 Baltic and SA pine, carpet and ceramic tiles.
Doors	Front door: reproduction Cape Dutch door and fanlight. Other exterior doors a combination of reproduction Cape Dutch stable doors and late Victorian gunstock doors. Internal doors are reproduction Cape Dutch plank doors with rails and ornate braces. Overly ornate reproduction wrought iron ironmongery.

Windows	Combination of reproduction Cape Dutch sash windows, casement windows and late Victorian 2 x 2 pane sash windows. Louvre shutters to most doors and windows.
Other Joinery	Traditional glazed 'muurkas' in central passage – may be replica, but certainly not in original position as this would have been outside.
Features	A number of ornate fireplaces with distinctly 'Arts & Crafts' features. 1920's gun-rails in linking passage. Thin stone/tile lined arches to passage doorways

It is difficult to describe the house succinctly - the homestead is a medley of construction dates, styles and features that has a unique but coherent presence, which is worth conserving.

HOMESTEAD: ASSESSMENT OF HERITAGE SIGNIFICANCE

Table: Significance of Sect 3.3 Of NHRA

Historical pattern Age	2	Although it is highly likely that early 19 th century masonry is contained in the current structure, it is not visually legible. Invasive techniques such as plaster removal may reveal more, but this is considered inappropriate at this stage.
Rarity Rarity	1	The building is a combination of building styles and elements, and does not represent a unique example of any particular building style or age.
Information eg archaeology Archaeology	2	Although the area around the homestead has been disturbed, there is some potential to yield sub-surface archaeological material.
Typicality Representivity	3	The building represents a fairly modest neo-Cape Dutch residence [primarily in its detail] constructed under the ownership of Maj William Jardine in the late 1920's.
Aesthetic eg architectural Architectural	2	The architecture of the building itself is fairly nondescript, the 1920's joinery, the fireplaces and the archway details are the most prominent features.
Technology,	1	No particular creative or technical achievement in the

creativity Scientific		building, although some of the 1920's joinery is noteworthy.
Spiritual, cultural Associational	0	No affiliation to any recognized spiritual or religious group
Social history Intangible	3	Brink's Inn is associated with the Articles of Capitulation signed by General Janssens in 1806. Some notable people stayed at Brinks Inn, including the missionary Ignatius Latrobe and Sir George Napier. The Jardine Africana collection is notable and has been incorporated in other major collections such as the William Fehr Collection.
Slave history	-	Although it is highly likely that slaves were part of the early history of the property, no direct evidence has been found e.g slave quarters, and no research has been conducted in this field.

HOMESTEAD: STATEMENT OF SIGNIFICANCE

I concur with the Statement of Significance included in the HIA:

Goedeverwachting is of high overall significance in terms of:

1. Its direct links to the historical crossing of the Guntouw Pass through the Old Toll House and Brinks Inn.
2. The remnant 1795 Brinks Inn in the homestead, with high rarity value.
3. The late 19thC and early 20thC additions to the homestead, some of which are of architectural and aesthetic significance.
4. The historically significant 1806 signing by General Janssens of the Articles of Capitulation to the British at Brinks Inn (a copy of which is at the homestead).
5. The area around the homestead is likely to have archaeological potential because of the long history of travellers and domestic settlement.

LANDSCAPE: DESCRIPTION

The description of the landscape is limited to the area required in the HWC Final Comments as the entire property is not a heritage resource – large parts of the

property are agricultural retain their authenticity without need for heritage protection.

Any changes to the agricultural landscape would require fresh approval processes.

Element	Description
Topography	The site falls considerably from the rear to the entrance, which facilitates views up to the Homestead on entry.
Plan Form	The curtilage under review is roughly rectangular and includes the walled garden <i>werf</i>
Built forms	There is a large terrace below the homestead which appears to have been built at the time of the 1920's additions, and is a notable landscape feature. Other than the above, there are no significant built forms in the landscape
Hard landscaping	Driveway, parking and paths.
Soft landscaping	The garden has an unselfconscious simplicity which should be retained.

HOMESTEAD & LANDSCAPE: GRADING

Grade IIIA: Landscape

I generally concur with the grading proposed in the HIA:

'It is proposed that an area broadly identified which includes the homestead, and a generous curtilage which defines the romantic garden landscape context of the homestead.'

Having considered the spatial qualities further in this study, I do not support the Grade IIIA area extending to include the stone barn for the following reasons:

1. Most of the area to the south of the homestead up to the stone barn falls within the 100-year flood line and cannot be developed, there is no need to further limit development on this land.

2. This parcel of land is suitable for paddocks and similar agricultural uses and should not be further limited by additional heritage requirements.
3. Any development that would change this area would be subject to a Sect 38 application, therefore this area is already protected by heritage legislation.
4. The stone barn is a modest, stand-alone structure and it is not visually connected to the homestead. It need not be connected by an extended heritage landscape given its relative lack of significance.

The area defined by the Grade IIIA grading is shown on the site plan shaded green on the Site Plan

Grade IIIB: Homestead

'It is proposed that the homestead itself, as altered as it is, with a lack of architectural coherence, be graded IIIB'

This would include the stoeps, courtyards and outdoor areas shaded pink on the Site Plan

Grade IIIC: Stone Barn

The stone barn also referred to as the stone cottage.

HERITAGE VULNERABILITIES

The following are actions [or lack of] that would lead to the reduction and eventual loss of heritage resources:

1. Additions that are visually intrusive and diminish the appearance of the homestead, old outbuildings and garden.
2. Alterations to or removal of original materials and features.
3. Repairs and maintenance that do not follow good conservation practice and reduce or damage original fabric.
4. Lack of or sporadic maintenance that leads to the loss of original fabric or features over time.

HERITAGE DESIGN INDICATORS

The purpose of Heritage Design Indicators is twofold:

1. To limit the reduction of heritage resource value identified in the Heritage Vulnerabilities by imposing restrictions to what may be done to the fabric and spaces that are heritage resources.
2. To provide maintenance and repair specifications that are appropriate to the heritage resources from a technical and aesthetic position.

New Work: Constraints

The following pertains to new buildings:

1. No buildings, including *bona fide* agricultural buildings, are permitted in the area shaded green on the Site Plan.
2. May only be single storey as prescribed in the Zoning Scheme Regulations
3. Roof forms must be either 35 deg pitched roofs with S-profile steel roof sheeting and roll-top ridge capping, or flat roofs behind parapet walls where the parapets face the homestead.
4. Floor areas of new buildings may not exceed 120 square metres which includes all open outdoor area such as stoeps, verandas or pergolas.
5. Must be aligned to the contours to limit cut-and-fill.
6. Must be plastered and painted to match the exterior wall colour of the homestead.
7. All new buildings must be submitted to HWC under Sect 38 of the NHRA as the site is larger than 5000m², and must refer to this HMP.
8. *Bona fide* non-habitable agricultural buildings may be exempt from these constraints subject to the approval of HWC.

Alterations and Additions

Homestead & attached courtyard outbuildings:

1. Building alterations, additions or renovations (such as kitchens and bathrooms) are to be designed so that the work can be seen as new, but in such a way that

the design does not upstage or overpower the original building ie must be subordinate in detail, and materials should be simpler in texture and detail.

2. Such work must follow the Specifications described below.
3. Such work must be submitted to HWC for a Permit prior to the work taking place.

Existing non-conservation worthy outbuildings:

These buildings are:

1. Function Venue & Office
2. Garage
3. Pool Pavilion
4. Also includes tennis court, swimming pool and surrounding walls

As these buildings are not conservation worthy, they are excluded from the above. However, if work is proposed to be done to the non-conservation worthy buildings and structures, then the New Work Constraints apply to the areas where the proposed work is to be done.

Homestead Building Specifications:

Construction work, repairs and maintenance to the homestead is to be guided by the following:

General:

All work on the Homestead is to be carried out by competent contractors who have a good track record of working on heritage sites.

All repairs or replacements where repair is no longer viable, or where existing intrusive material is to be replaced, are to follow the specifications below:

Roof covering:

Corrugated iron roof: Victorian S-profile roof sheets to be used. Painted pale grey/charcoal grey

Secret-fixed long-span roof sheeting such as 'Kliplok' may be used on flat roof sections. Colour to match pitched roof.

Ridge capping: traditional roll-top ridge capping, colour to match roof sheeting

Rainwater goods: ogee profile seamless white finished aluminium gutter eg Watertite.

Downpipes to be 75 diameter round pipes [not fluted rectangular section]

Walls:

Walls to the homestead were replastered entirely in the 1920's refurbishment with Portland cement. If/when the building is to be replastered, traditional lime renders to be used: 1 builder's lime: 3 clean builders' sand mixed and applied as per supplier's specifications.

Walls to be finished in pure white or off-white.

Plaster to exterior walls to be wood floated.

Plaster to interior walls to be smooth.

Where plaster repairs to walls that have not been replastered with Portland cement render, the following Method Statement applies:

- Carefully remove cracked/unbonded plaster from wall area.
- Rake out all loose material until firm substrate is achieved.
- Coat raw masonry with a slurry of builder's lime and water to create a key for plastering.
- Lime plaster render to be made up as follows:
- 1 part builder's lime : 3 parts clean builder's sand. Add sufficient water to make the render workable.
- Apply in coats no thicker than 15mm. Use wooden trowels and floats only.
- Keep render damp by mist spraying to slow curing process: the longer the render takes to dry, the harder it will cure.

Joinery:

Door and window joinery to be based on current replica details, moulding profiles and glass pane proportions.

Exterior joinery to be varnished or painted brown to match natural wood colour.

Note: exterior joinery is currently in a poor condition. The following Method Statement is to be executed as soon as practicably possible:

Damaged joinery such as shutters and doors are to be carefully removed for remedial work.

Wood is to be stripped down to natural timber using paint stripper as per manufacturer's instructions.

Scraping is to be very carefully done so as not to damage moulding profiles and edges. Sanding should be avoided as it damages moulding edges.

Once the item has been stripped to bare timber, it is to be braced and glued with appropriate professional glue to stabilise the item.

Exterior faces of Item is to be coated with Dulux Rubbol.

Interior joinery to be oiled or varnished.

Flooring

Replacement of floors: where currently timber: preferably wide boards (144 x 22mm) of SA Pine.

Terracotta tiles between 240 x 240 and 300 x 300 to be used where tiles are replaced.

Services & Technical

Damp problems to be resolved with agricultural drains and passive systems, and not silicon injection systems or similar.

Agricultural drain method statement as follows:

- Excavate as close to damp wall as possible.
- Trench along length of wall: roughly 300mm wide by 300mm deep below finished floor level.
- Line trench with geotextile
- Lay 110 dia 'Cordrain' slotted agricultural drain [or similar] pipe along trench.
- Fill trench with 19mm clean builder's stone.
- Wrap geotextile over top of trench to complete the drain.

- Drain must void and vent to outside in 2 places, preferably at either end, to a void which allows air to circulate through the pipe, as well as drain any ground water which may collect in the agri-drain.

All plumbing and services to be concealed in wall thickness.

Any remedial structural work to be undertaken by a consulting engineer with experience in working with traditional building methods.

LANDSCAPE GUIDELINES

The purpose of the Landscape Guidelines is to conserve the bucolic quality of the existing open space, particularly in the area shaded green on the Site Plan, which is typical of the Cape rural cultural landscape.

It is also to conserve trees that are significant landscape elements.

Hard Landscape Heritage Design Indicators

1. Views from the veranda of the homestead across open paddocks and dams ie area shaded green on the Site Plan are to be retained.
2. No structures above 1000mm are permitted in this area ie are limited to ground-shaping elements described in 3] and outdoor furniture.
3. Hard landscaping in this area should be limited pathways and functional platforms, and for such areas, the cut-and-fill is to be balanced.
4. No cutting should be deeper than 1m, and no fill should be higher than 1m above the zone that is being levelled.
5. Hard landscaping ie paths, roads and parking areas should be finished in clay brick paving.

Planting Palette

1. The current planting palette is varied and there is no particular 'garden language' or style, thus plant selection is not specified.
2. However, plant selection in the area shaded green on the Site Plan should be limited to low level shrubs and ground covers etc so that the views to and from

the Homestead are retained over time.

3. Existing signature trees are to be properly maintained and cared for, with particular emphasis on protection of drip-circle and root zone.

ARCHAEOLOGICAL REQUIREMENTS

HWC Final Decision requires that 'trenching activity within 50m of the homestead area must be checked by an archaeologist.'

The 50m offset is indicated on the Site Plan. However, it stops short of the dam as this area is obviously highly disturbed and now covered by the dam wall.

It is not practicable for an archaeologist to be summonsed every time an irrigation pipe is being laid or a drainage ditch needs to be cleared.

It is also clear that the curtilage included within the 50m offset has been disturbed over the past 100 years with the construction of the various outbuildings, flowerbeds, paths and parking.

The following is proposed:

Should any archaeological material be found while trenching, the work is stopped and an archaeologist is called to inspect the find for significance, and to make recommendations before work proceeds.

RECOMMENDATIONS

It is recommended that HWC endorses the following:

1. This Heritage Management Plan [HMP] satisfies the requirements of the Final Comments of the IACom minutes of 17 October 2021.
2. Architectural Drawings 2309-CMP-000 to 2309-CMP013 are an accurate reflection of the current buildings and structures on the subject site.
3. This HMP is to be reviewed every ten years from the date of approval.
4. An archaeologist is summonsed to inspect for significance should any archaeological material be found while doing subsurface work.

5. The Heritage Design Indicators contained in this HMP are endorsed and to be implemented by the current owners and successors-in-title.
6. Homestead repairs and maintenance as described under 'Homestead Building Specifications' may proceed without a Permit from HWC provided the work follows the Specifications. If any deviation from the Specifications is intended, an application for a Permit must be submitted and received before any work proceeds.
7. Hard and Soft landscaping may take place in the area shaded green on the Site Plan may proceed without a Permit provided the work conforms to the 'Hard Landscape Heritage Design Indicators' and 'Planting Palette'. If any deviation from the above is intended, an application for a Permit must be submitted and received before any work proceeds.
8. The remaining structures and landscaping is not conservation worthy, and no application need be submitted to HWC for work in these areas.
9. A Heritage Agreement between Heritage Western Cape and the owners be formalised to give effect to this HMP.