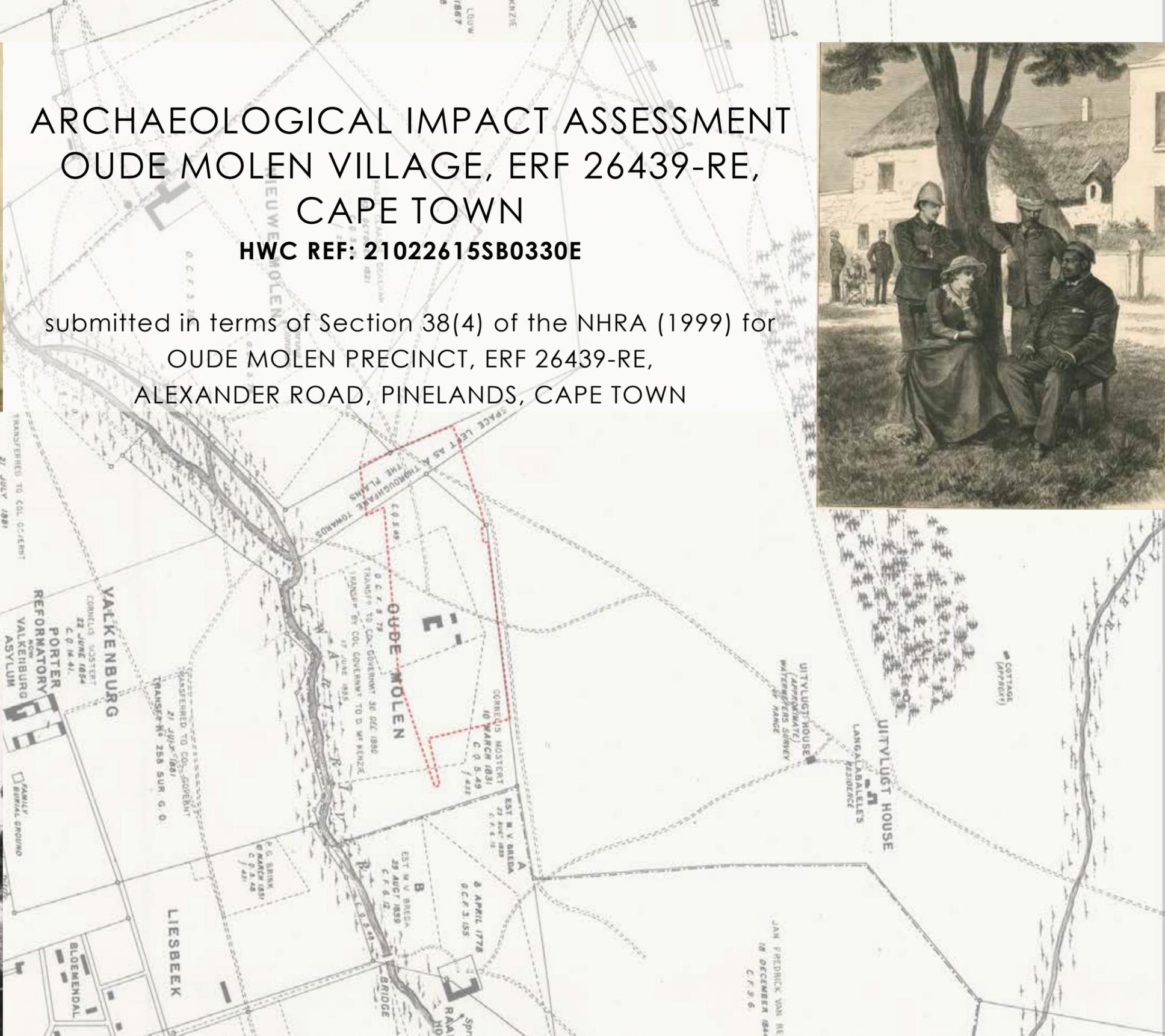
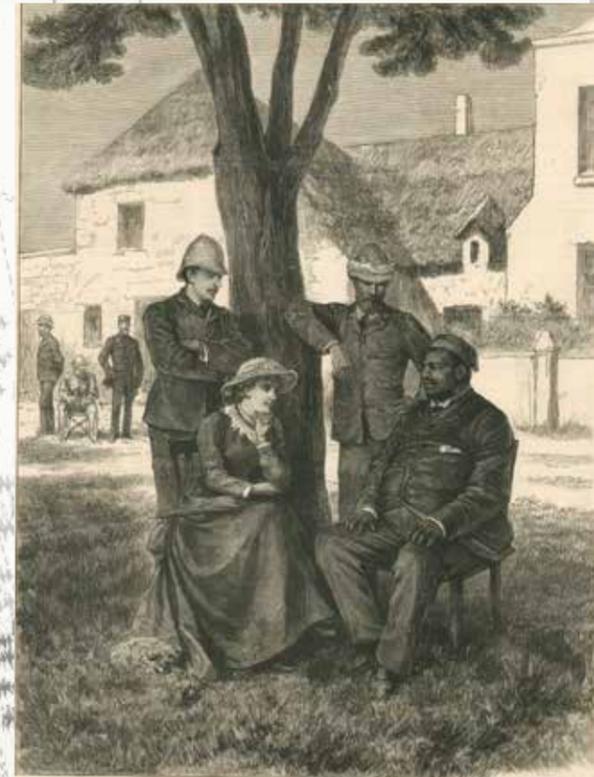




# ARCHAEOLOGICAL IMPACT ASSESSMENT OUDE MOLEN VILLAGE, ERF 26439-RE, CAPE TOWN

**HWC REF: 21022615SB0330E**

submitted in terms of Section 38(4) of the NHRA (1999) for  
OUDE MOLEN PRECINCT, ERF 26439-RE,  
ALEXANDER ROAD, PINELANDS, CAPE TOWN



FINAL AIA

17 February 2025

Prepared by Katie Smuts of Rennie Scurr Adendorff for Nigel Burls & Associates

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## EXECUTIVE SUMMARY

### Site Name

Oude Molen Precinct

### Location

Oude Molen Eco Village, Alexandra Road, Pinelands, Erf 26439-RE.

### Locality Plan



### Development Description

This application pertains only to site enablement, and while redevelopment is being investigated, no plans are currently under consideration.

### Heritage Resources Identified

Site survey yielded no evidence for archaeological material on the site, in keeping with the outcomes of other archaeological survey work in the wider area, and on the site itself. Despite this result, various archaeological typologies and periods could be represented on site.

Remains from the pre- or proto-colonial period, i.e. the Early Stone Age through to the period of initial European contact in the C15th-16th, could exist, but would likely be ephemeral, isolated finds as the site was too open

and exposed to support encampment or settlement.

Early fortifications and defensive structures related to the early frontier Dutch-Khoe conflicts are not anticipated in this region of the wider TRUP landscape. These too would comprise ephemeral indications, likely in the form of postholes and earthworks that would not likely survive the degree of reworking of soils likely to have taken place on site through time.

Indeed, given the extensive reworking of the majority of the site through time, either under buildings or under cultivated fields, it is not anticipated that much survives intact and in situ immediately below ground surface related to any of these older periods.

Material might occur on site related to the historic use and occupation of the early mill house associated buildings, and could include household waste or middens and other discarded or abandoned materials. It is also possible that materials persist that are directly associated with the mill itself, and milling activities. Further historical remains that could occur near the homestead, although unlikely, would be material linked to the exile of King Cetshwayo at Oude Molen between 1881 and 1883. As such, the area around the homestead, and the area to its west where the mill remains could survive, should be considered the most likely location for any such materials, sites, features or structures to occur.

Sites, features, structures or materials associated with slave history at Oude Molen might exist, as slaves would certainly have lived and worked on site throughout the C18th and early C19th, operating the mill, working the fields, and assisting in the mill house and farmhouse. It should be noted, however, that it will likely prove difficult to associate finds directly with slavery.

Graves or burials related to the pre-colonial, proto-colonial or early historic past could occur on the site, although skeletal material has, like other archaeological remnants, not yet been encountered in the vicinity.

The site survey noted the standing structures, including the homestead and its component structures as well as the hospital buildings across site. Only those hospital buildings older than 100 years, and in ruins, would be considered archaeological in terms of the National Heritage Resources Act (No. 25 of 1999). The condition of the currently vacant homestead means this structure arguably constitute a ruin, however rehabilitation and conservation of this structure - which must necessarily form part of any redevelopment scheme for the site - would be better served by considering it a component of the built environment, rather than as an archaeological resources of the property.

## Anticipated Impacts on Archaeological Heritage Resources

Any large-scale redevelopment or site-clearing, levelling and trenching would negatively impact such remaining below ground features or materials as may exist. Interventions in the area where the mill might be located could have catastrophic impacts to a rare structural remnant that is of exceptionally high scientific and technical value. Any redevelopment of the homestead could have archaeological implications either in terms of impacts to deposits adjacent to, below, or associated with the structure, while interventions to the built form could result in loss of resolution of archaeological phasing and fabric analysis information. Interventions near the homestead could serve to further destabilise the structure, and could even lead to its collapse.

The area where the mill might be located, and a generous cordon around it should be considered a no-go zone for redevelopment, but preliminary testing in this area should be undertaken to establish the presence, location, extent and materiality of any ruins, features or associated deposits still extant from the mill. Such an intervention will allow for better understanding of the property, enhancing the significance of the site and the homestead, while also facilitating better, more appropriate integration of the site into future use of that area.

Locating the mill ruins would be a positive outcome of the proposed redevelopment, and, more widely, extensive earthmoving could yield tangible evidence for the presence of Khoekhoen in the area, or King Cetshwayo's presence on the property. However, as archaeological excavation is destructive by its nature, and the site, once developed, is permanently and irreversibly altered, these possible gains must be viewed holistically, and in light of the wider social and symbolic significance of the Oude Molen site and TRUP.

The presence of archaeological ruins is considered of **VERY HIGH PROBABILITY**, while associated cultural materials should be considered **MODERATE TO HIGH PROBABILITY**. Given the passage of time, continuous and changing utilisation of the site and the ephemeral nature of the activities and features that might have occurred on site, generally the likelihood of intact, in situ archaeological material and features across site is considered to be of **LOW TO MODERATE PROBABILITY**. Depending on context and date, archaeological remains encountered on site would be of **MODERATE TO HIGH ARCHAEOLOGICAL SIGNIFICANCE**, and the development would result in **HIGH IMPACTS** of **VERY HIGH SIGNIFICANCE** themselves.

## Conclusions

The subject site is in an area of enormously high social, associational, symbolic and historical significance, although this has not, as yet, been represented archaeologically. This fact notwithstanding, it is highly likely that structural remains of the C18th mill for which the property is named, remain on site in below ground contexts, possibly with associated deposits and cultural material. Other remains associated with the farmhouse complex could include typical historical finds from such farmsteads, as well as evidence for the period of political exile of the Zulu King, Cetshwayo, although this is unlikely to be found. Low density, scattered occurrences of historical period material are possible across the property.

Other materials that are fairly unlikely to occur or persist, are archaeological remains related to pre or proto-Colonial material arising from the long-standing use of the site for grazing by the Khoekhoen. The archaeological signature for the very early material - the pre and proto-Colonial - is likely to be ephemeral, given the unlikelihood of encampment on the site, and the degree of cultivation, construction, demolitions and servicing the site has been subject to through time.

Archaeological traces of the history of the site as it relates to the institutional use of the area in the late C19th onwards, are not anticipated to extend beyond footings, landscape features and occasional artefactual finds.

Burials are considered possible but unlikely within the site; features identified by I&APs as burials appear to be related to water infrastructure, and, significantly, are all located outside the property boundary.

The furnace is less than 100 years old, and not, therefore, an archaeological feature. This fact notwithstanding, it is both a visually interesting feature that speaks to the historic layering of the site, and the focus of considerable socio-historic significance to the Goringhaicona resident on and utilising Oude Molen. If it cannot be retained and restored, its associational significance warrants inclusion in memorialisation strategies.

The likelihood of intact, in situ finds is considered to be variable across site, but any finds would hold high to very high significance; this significance could, depending on the nature and context of the finds, transcend the simple archaeological or scientific value of the item(/s) and carry intangible significance as representative of aspects of the history of the site. Impacts resulting from the proposed development would be high, negative and



permanent, although locating the mill would be a positive outcome of high archaeological value.

### **Recommendations**

Based on the findings of this report, the following is recommended:

- This report should be endorsed as complying with Section 38(3) of the NHRA;
- The archaeological indicators should be considered during design development phase of this project going forward; of particular importance are the following considerations:
  - The very high archaeological sensitivity of the likely site of the mill ruin should be considered a no-go area for any development going forward;
  - Test trenching in the area of the mill should be undertaken to test for the presence of the mill.
    - This should be undertaken in terms of a work plan to be prepared for approval by HWC.
    - The trenching should be undertaken prior to the next phase of design development such that the outcomes of this work can inform the design process going forward
  - The mitigation strategies provided in Section 8.1 on page 37 should be carried forward, subject to refinement in terms of any further, relevant design development.
  - Additionally to the mitigation provided in Section 8.1 on page 37, test trenching in the area of the proposed food garden south of the homestead should be undertaken to ensure that no below ground archaeological deposits are damaged by soil preparation activities.
- If the furnace identified in Section 9.1 on page 39 cannot be retained, aspects of its wider associational significance should be memorialised through interpretive signage or similar appropriate measures.

### **Authors and Date**

Katie Smuts - Archaeologist and Heritage Practitioner

17 February 2025

### **BIO OF AUTHOR**

**Katie Smuts** holds an MPhil from UCT in Archaeology, having specialised in archaeological analysis of historic built fabric and forms. Her BA (Hons) was in Western Cape rock art. Katie has worked as a commercial archaeologist, as a Heritage Officer for the national Heritage Agency, SAHRA, and as Manager of the National Inventory at SAHRA.

Katie currently works for Rennie Scurr Adendorff Architects as archaeologist and senior heritage practitioner. Katie a member of the Association of Southern African Professional Archaeologists (ASAPA), and former member of ASAPA ExCo, having served as chair of the Cultural Resource Management (CRM) Committee, and, later, on the CRM Standing Committee. She holds accreditation in rock art, coastal shell middens, Stone Age archaeology and grave relocation, with Principal Investigator status in Historical Archaeology. Katie is a member of the Association of Professional Heritage Practitioners (APHP), and currently serves on HWC's Impact Assessment Committee (IACom).





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## 1.0. INTRODUCTION

### 1.1. Purpose of Report

The Department of Infrastructure has identified a Portion of Erf 26439-RE , Oude Molen Precinct for redevelopment, and has appointed a multi-disciplinary team to manage the site enablement process and provide heritage indicators to guide the proposed redevelopment. Katie Smuts of Rennie Scurr Adendorff has been appointed by Nigel Burls and Associates to undertake the archaeological component of the proposed Heritage Impact Assessment pertaining to this process.

### 1.2. Statutory Context

The proposal represents a change in character to a site larger than 5 000m<sup>2</sup> and, as such, triggers Section 38(1)c of the National Heritage Resources Act (No 25 of 1999). This AIA is undertaken as one of the specialist reports informing the integrated HIA as specified in the Response to NID (Annexure A).

The site is graded IIIA, and falls within an area with extensive, and several highly graded heritage resources. The site falls adjacent to the Pinelands Heritage Overlay Zone (HPOZ), and within a Proposed HPOZ.

The site is zoned Utility, although this does not correlate with current land use. Previously considered an integral component of the Two Rivers Urban Park precinct (TRUP), as of 2023, the site has been identified as appropriate for mixed use intensification and new development.

### 1.3. Study Methodology

- Two site visits were conducted by RSA archaeologist, Katie Smuts.
- Photographs were taken of the site, site conditions and context.
- Historical information regarding the property and its context was gathered and assessed.
- Previous archaeological work undertaken in the area was reviewed.
- SAHRIS was consulted to determine the presence of any known heritage sites in the area.
- The City of Cape Town EGS Viewer was consulted regarding site grading and other relevant details.
- Relevant work undertaken and compiled by the previous team engaged for this process has been reviewed and incorporated into this report.

Report compiled by:

Katie Smuts - Archaeologist and Heritage Practitioner

### 1.4. Limitations

There have been no limitations to this study. The archaeologist was allowed full access to the property, and there were no impediments to the survey. It should be noted that only surface survey was possible, although exposed substrate was inspected for cultural material where this was observed.

### 1.5. Statement of Independence

Katie Smuts has no legal ties to Nigel Burls and Associates or any other professionals involved in this proposal. There is no financial gain tied to any positive comment or outcome. Professional fees for the compilation of this report are paid by the client, but are not linked to any desired outcome.

## 2.0. SITE DESCRIPTION

The subject property is the Oude Molen Precinct (OMP), a portion of Erf 26439-RE, Cape Town, and is bounded to the west by the Black River, to the south by the Vincent Pallotti Hospital, Alexandria Road to the east and Maitland Garden Village to the north (Figure 1 to Figure 4). The entire extent of Erf 26439-RE measures 44.03ha and comprises two distinct portions bisected by the Black River corridor and Black River Parkway, and connected by a narrow strip where Valkenberg Hospital Road crosses the river. The western portion of the erf comprises Valkenberg Psychiatric Hospital, which is excluded from consideration in the HIA or this specialist study.

The homestead is the main historic structure on site, with other C20th buildings related to the C20th mental institution on site (Figure 5 to Figure 8). A variety of micro-enterprises occupy the site, including include a public swimming pool, horse riding school, kindergartens and schools, coffee shops, care homes and similar (Figure 9 to Figure 13). A portion of the site, south east of the homestead, is occupied by a Goringhaicona kraal with indigenous and vegetable gardens and ritual spaces.

The site forms part of the wider Two Rivers Urban Park landscape and, significantly, represents one of the few largely undeveloped tracts of land within this area; the Table Bay District Plan (CoCT, 2023) identifies the area as appropriate for mixed use intensification and new development.



Figure 1. Locality Map; site indicated in red and TRUP extent in blue (RSA, 2023).



Figure 2. Erf 26439-RE indicated in yellow, with the study area in red (RSA, 2023)



Figure 3. Detail of the relevant portion of Erf 26439-RE (RSA, 2023)

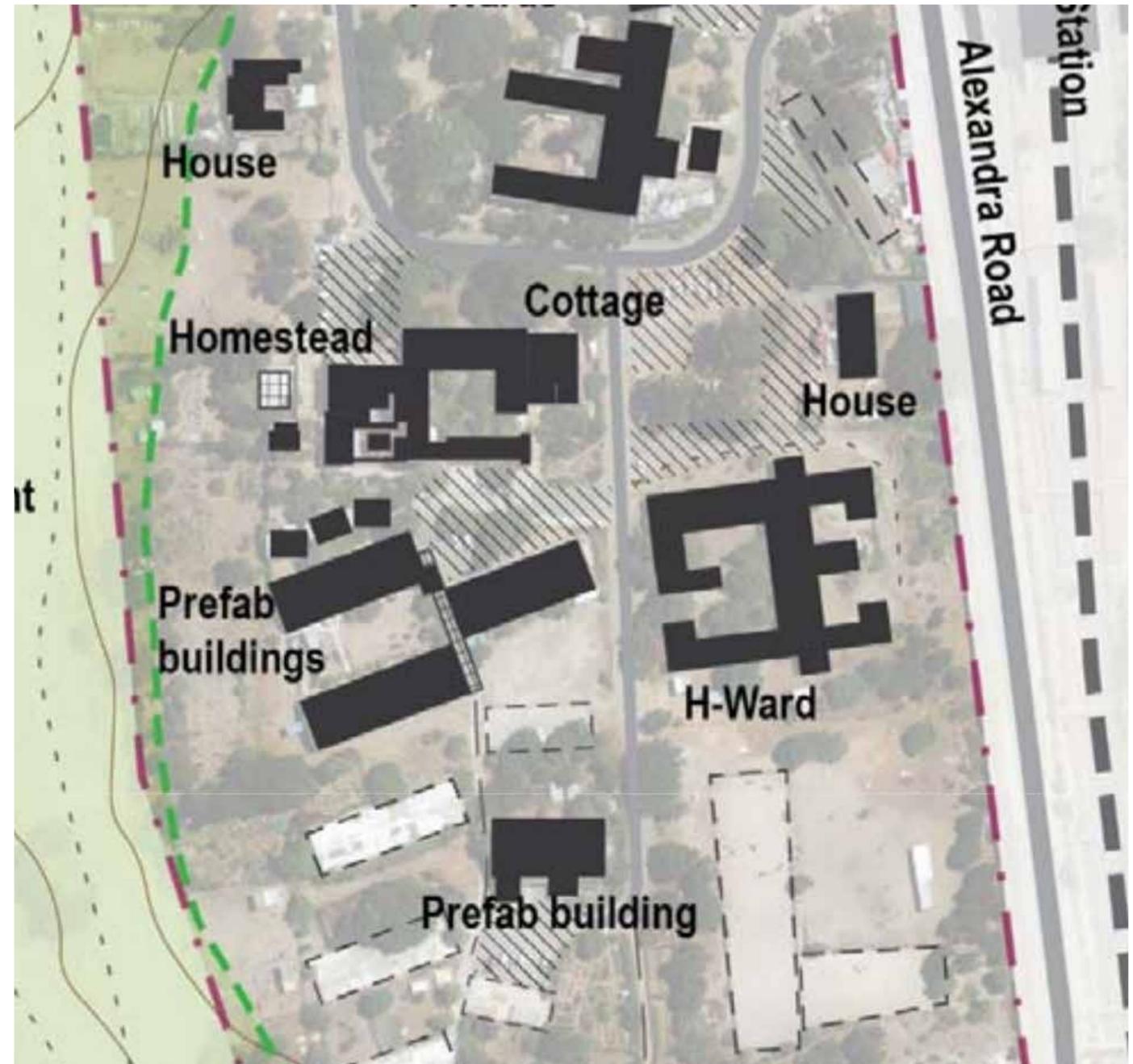
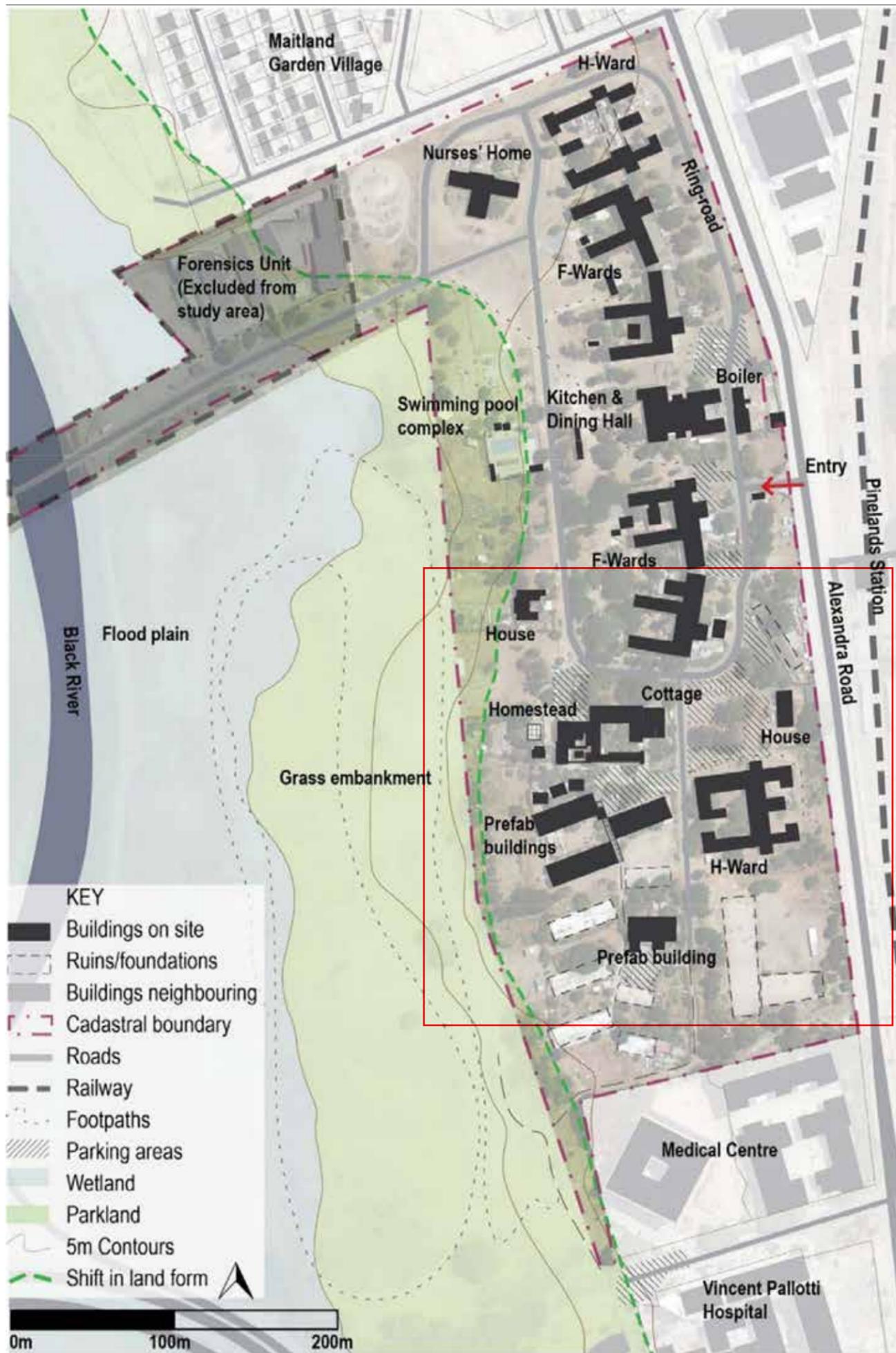


Figure 4. Erf 26439-RE naming of parts (left) with inset showing detail of Homestead precinct (Winter, Baumann and Wilson, 2022: 6)



Figure 5. View towards homestead, mill house portion visible, view to south (Gibbs, 2023)



Figure 7. View of west facing facade of mill house (Postlethwayt, 2023)



Figure 6. View of mill house and extended homestead, view to south east (Gibbs, 2023)



Figure 8. View towards homestead from approach avenue, view to south (Postlethwayt, 2023)



Figure 9. Outside seating immediately west of homestead, view to south; note mill stone (Gibbs, 2023)



Figure 11. Horse paddocks west of homestead, view to north west (RSA, 2023)



Figure 10. Outside seating immediately west of homestead, view to south east (Gibbs, 2023)



Figure 12. Indigenous and vegetable gardens in kraal area west of homestead (RSA, 2023)



Figure 13. General site views (Gibbs, 2023)

### 3.0. HISTORICAL OVERVIEW OF THE SITE AND ITS CONTEXT<sup>1</sup>

The history of the site and its context has been comprehensively addressed elsewhere (Attwell & Associates, 2016, 2017; Hall & Prins, 2020; Hislop, 2021; Schietecatte & Hart, 2016), and, particularly, in the original Baseline HIA (O'Donoghue, 2022), and the HIA for this submission (Postlethwayt, 2023). Given the depth of assessment and analysis provided in those sources, this report provides a concise overview of the site history and development focused narrowly on its implications in terms of archaeological heritage.

#### 3.1. Pre- and Proto-Colonial History

It is known from the records of early travellers, as well as from various archaeological sites across the Cape Town region, that the area was occupied and well utilised in pre-colonial times. Given the site location near perennial fresh water, this use likely extends as far back as the Early Stone Age.

Khoe groups availed themselves of the freshwater and grazing provided on the slopes of Table Mountain, some surviving year round on the available food, and others, including the Gorinhaiqua and the Cochoqua, travelling from inland to the area in the summer months to exploit seasonally available resources (Figure 14).

The fertile banks of the Liesbeek and Black Rivers provided a stark contrast from the poor soils and low carrying capacity of elsewhere on the Peninsula. Here abundant grazing was readily available for the Khoekhoen animals, and vast herds were sustained over an area from the Salt River mouth to Wynberg Hill, as attested to in historic references made to extensive Khoe camps north of the Salt River.

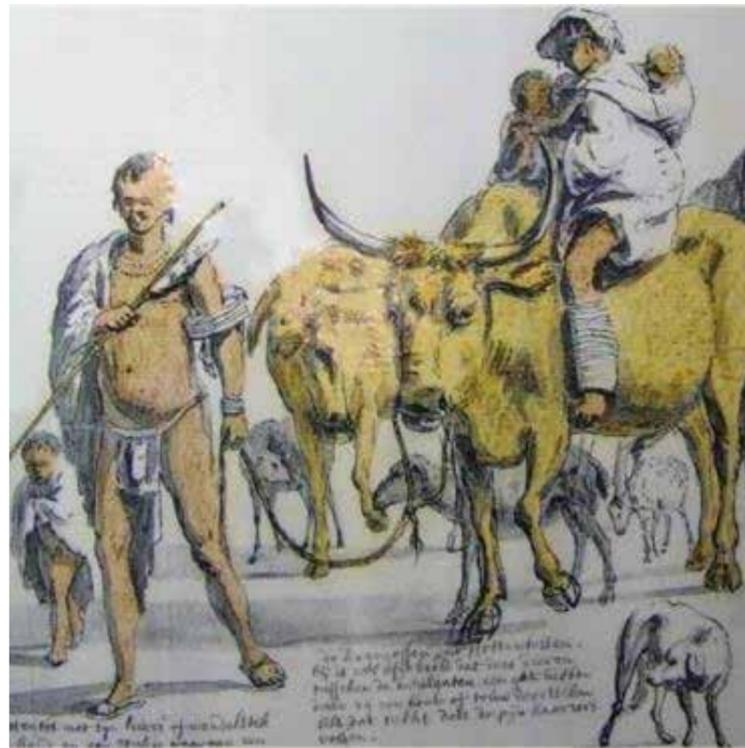


Figure 14. Early drawing of Khoekhoe with livestock (Source Hall and Prins, 2020: 19)

The pre-colonial history of the area is closely linked to the topography and natural landscape, with the grazing lands, river crossings, such as at Vaarschedrift, and cattle trails all constituting culturally significant elements that originated as tangible features, and have lived on in present times as cultural memories of the place and Khoekhoen association with it (Figure 15).

Within this complex of customs and practices, the subject site itself likely supported only grazing, and not encampment, as it would have been then, as it is now, featureless and exposed, and lacking such topographical features as might have made it suitable for encampment and settlement.

The arrival of the European settlers, however, rapidly led to the expulsion of the herders from the area and the annexation of their grazing lands, beginning the process by which their traditional lifeways were disrupted, and their social systems driven to collapse.

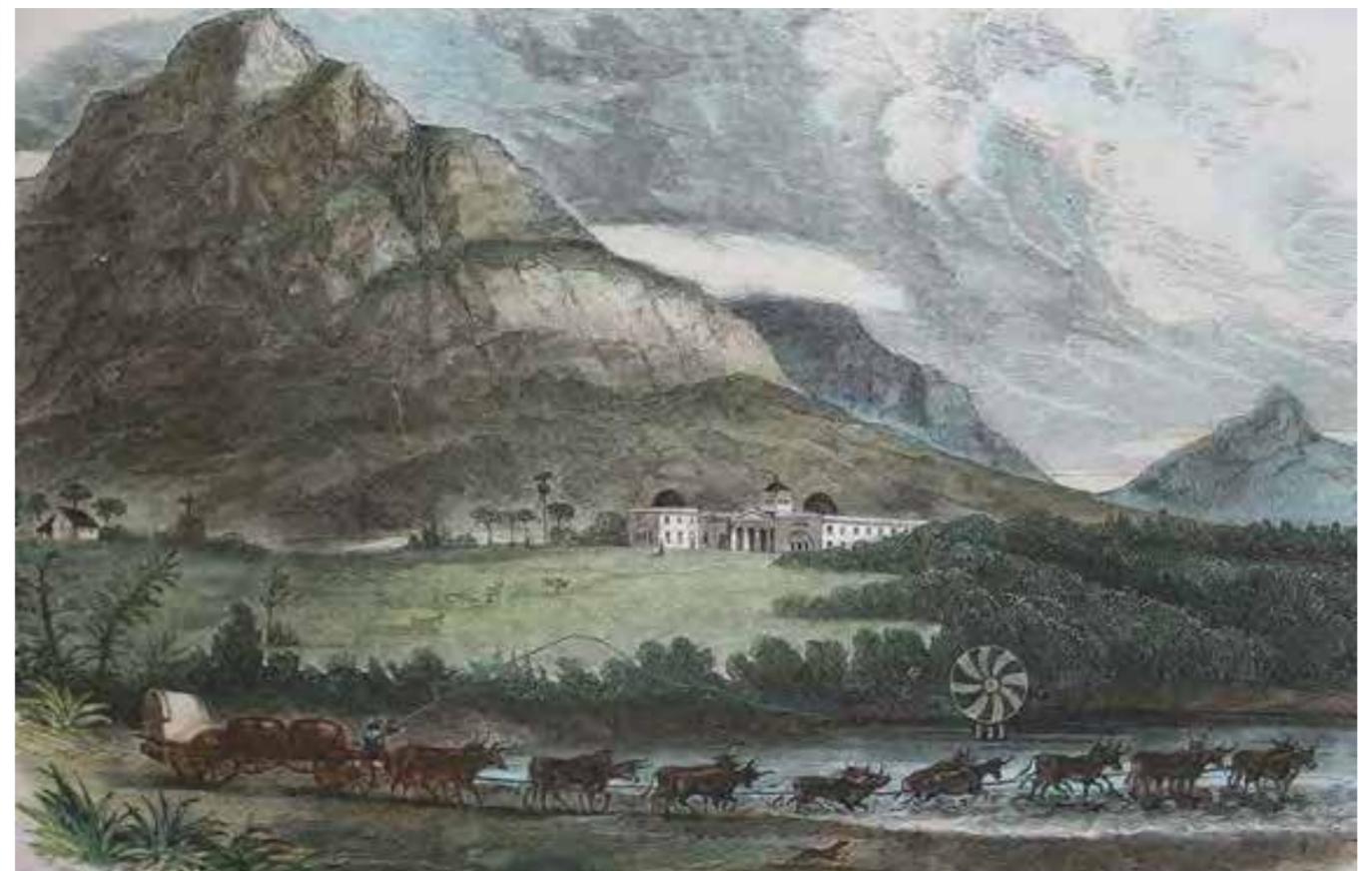


Figure 15. Bowler's 1854 painting, 'The Royal Observatory' showing oxen crossing the Vaarschedrift, an important ford across the Liesbeek; Valkenburg and the study site are off to the left of the image (Source: SAAO Archives, in Winter, 2017)

<sup>1</sup> Attwell & Associates and ARCON, 2016 and 2017; Hall & Prins, 2020; Hart & Townsend, 2019; Hislop, 2021; ; Lavin, 2014; O'Donoghue, 2022; Orton, 2022; Schietecatte & Hart, 2016; Seeman, E'Silva & Associates, 2001; Watkyns, 2023; Winter, 2017; Winter, Baumann and Wilson, 2022

### 3.2. Early Colonial History

The prized agricultural lands of the Liesbeek Valley did not go unnoticed by the settlers, and this area was one of the first outside of the City Bowl to be cultivated, increasingly under VOC crops and VOC control, from 1658.

The encroachment of farm grants on their traditional grazing lands and way of life soured the initially cordial relations between the Khoer groups and the settlers, and the VOC began to implement measures to control the indigenous people.

The first of these was the erection of a cattle control barrier in 1658. The barrier comprised a boundary formed by the Liesbeek River, the edge of the free burgher farms, and augmented by pole fencing barricaded with cultivated hedges and thorn bushes, and overseen by small forts and outposts (Figure 16 and Figure 17).

Although the location of this defensive line cannot be ascertained beyond a measure of doubt, and is subject to conflicting views (Mellett, 2022), it is likely to have occupied the land between the Liesbeek and Black Rivers, given the elevation of that land, and its visibility from Table Bay and the Castle (Figure 18). It was these very aspects of that land that made it suitable for the construction of the Observatory in 1820, where its position allowed the time ball to be observed from those two locations. Similarly, historic accounts of Fort Ruyterwacht II, one of the VOC fortifications against the Khoer, indicate that its location was selected for the same reasons. Despite the difficulties in determining the exact locations of the boundary and fortifications, it is abundantly clear that the area now encompassed by the Two Rivers Urban Park was a contested frontier landscape from the earliest days of European settlement at the Cape.

Mapping overlays seem to indicate the study site outside of the line of early Dutch fortifications, either in the form of the defensive line, or a redoubt, but it certainly falls within the frontier landscape of tension and conflict (Figure 18).

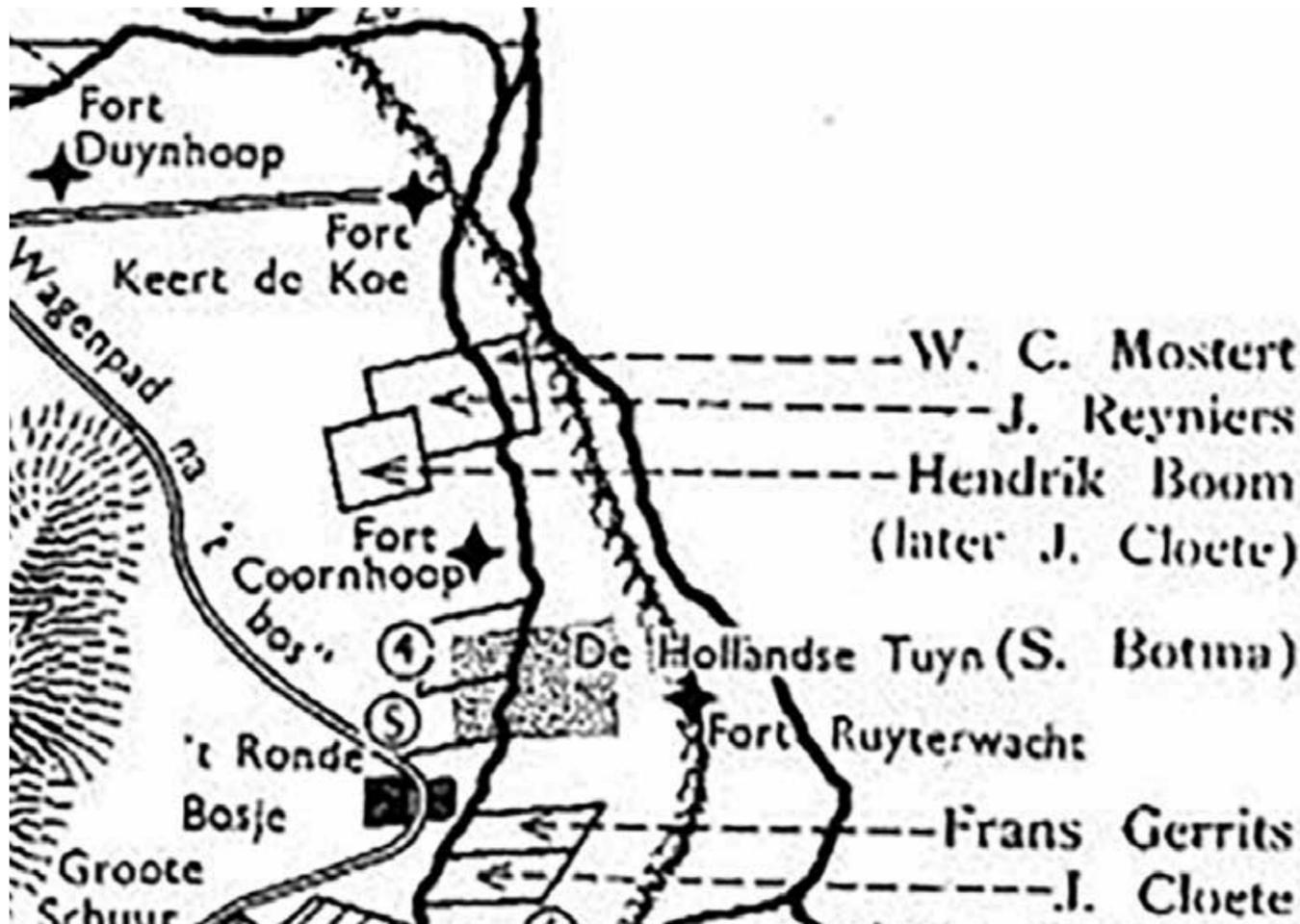


Figure 16. c. 1660 map of fortified free burgher settlements along the Liesbeek, with VOC fortifications shown between the Black and Liesbeek Rivers (Hislop, 2021: 5)

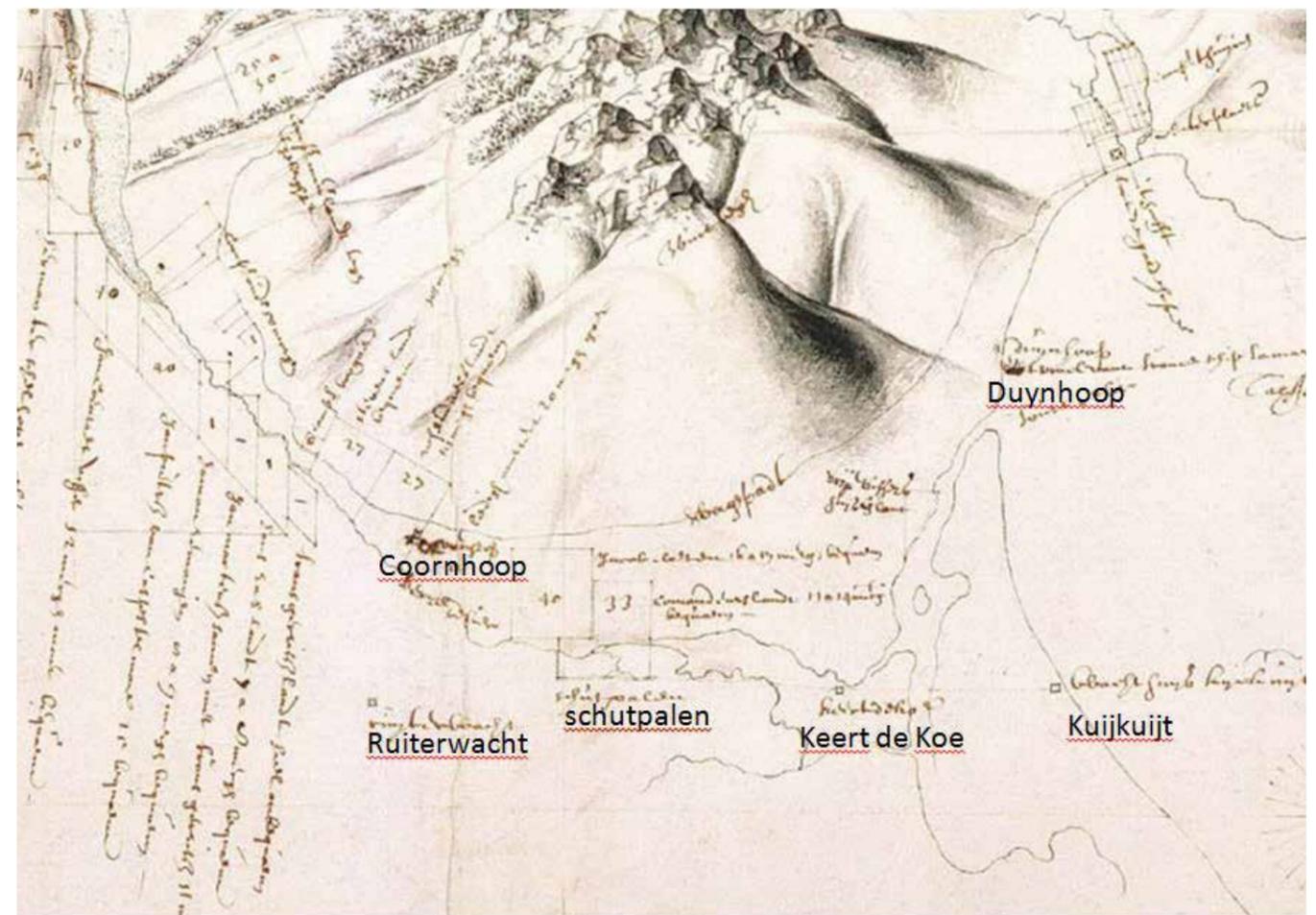


Figure 17. 1661 map showing early land grants and some of the outposts; note the reference to 'schutpalen' taken to indicate the cattle barrier (Schietecatte and Hart, 2016: 19)

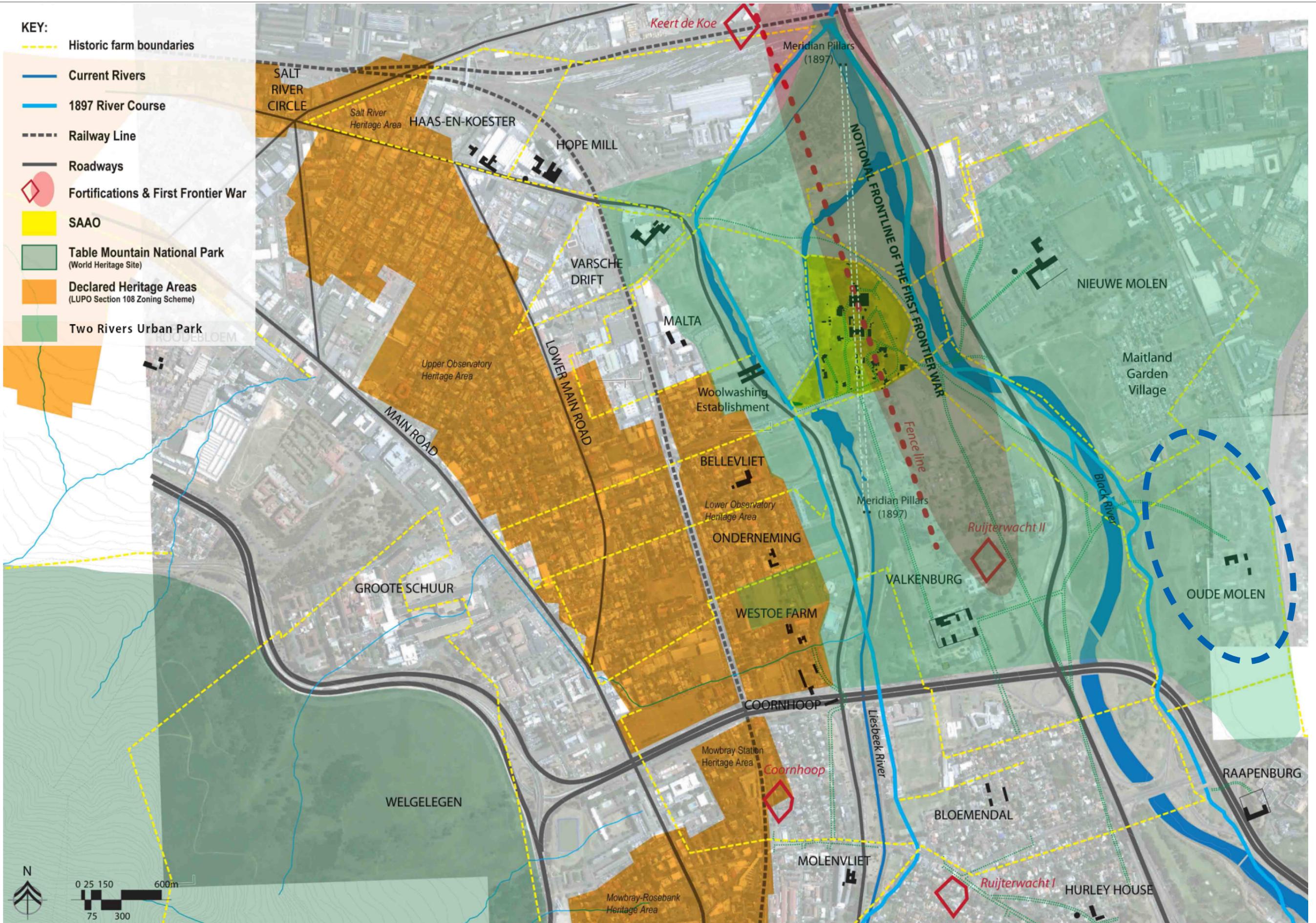


Figure 18. Historical Archaeological Potential Diagram; the subject site indicated in blue; the dotted red line indicates the possible alignment of the cattle barrier (after Winter, 2017: 9)

### 3.3. Oude Molen

#### 3.3.1. Historical Overview

The earliest land grant in the area was made in 1717 by the VOC in favour of the Burgher Council for the construction of a mill. The property increased in size during the first half of the C19th, particularly once acquired by Cornelis Mostert in 1810, and under the ownership of his son from 1831.

In 1880 the Cape Government acquired the land to house the Zulu King Cetshwayo kaMpande and his retinue for the period of his exile from Zululand following his defeat in the Anglo-Zulu War in 1879 (Figure 19).

This property remained intact and largely unchanged until it was bought from the deceased estate of its then owner, David McKenzie, by the Union Government in 1912, and incorporated into the Valkenberg Psychiatric Hospital. The property was expanded by a Crown grant transferred to the City of Cape Town in 1957. The Oude Molen site acquired its name with the construction of the 'Nieuwe Molen' in 1782.

#### 3.3.2. Oude Molen Mill

The grant of the land in 1717 saw the construction of the "first properly constructed and durably functionable" (O'Donoghue, 2022: 52) windmills for corn milling at the Cape. At the time of its construction in 1718, the mill was one of the largest windmills at the Cape, with most other mills being horse-drawn or water-powered; most windmills that had been constructed up to that point had proved insufficiently robust to stand up to the south easter.

The VOC's main mill in the late C17th was the Hope Mill, but demands on this mill outstripped its capacity by this period, and a water mill was built along the Liesbeek in 1693; this structure was Molenvliet, since demolished, in Mowbray.

The production of the Liesbeek farmers, however, continued to outstrip capacity, and the land grant of 5 Morgen and 599 square Roods - what became Oude Molen - was made to the Burgher Council for this purpose. The structure was built by skilled imported builders brought over from the Netherlands, and clinker bricks imported from Batavia. The miller's house was likely built at the time of the mill construction, or shortly thereafter, and its location as mapped historically appears to align with the existing homestead, comprising some or all of the north eastern component of that building.

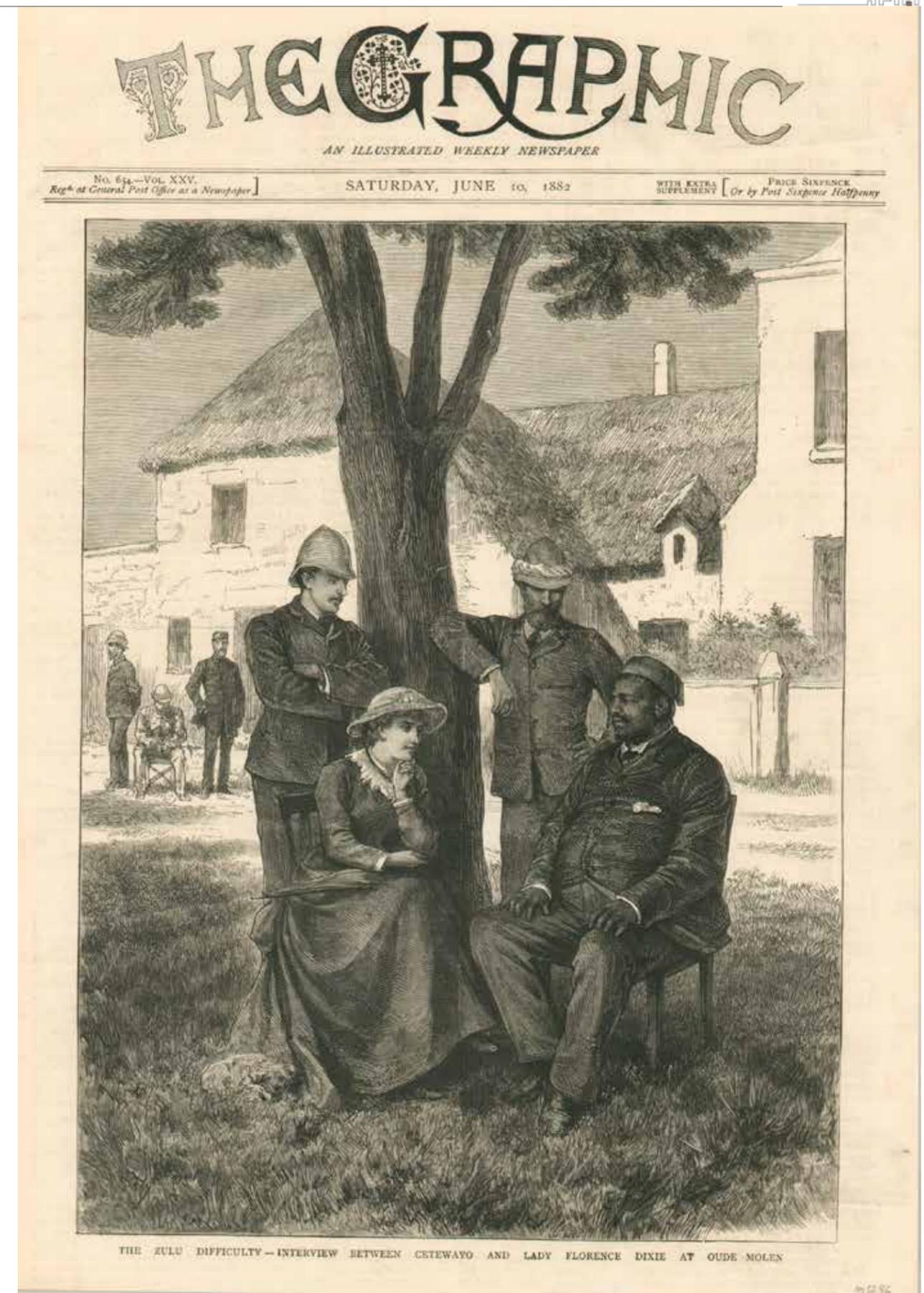


Figure 19. King Cetshwayo shown in front of the Oude Molen homestead on Oude Molen, as depicted on the cover of *The Graphic*, 1882 (Source: [https://149725886.v2.pressablecdn.com/wp-content/uploads/map\\_2023-08-13\\_10.79x15.37\\_inv005236.1-scaled.jpg](https://149725886.v2.pressablecdn.com/wp-content/uploads/map_2023-08-13_10.79x15.37_inv005236.1-scaled.jpg))

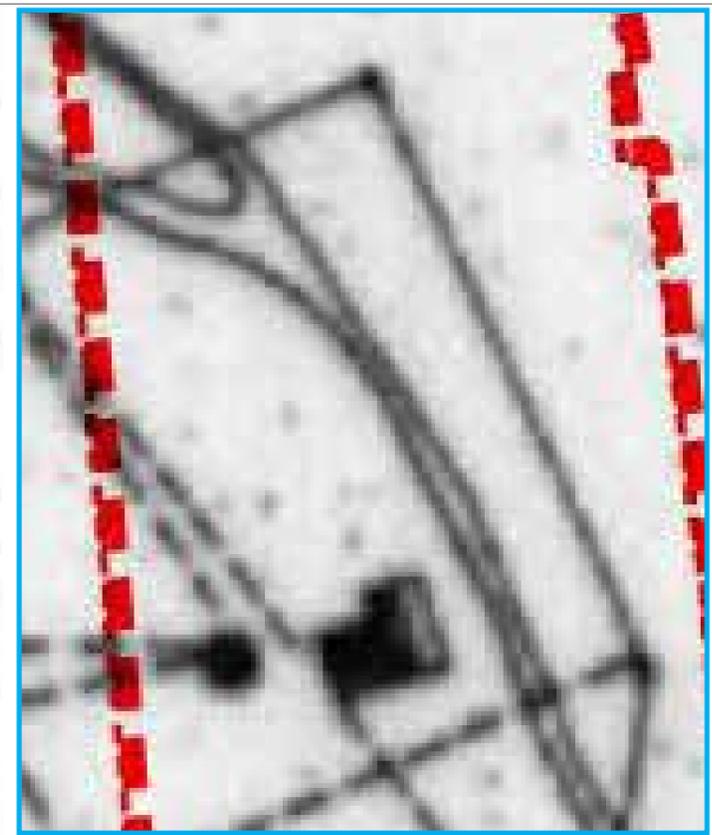


Figure 20. Thibault Map of 1812, showing the extent of the Oude Molen property and the location of the mill and farmhouse; inset in blue at top right shows detail of the mill and house for comparison with Figure 21 (RSA, 2023)

Figure 21. Extract of Smyth's 1806 map of the Salt River, [1802 owner De Vries is incorrectly captured as 'De Viers'], Note the location of the wagon road relative to the mill and homestead, and the orientation of the homestead, compared with Thibault's plan (Figure 20)

By 1779 the mill was already unable to keep up with demand, and by 1782, the so called 'Nieuwe Molen' was built some distance to the north of what now became known as 'Oude Molen'. Both these mills were sold in 1802 to private buyers, together with many other properties as the Batavian authorities sought to divest themselves of old VOC holdings. Under private ownership, the mill continued to operate, and farming the surrounding land became actively farmed.

The mill began to fall into decline by the early middle of the C19th - the first steam mill was operational in Cape Town by 1833, and by 1855 a further five had been built. Oude Molen likely continued its operations into the 1860s, and appears on a map of the Colony from 1863, but by 1885 it is no longer depicted, and appears to have been demolished after sustaining wind damage in a storm (see Figure 27).

The extent and position of the mill and the other buildings on site is first depicted in various plans from the early C19th, and is captured some detail in a painting of 1803, although some details differ in each instance (Figure 20 to Figure 23).

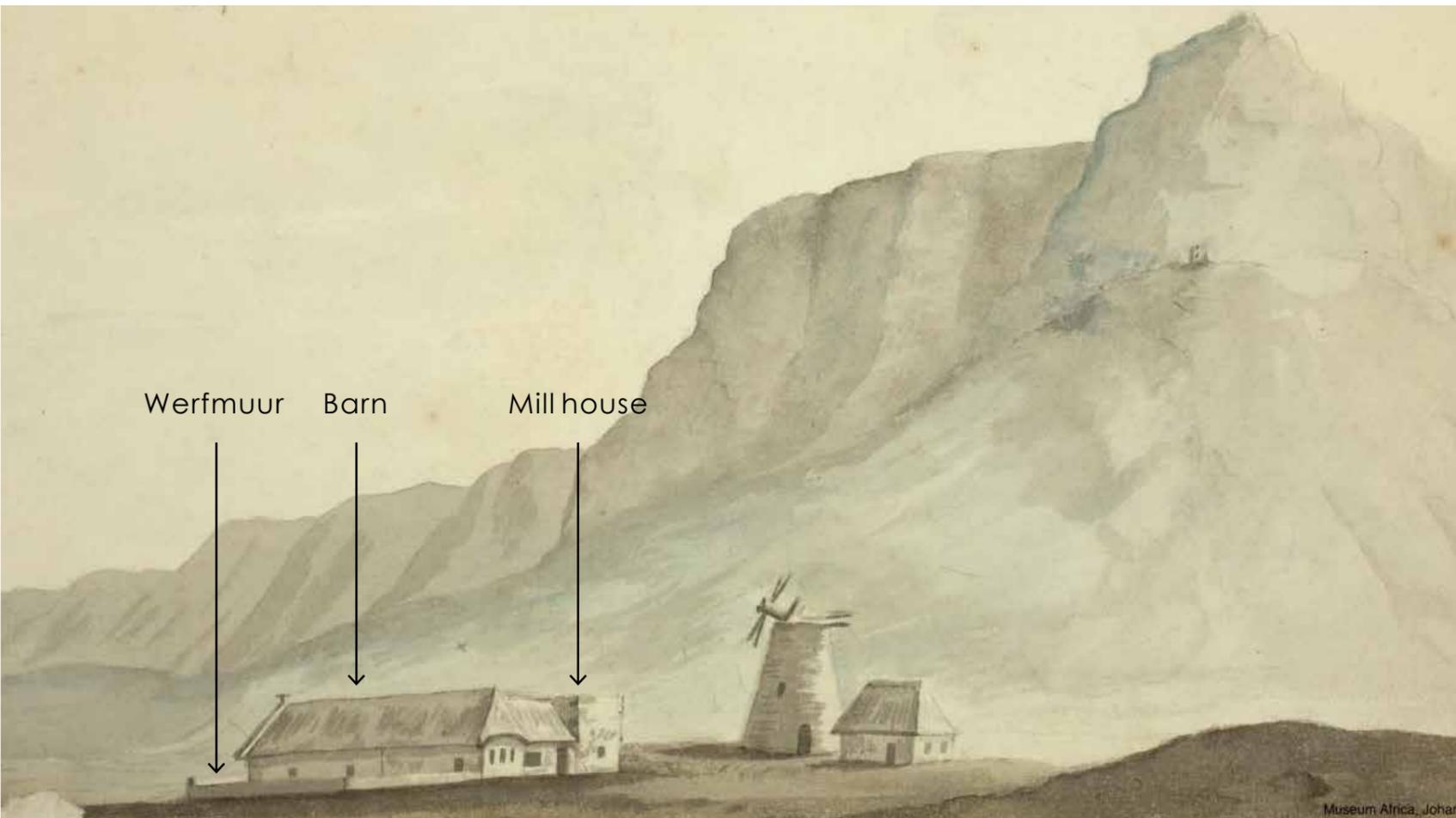


Figure 22. 1803 depiction of the mill, and adjacent structure, the mill house, the barn and the werfmuur painted by Louis Vidal or Cecilia Ross (Museum Africa, MA2106, in Hislop, 2021: 10)

Mapping overlays of the Thibault 1812 survey have put the location of the demolished mill some 20-40m west of the farmstead, aligning with the location of the current Goringhaicona kraal and/or the horse paddocks (O'Donoghue, 2022), while other exercises have yielded a distance of some 50-80m from the mill house (ACO, 2003).

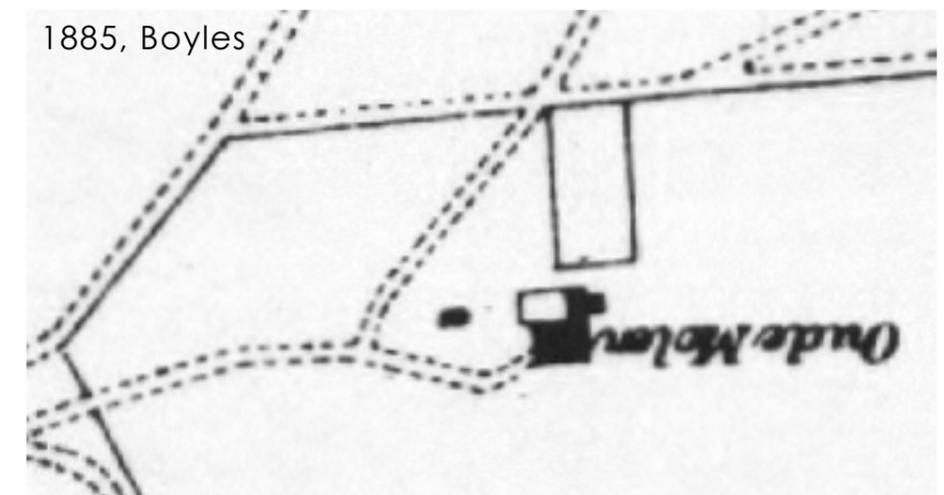
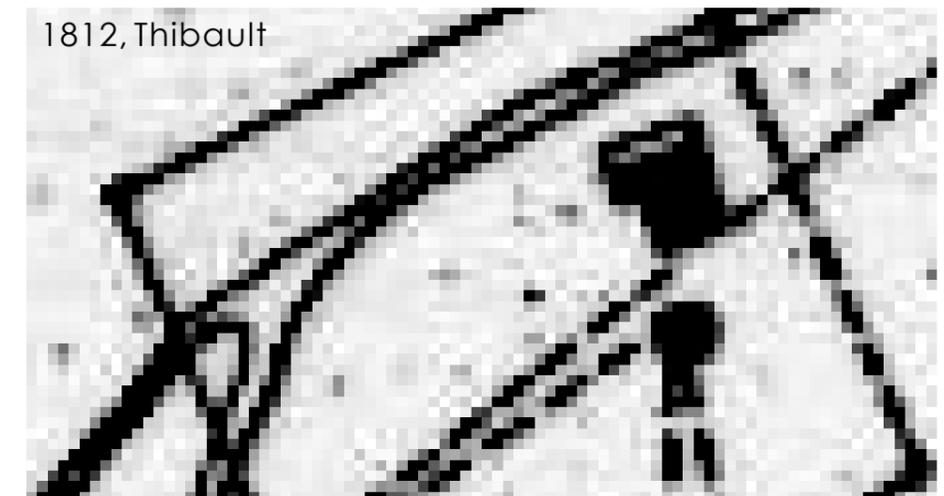
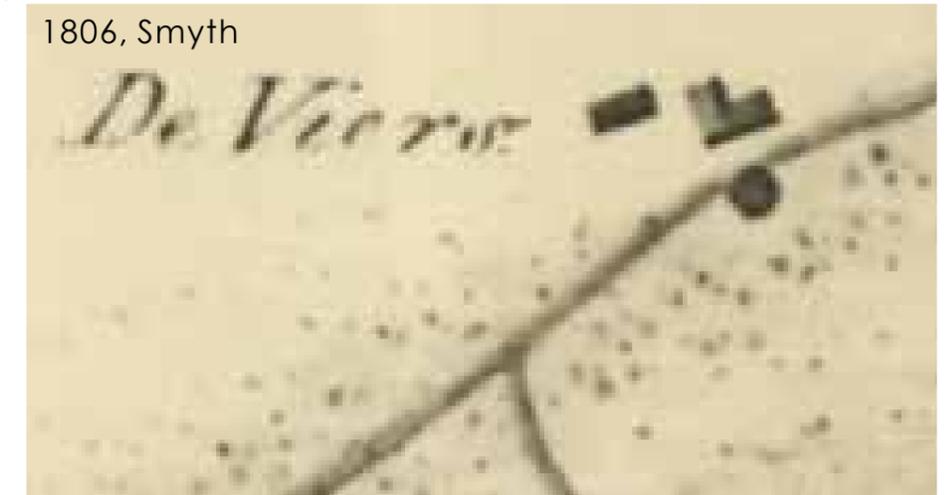


Figure 23. Structures at Oude Molen during the C19th, showing variability in alignment and location that is not strictly accounted for by expansion and redevelopment through time; note the small structure to the north of the mill house.

Comparison of early surveys only seems to reveal that substantial misalignment exists in the relative positions of the property boundaries and the locations provided for the mill house and windmill (Figure 24 and Figure 25).

The precise location of any remnant of the mill therefore remains open to a degree of speculation, but would certainly be located in the area to the west of the homestead, as identified by previous studies. Further to this, a substantial structure like the mill, built specifically to withstand high Cape winds, with a base of some 8-10m in diameter, would have had extensive foundations, and thus we can expect stone foundations, brickwork and/or foundation cut and fill deposits to remain below current ground level.

Resolution of these differences might be assisted through a better understanding of the evolution of the barn and mill house components of the homestead. This investigation would require a fabric analysis of the homestead that has not yet been undertaken, and cannot be undertaken in light of the building's present condition. Such analysis might be possible during renovations, but only under stringent conditions to prevent further deterioration of the structure.

A review of the chronological development of the mill house through time as derived from images and maps, and this is provided in full as an annexure to the integrated HIA. (Hislop, 2021)



Figure 24. O'Donoghue's (2022:55) overlays showing: "Approximate location of OMP site (red) indicated on 1812-3 Thibault survey; existing actual Block H footprint in pink, and 1802 de Vries extended property in green. The mill appears to have been used as a survey point by Thibault (dotted lines) (Source: City of Cape Town, 1977 compilation and tracing; 1802 property mapped from Chief Surveyor-General diagram nr. 9415/1950)"

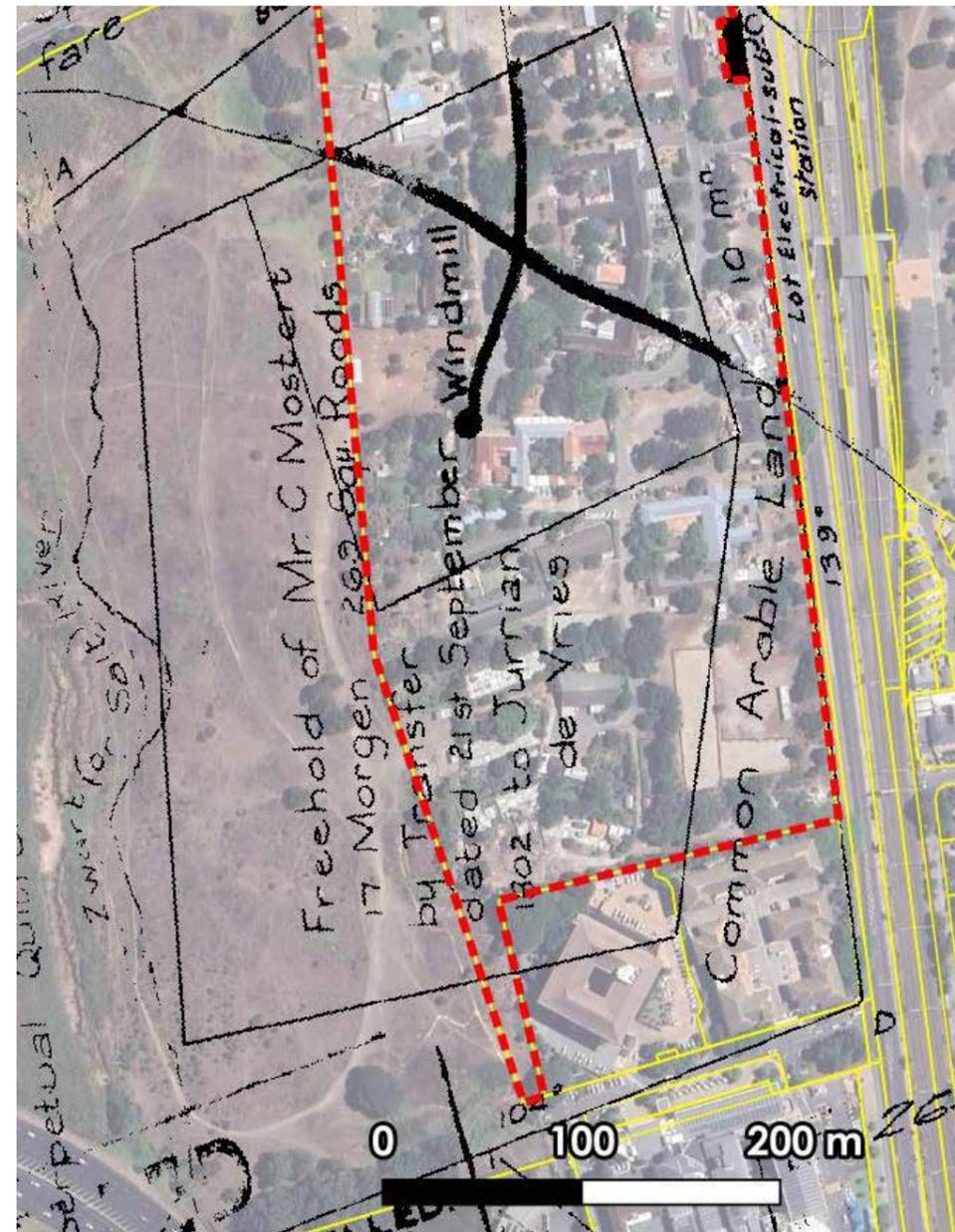


Figure 25. Overlay of the 1831 SG Diagram (160/1831) which correlates strongly with the O'Donoghue mapping that shows the mill location directly adjacent the current north western wing of the homestead (RSA, 2023)



Figure 26. Detail of the 1812 (top) and 1831 (above) surveys showing the proximity of the mill as mapped, to the north western extent of the current homestead as depicted on Google Earth (RSA, 2023)



### 3.3.3. Cetshwayo's Exile

Cetshwayo, a grandson of Shaka, was born in Eshowe, Zululand c.1826, and succeeded his father as Zulu king after Mpande's death in 1872. Cetshwayo quickly established his military prowess, re-establishing the power and prestige of the Zulu army after years of decline during his father's reign.

Cetshwayo's first military encounter came in 1838, when he joined Zulu efforts to drive the Boers out, and in the 1850s he joined the Zulu forces clashing with Swazis for control of Pongola. After suppressing a Zulu civil war in 1856 by defeating his brother, he was widely accepted as his father's heir, and was recognised by the British administration as king after his father's death.

After the British annexation of the Transvaal in 1877, the British also took on the former Boer claims to areas of western Zululand, and although Cetshwayo tried to avoid conflict, a campaign of anti-Zulu propaganda identified him and his people as spoiling for war. Ultimately, the British issued an ultimatum to dismantle his army or face invasion; when the impossible terms were not met, Britain invaded Zululand in 1879.

The British were resoundingly routed at Isandlwana in January, but rallied to attack and destroy the Zululand capital, Ulundi, by July. Shortly after this, in August of 1879, Cetshwayo was captured, and exiled to Cape Town. In his absence, the British divided the Zulu kingdom into three, and installed new Zulu leaders of each portion, leading to power struggles and civil unrest between factions. Cetshwayo was initially housed at the Castle, but in January 1881 he was transferred, with his retinue of five attendants, four women from his Royal Household, and his Induna, to Oude Molen (Figure 28 to Figure 31). Here he was afforded some comforts and privileges, and allowed visitors, although not any contact with his family.

Cetshwayo used the visits allowed him to keep the plight of the Zulu kingdom in the public eye, and visits to him became fashionable amongst the British gentry. He certainly met with his father's erstwhile enemy, the Hlubi king Langalibalele, who was imprisoned at the adjacent farm, Uitvlugt, but also met with Prince Albert, Prince George (later King George V), and Frederick Selous, the hunter, explorer and scout. Here he was known to bestow small medals embossed with his image on visitors, and sign autographs (Figure 30).

Cetshwayo's efforts to raise awareness, and his numerous letters of petition to Queen Victoria, were ultimately rewarded with an audience with the Queen in 1882.

In 1883, after his return from England, and some time spent at Oude Molen again, he was restored to the throne in Zululand. The kingdom he returned to, however, was a much diminished one, and subject to the factionalism brought on by the division of territories by the British after the war.

Cetshwayo engaged in a war with a rival, but was forced to flee to the safety and protection of the British Resident Commissioner in Eshowe, where he died after an illness in February 1884.



Figure 28. King Cetshwayo at Oude Molen in 1879 (Watkyns, 2023)



Figure 29. Photograph of King Cetshwayo taken at Oude Molen in 1881  
(Source: <https://i.postimg.cc/d0LXrFG4/31499585-17-A9-4-E8-E-9-C66-C2-B76-C1-DF1-EE.jpg>)



Figure 30. An example of the medals fashioned for Cetshwayo by supporters, and bestowed by him on visitors at Oude Molen (Source: [https://www.southafricanmedals.com/index.php?page=shop.product\\_details&flypage=flypage.tpl&product\\_id=272&category\\_id=1&option=com\\_virtuemart&Itemid=1](https://www.southafricanmedals.com/index.php?page=shop.product_details&flypage=flypage.tpl&product_id=272&category_id=1&option=com_virtuemart&Itemid=1))

## Cetywayo's Captivity.

At a time when so much interest is deservedly taken in the unjust incarceration of the Zulu King in Capetown, we imagine the following estimate of the annual cost of his maintenance will be read with interest:—

Salaries—			
Custodian, share of salary...	£60	0	0
Interpreter, wages ...	100	0	0
1 warden ...	72	0	0
2 assistant wardens at £63 17s. 6d. each ...	127	15	0
			<b>359 15 0</b>
Allowances—			
Umchangwayo 20s. per mensem...	12	0	0
1 boy at 10s. per mensem ...	6	0	0
			<b>18 0 0</b>
Rations—			
King, 5 wives, 2 followers ...	384	18	4
Interpreter ...	19	15	5
Warden ...	19	15	5
2 assistant wardens ...	39	10	10
			<b>460 0 0</b>
Clothing—			
King, 2 followers ...	48	2	6
5 women ...	40	0	0
Wardens' uniform ...	5	12	6
2 assistant wardens' uniform	11	5	0
			<b>105 0 0</b>
Repairs—			
Buildings, roads, &c. ...			<b>50 0 0</b>
Medical—			
Attendance, medicine, comforts ...			<b>25 0 0</b>
Contingencies—			
Stationery, printing, notice boards, &c. ...			<b>40 5 0</b>
Interest on first outlay, £2700, at four per cent ...			<b>108 0 0</b>
			<b>1170 0 0</b>
<b>Total</b> ...			<b>£1170 0 0</b>

Figure 31. A tally of the costs of keeping King Cetshwayo and his retinue at Oude Molen, published in the Natal Witness on 12 August 1881 (Source: <https://i.servimg.com/u/f42/20/31/81/09/cetway10.jpg>)

### 3.3.4. Oude Molen in the C20th

Having been farmland for a century, the acquisition of Oude Molen by the Union Government in 1912 finally heralded a change in landuse for the property. The site now became the Oude Molen Mental Hospital, an extension to the facilities and services offered at Valkenberg Hospital, reserved for 'non-whites'.

During this period, while farming continued, with patients growing vegetables as a means of self-sustainability and diversion, the site was extensively redeveloped, with wings added onto the mill house and other existing structures, as well as the construction of new buildings to accommodate patients.

Most significantly in terms of the homestead, the male patients' wing was added onto the eastern extent of the mill house, comprising the Uitvlugt Hostel Building; this was completed by late 1914 (Figure 32 and Figure 33); the New Military Hospital was completed in 1916 to house black military patients. A dairy and cow byre was constructed south of the complex by 1913; this was demolished in the 1950s (Figure 34). The bulk of construction, however, was undertaken to the north of the homestead, with the construction of a 'Coloured Mental Hospital' comprising four F-shaped wards, a dining hall, kitchen, superintendents house, married quarters and a mortuary, with a second one built by 1968.

Following the repealing of Apartheid legislation enforcing separate amenities, the buildings were vacated, and soon fell into disrepair. Since 1997 the site has been managed as the Oude Molen Farm Village, now running as the Oude Molen Eco Village.

While most of these structures remain in serviceable repair, any ruined structures pre-dating the 1920s would comprise archaeological heritage in terms of the National Heritage Resources Act (No. 25 of 1999).



Figure 32. The mill house captured by Elliot in c. 1905-1910 (KAB E897)



Figure 33. The mill house in December 1914, with the hostel extension completed (KAB AG12280)



Figure 34. The evolution of the farmstead during the C20th (NGI, 2023)

#### 4.0. ARCHAEOLOGICAL HERITAGE RESOURCES IDENTIFIED

Site surveys on 1 and 28 November 2023 yielded no evidence for archaeological material on the site (see Figure 38 to Figure 42). This is in keeping with outcomes of other archaeological survey work on the site which has widely noted that, despite the long and significant history associated with the wider area that now comprises Two Rivers Urban Park, little to no archaeological evidence of this past is evident (Attwell and Associates and ARCON, 2016, 2017; Hart and Townsend, 2019; Orton, 2022; Schietecatte and Hart, 2014). Hart and Townsend (2019) note that the "Liesbeek valley has no sequences of human occupation such as described above. In fact, to date no San or Khoikhoi archaeological sites have been identified. This does not mean that people were not living here as stock-keeping people were very mobile following available grazing. It does, however, mean that there was no focus in the project area that attracted repeated visits or long-term occupation of any kind, as would be the case with sacred places and capital settlements."

Despite the longstanding and well-documented use of the area by the Khoekhoen, as noted before, the site would not have lent itself to encampment, given its open, exposed aspect, and lack of topographical features that might attract settlement. It is more likely that human activity in the area would have taken the form of, initially, hunting and gathering, and, later, grazing of livestock along the banks of the rivers. Any remains related to the pre- or proto-colonial use of the site would therefore likely be ephemeral, isolated traces of these activities, if any are to be found at all.

While the site certainly forms part of the wider landscape of conflict in the contact period, traces of this period are not deemed likely, given that the site falls outside the mapped alignments of early defensive installations, and considering the general paucity of finds associated with this period in the area. The degree of reworking of soils would further militate against the survival of such features as post holes and earth works that might indicate their presence.

Given the extensive reworking of the majority of the site through time, either under cultivated fields, or under buildings and other forms of development and redevelopment, it is not anticipated that much evidence for these earlier periods survives intact and in situ immediately below ground surface.

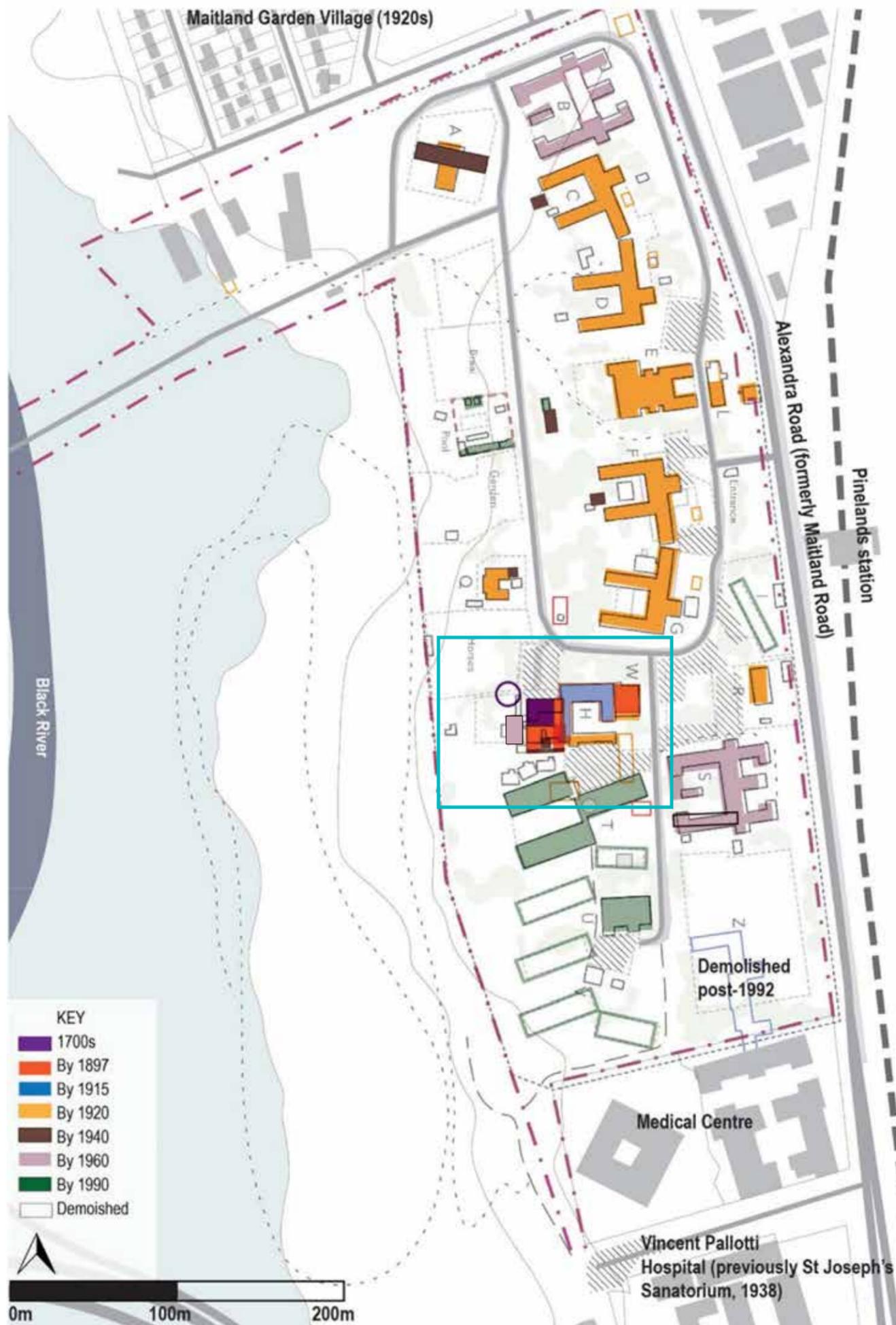
Material might occur on site related to the historic use and occupation of the mill house and barn, including household waste or middens and other

discarded or abandoned domestic materials located in proximity to these structures. Materials associated with the more agro-industrial activities of milling could also be present near the proposed location of the mill. Areas around the homestead could further yield material linked to the exile of King Cetshwayo at Oude Molen between 1881 and 1883. As such, the area around the homestead, and the area to its west where the mill remains could survive, should be considered the most likely location for any such materials, sites, features or structures to occur. The deposits around the homestead are also less likely to have been subject to reworking through time, subsequent to the construction phase, as the land immediately adjacent would not have been tilled historically or subject to more recent redevelopment. Any other historic remains found more widely across the site would be less securely linked to the homestead, and probably out of context.

A further resource for consideration is that sites, features, structures or materials associated with slave history at Oude Molen could be found. While finds can be difficult to associate directly with slavery as a practice, slaves would certainly have lived and worked on Oude Molen throughout the C18th, and early C19th, operating the mill, working the fields, and assisting in the homestead. No evidence exists for structures purpose built to accommodate slaves, but concentrations of household items in outbuildings can provide evidence for slaves living in such spaces.

It should be noted that graves or burials, related to the pre-colonial, proto-colonial or early historic past could occur on the site, and First People's representatives have made claims about burials in the area (Ibid.) and, indeed, on site (Daniels, 2021). Hart and Townsend (2019: 73) note that no human remains have yet been located in this vicinity, despite the major works arising from the river canalisation, subsequent development, and several archaeological investigations in the vicinity. In the absence of any verified finds, calls have been made for such claims to be left aside until evidence is presented (Hart and Townsend, 2019: 110).

Should any burials occur on site, where these are related to Khoesan people - or their antecedents - these might occur anywhere on the property. Historic burials associated with the homestead, or isolated skeletal material linked to the site mortuaries would more likely be in closer vicinity to those structures, and the locations of these require further exploration. It is worth noting that two female skeletons with traditional beadwork were found on Uitvlugt, associated with Langalibalele's incarceration there, and burials associated with King Cetshwayo's exile at Oude Molen cannot be discounted.



The site survey noted the standing structures, including the homestead and its component structures as well as the hospital buildings across site. Only those hospital buildings older than 100 years, and in ruins, would be considered archaeological in terms of the National Heritage Resources Act (No. 25 of 1999). The most significant of these are the demolished portions of earlier configurations of the homestead, and the early C20th Military Hospital (Figure 35 to Figure 41). The area of the two mortuaries could have been of some significance, as it is possible, although unlikely, that human skeletal material might have been accidentally discarded or lost during operations of those facilities, and thus have entered the archaeological record. However, this part of the facility is outside of the project area, and was redeveloped in the 1990s and is thus likely to be devoid of any such traces.

The parlous state of the homestead, and its current vacant status, means this structure arguably does constitute an archaeological ruin, however rehabilitation and conservation of this structure - which must necessarily form part of any redevelopment scheme for the site - would be better served by considering it a component of the built environment, rather than the archaeological resources of the property.

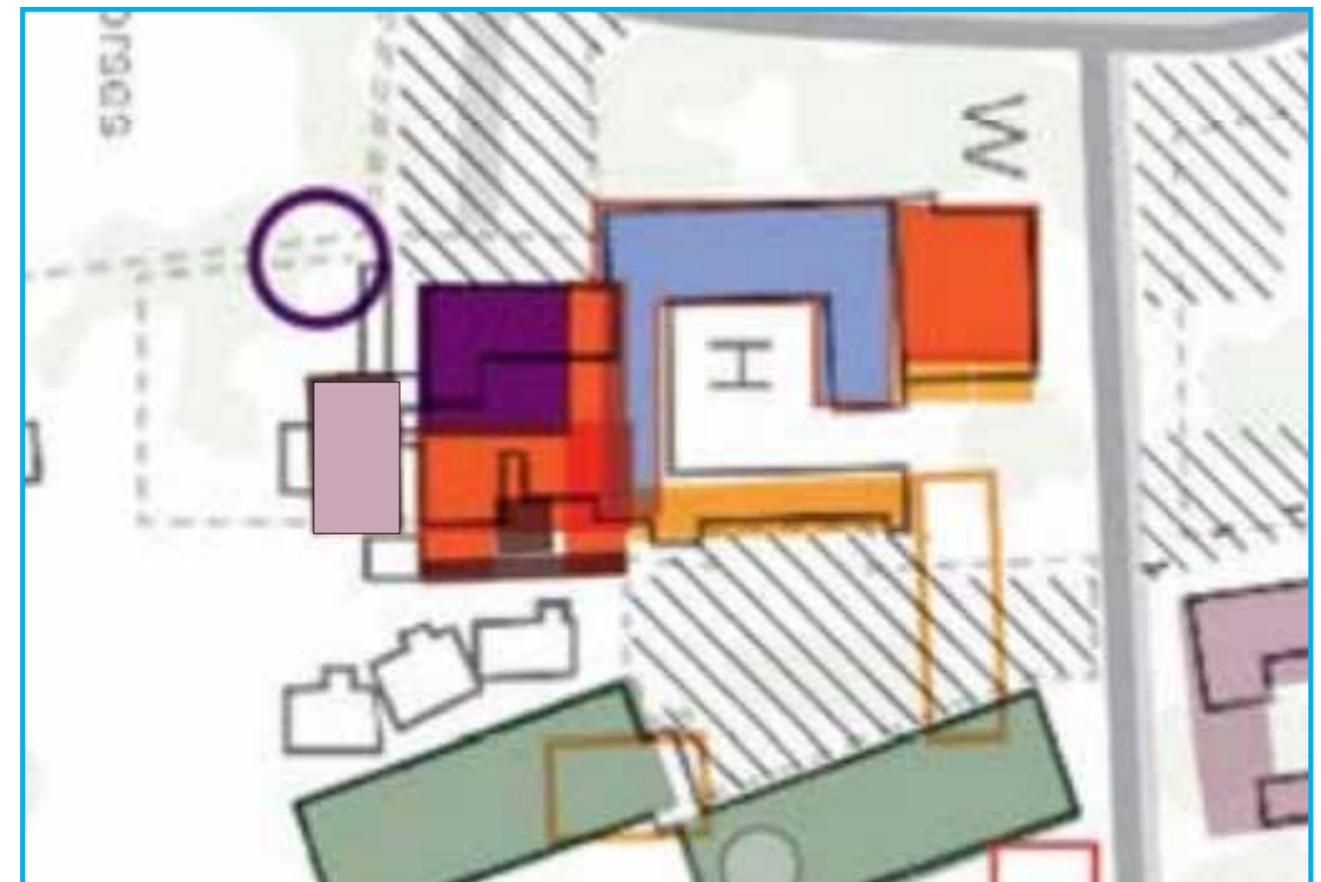


Figure 35. Chronology of Built Form inset showing the detail of the mill house complex above (Winter, Baumann and Wilson, 2022: 18)

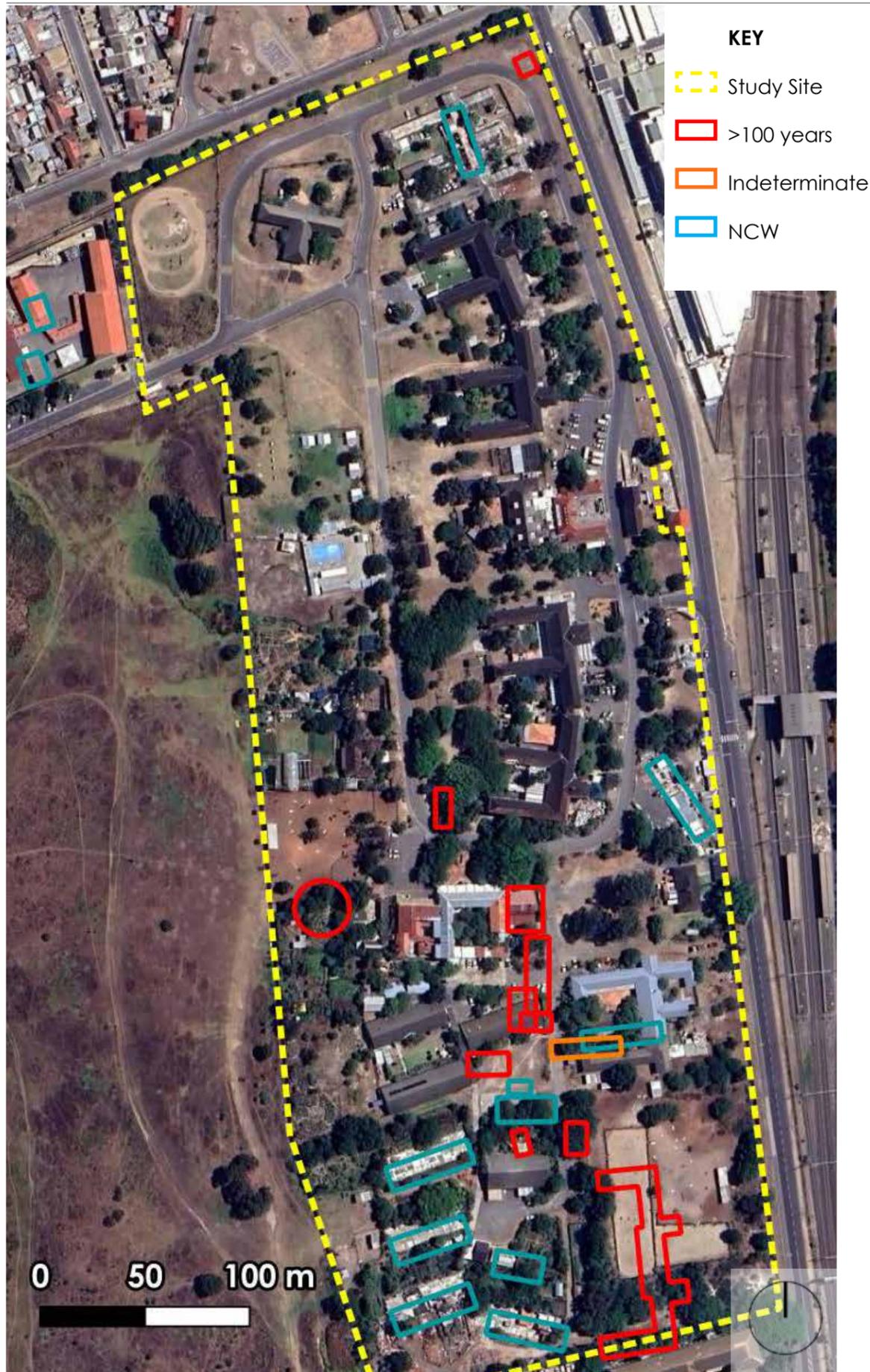


Figure 36. Map of demolitions indicating which constitute archaeological ruins, i.e. are older than 100 years (RSA, 2023; after Winter, Baumann and Wilson, 2022)



Figure 37. Map of archaeological demolition features within homestead precinct providing date of construction for each structure (RSA, 2023; after Winter, Baumann and Wilson, 2022)

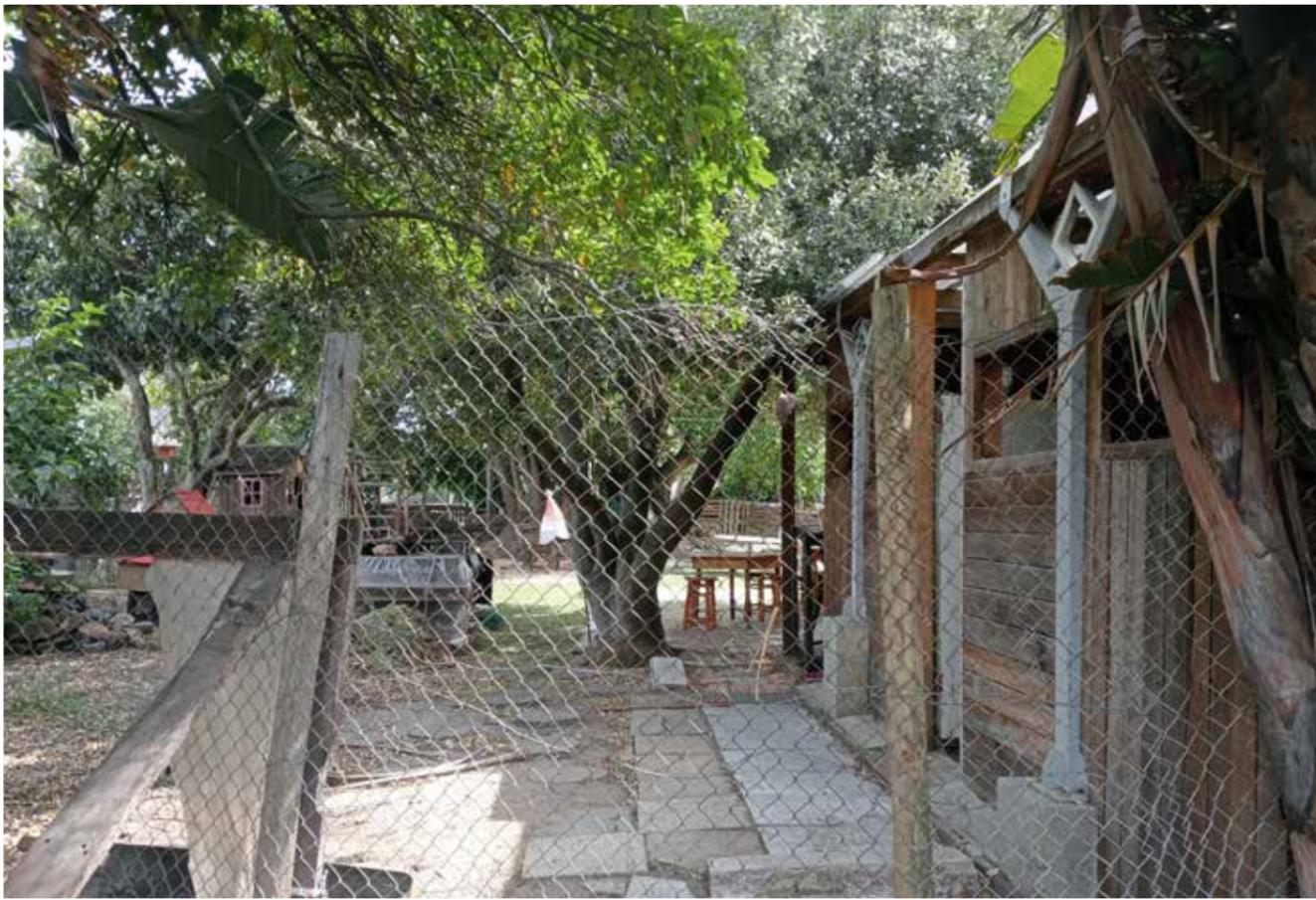


Figure 38. General site conditions - note degree of transformation of the landscape (left: RSA, 2023; right: Gibbs, 2023)

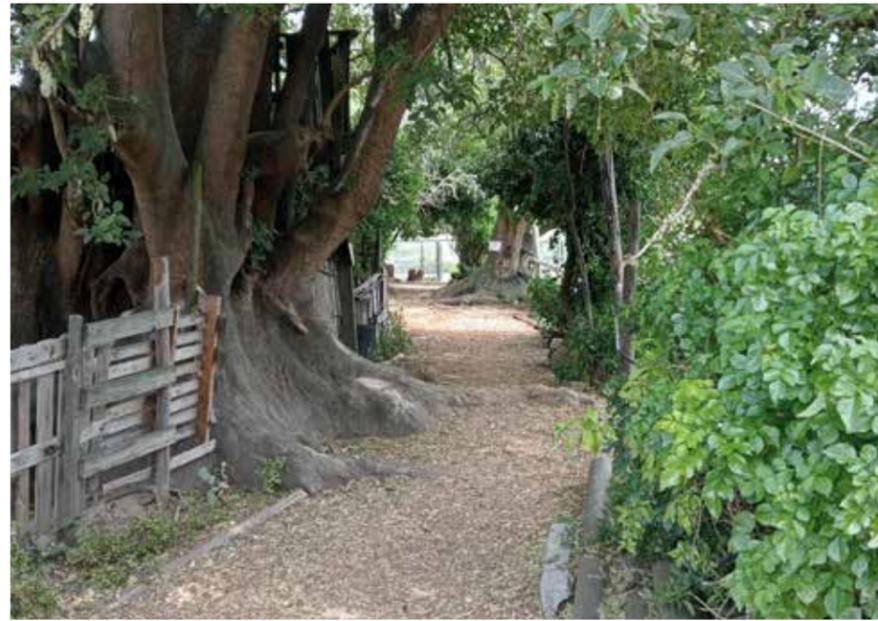
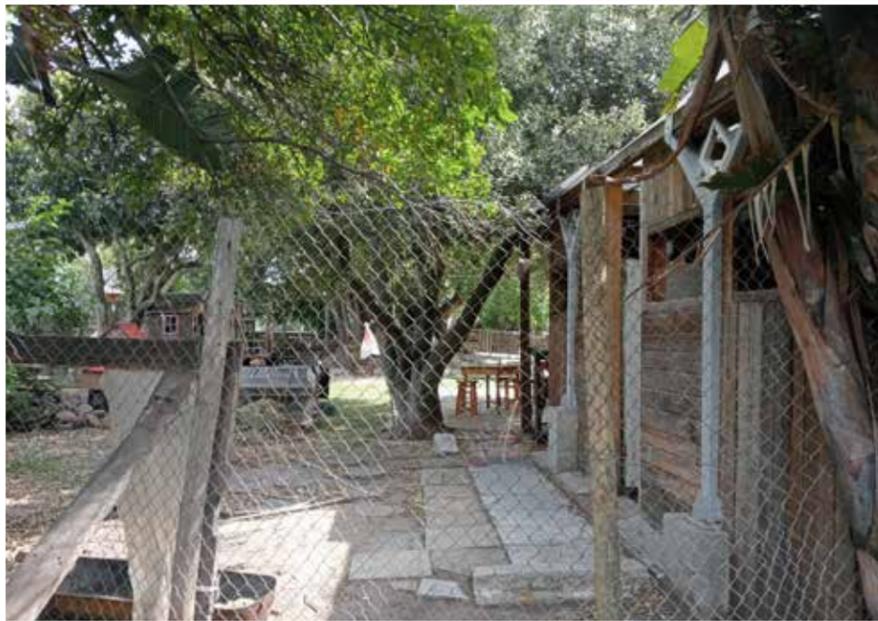


Figure 39. Site conditions -in likely area of mill (RSA, 2023)



Figure 40. Military Hospital site; the embankment and building rubble would indicate the demolition rubble remain in situ (RSA, 2023)



Figure 41. The area north of the mill house where a structure is indicated in the Smyth plan of 1806; cf. Figure 21 (RSA, 2023)



Figure 42. Trackways recorded on 1 Nov (green) and 28 Nov (blue) (RSA, 2023)

## 5.0. ARCHAEOLOGICAL HERITAGE SIGNIFICANCE

Survey of the site on foot yielded no evidence for archaeological remains, however it remains likely that archaeological remains do persist on site, in one or more of the types discussed above. In the absence of cultural material or structural remnants - tangible traces of the history and development of the site - from any of the above aspects of the site's history the archaeological significance of the site would reside in intangible connections to place, events, activities and peoples.

Nonetheless, although the site has not yet yielded any archaeological finds, it is possible to assign putative significance to what might be encountered.

### Pre-colonial material

While finds are likely to be ephemeral, isolated and ex situ, their very rarity in this area elevates the significance of even chance finds, which now take on symbolic, associative and social value, rather than strictly archaeological importance. Finds from this period are likely to comprise stone tools, while organic material is unlikely to have survived.

### Proto-colonial and contact period material

As with Stone Age finds, proto-colonial (the period of initial contact between indigenous peoples and European traders and travellers prior to settlement) and contact period finds would likely not be found in primary context, or in significant densities to yield much archaeological information, but the social, historical, symbolic and associational significance of any such finds would make them of very high heritage significance. Finds from this period could include stone tools, ostrich eggshell sherds and beads, indigenous ceramics, animal bones and similar. Finds related to contact period could include metal, Oriental or European ceramics or glass sherds; earthworks and postholes related to defensive measures are not anticipated in this area.

### Agro-Industrial material

Any artefactual or structural remains related to the mill, or use of the site during the C18th to mid-C19th during the operational phase of the mill, could hold very high archaeological, historical, scientific and age significance. Such finds might include structural remnants of the mill building itself, or of the ruins depicted in various early plans of the property (cf. Figure 23 and Figure 27). Archaeological deposit could be found associated with the mill, the ruined structures, or the mill house. Materials are likely to include ceramics, glass, metal, pipes, building material, food waste, or similar.

### Slavery-related material

Evidence for slaves is most likely to occur in the agro-industrial period, dating from the establishment of the mill in c.1717 to the emancipation of slaves in 1834. The category of 'slave' in this assessment is understood to include deracinated Khoe in working in conditions not dissimilar to indentured labour. While nothing is currently known about the lives of slaves on the property, it is possible that those with specialist milling knowledge might have stayed on the property after emancipation as labourers; this would mean that the date of emancipation might not necessarily correlate with the end date of cultural material that could be related to the history of slavery, making it even more difficult to assign definite association between finds and this period of the site's history.

### C19th material

Archaeological material, sites, features or structures associated with this period would hold moderate to high significance. Finds could include typical material associated with C19th farmsteads across the Cape such as glass, ceramics, metal, bone, structural remnants, etc.

### Empire/Exile material

Of particular significance within this C19th period would be any finds that could be securely associated with the period of King Cetshwayo's exile which, in addition to historical significance would hold very high associational, symbolic and social significance, while substantial finds from this period, although unlikely, could warrant Grade I status, either as sites or objects. In addition to typical late C19th artefactual material finds from this period could potentially include items of Zulu material culture - beadwork, weaving, pottery or similar - or items of military provenance.

### C20th material

Material culture, which is unlikely to be encountered, associated with the early C20th transformation of the site from an agricultural property to a state mental facility, would hold moderate to low significance. Such material would likely comprise accidental finds of discarded or lost items, broken glass, metal fragments and similar. Structural remains, which are known to occur on site can be considered Grade IIIC or NCW.

## 5.1. Grading

The site is adjacent to the Pinelands HPOZ which recognises South Africa's first Garden City, established in the 1920s and the forerunner of many later variations of the garden city. The site also comprises part of a proposed Heritage Area, and is adjacent to the proposed TRUP Heritage Area and the proposed Maitland Village Heritage Area (Figure 43).

The entire property is graded Grade IIIA, with the mill site and mill house/homestead, and the hospital precinct considered and graded separately (Figure 44). These gradings relate to the significance of the built fabric and cultural landscape, rather than archaeological grading. The exception to this is the mill structure as a component of the mill and farmhouse complex, which is necessarily an archaeological feature.

The archaeological significance of the Oude Molen precinct is layered and complex, deriving from multiple uses, by diverse groups, over a long time period that includes the pre- and proto-colonial periods; the advent of European settlement and colonial rule; British empirical expansion and the conflicts that accompanied that; and a twentieth century history that includes the development of humane mental health treatments systems, but also the rise and fall of segregationist policies under the Apartheid government.

As part of the wider TRUP, the site holds exceptionally high social, cultural, symbolic and associational significance for the central part it played in the lives and lifeways of the indigenous people of the Cape in the past. Further, the area was part of the frontier zone of the early settlement, an area where hostilities between the settlers and the Khoekhoen played out with long lasting, and devastating consequences for the indigenous inhabitants. As such it serves both as a symbol of how the Khoekhoen lived in pre-colonial times and what the arrival of Europeans at the Cape meant for their society, culture and way of life, and this significance transcends physical remains or tangible traces - the very material things that archaeological investigation depends on and derives meaning from.

Assigning provisional grading to anticipated finds is thus particularly

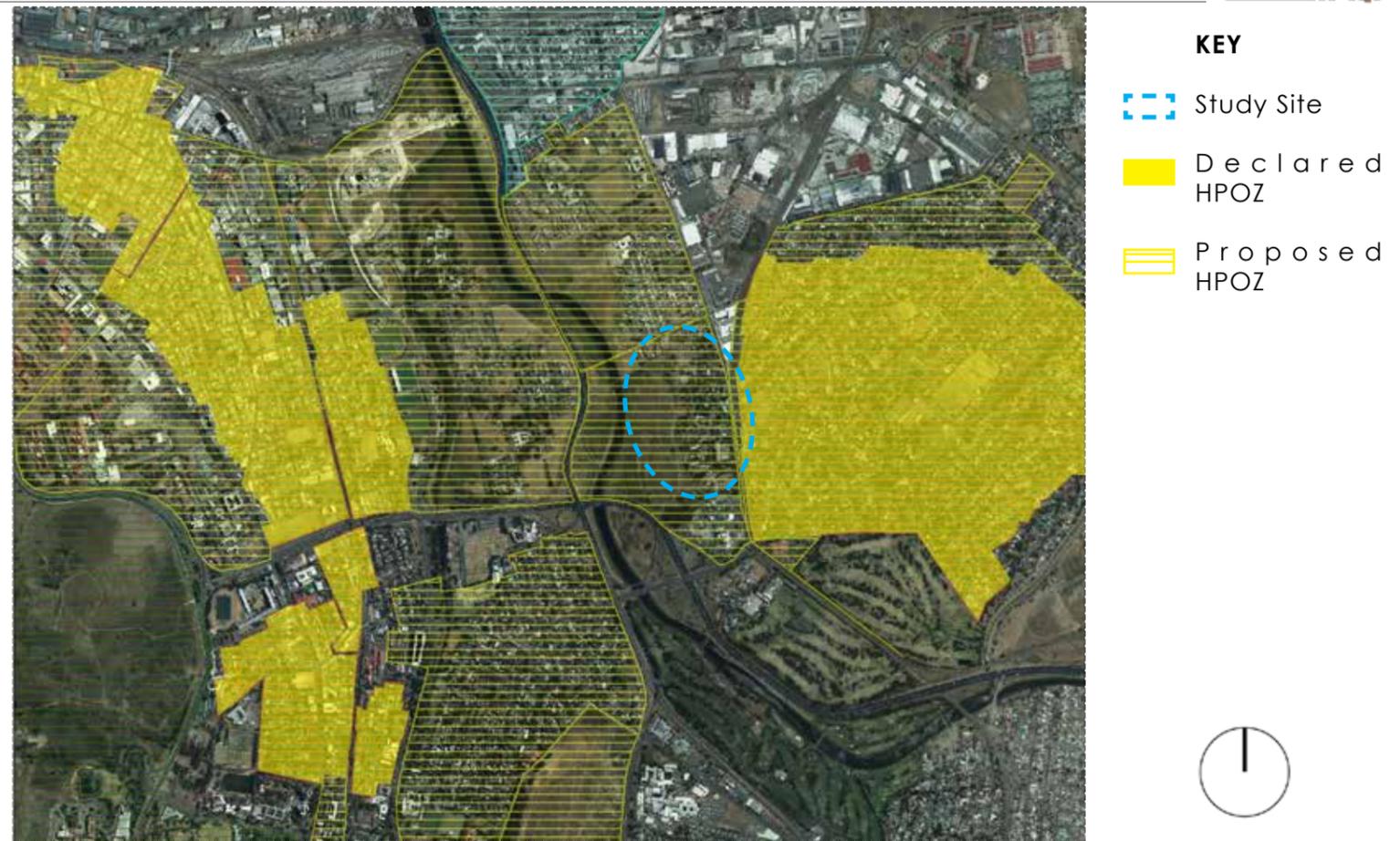


Figure 43. City of Cape Town HPOZ map (City EGSViewer, 2023).



Figure 44. City of Cape Town Grading Map (top) and HPOZ map (below) (City EGSViewer, 2023).

difficult given that finds that might be considered of little or no significance from a purely archaeological and/or scientific perspective might enjoy elevated significance due to symbolic and associational value. This means that even ex situ, displaced finds could be considered to hold some significance. Indeed, in the case of Oude Molen, there is a need to acknowledge a general archaeological site significance uncoupled from the minutiae of archaeological finds.

These considerations and complications notwithstanding, it is generally

possible, and remains useful, to assign high-level grades to archaeological material anticipated on any given site.

In light of the above, the following rubric can be applied to ascribe minimum gradings to finds that could occur on site:

Period	Find Type	Likely Context	Probability	Minimum Grade
Pre-colonial	Artefactual	Scattered, isolated, dispersed	Low	Grade IIIC/NCW
	Artefactual	Discrete, concentrated, undisturbed, stratified	Unlikely	Grade IIIA
	Burials	Unmarked graves	Low	Grade IIIA
Proto-colonial / Contact	Artefactual	Scattered, isolated, dispersed	Low	Grade IIIC
	Artefactual	Discrete, concentrated, undisturbed, stratified	Unlikely	Grade II
	Structural	Earthworks / post holes	Unlikely	Grade IIIA
	Burials	Unmarked graves	Low	Grade IIIA
Agro-Industrial	Artefactual	Scattered, isolated, dispersed	Moderate	Grade IIIC/NCW
	Artefactual	Discrete, concentrated, undisturbed, stratified	Low-Moderate	Grade IIIA
	Structural	Sub-surface ruins / footings	Moderate-High	Grade IIIA
	Burials	Unmarked graves	Low	Grade IIIA
Slavery	Artefactual	Scattered, isolated, dispersed	Low likelihood of direct association	Grade IIIC/NCW
	Artefactual	Discrete, concentrated, undisturbed, stratified	Low likelihood of direct association	Grade IIIA
	Structural	Sub-surface ruins / footings	Low likelihood of direct association	Grade IIIA
	Burials	Unmarked graves	Low likelihood of direct association	
C19th	Artefactual	Scattered, isolated, dispersed	Moderate	Grade IIIC/NCW
	Artefactual	Discrete, concentrated, undisturbed, stratified	Moderate	Grade IIIA
	Structural	Sub-surface ruins / footings	High	Grade IIIC
	Burials	Unmarked graves	Low	Grade IIIA
Empire / Exile	Artefactual	Scattered, isolated, dispersed	Unlikely	Grade IIIA (Heritage Object)
	Artefactual	Discrete, concentrated, undisturbed, stratified	Unlikely	Grade I (Heritage Object)
	Burials	Unmarked graves	Unlikely	Grade I
C20th	Artefactual	Scattered, isolated, dispersed	Low-Moderate	Grade IIIC/NCW
	Artefactual	Discrete, concentrated, undisturbed, stratified	Low	Grade IIIC
	Structural	Sub-surface ruins / footings	High	NCW
	Burials	Unmarked graves	Unlikely	Grade IIIA

## 5.2. Statement of Archaeological Significance

The archaeological significance of the Oude Molen precinct is intrinsically, inextricably linked to the site's exceptionally high social, cultural, symbolic and associational significance, as part of the wider TRUP landscape; for its historic links to early milling at the Cape; its association with the history of slavery; its role as a site of exile for King Cetshwayo; and its links to C20th mental health care, segregationist histories and apartheid policies.

This very high degree of, particularly, intangible significance serves to elevate the tangible traces of the history of the site above purely archaeological interest in their scientific value, or ability to shed light on the past, and Oude Molen archaeological remains should be viewed as an intrinsic part of this wider heritage.

## 6.0. ARCHAEOLOGICAL INDICATORS

In the absence of a design proposal, archaeological indicators are presented in the form of sensitivity mapping that highlights areas of archaeological sensitivity that may require mitigatory intervention should development proceed there. Areas that should be considered no-go are also identified where the archaeological sensitivity is sufficiently high that development should not occur in these areas.

Sensitivity zones are applied for a distance of 10m from all known or expected sites of ruined structures older than 100 years.

A generous area 60m in diameter is indicated as a no-go zone in the vicinity where the mill is expected to have been located. This is further enhanced by a high sensitivity zone extending 20m beyond that area to safeguard against accidental incursion on structural remains or associated material culture. These identified zones have been located at a median point between the proposed locations of the mill ruin to ensure that the sensitivity zones encompass all possible extents of any mill remnants.

A general no-go buffer is advised for 20m in all directions from the homestead which should not be subject to redevelopment, or any construction activity in proximity to it until a plan for its repair, rebuilding and preservation has been fully explored, permitted and implemented.

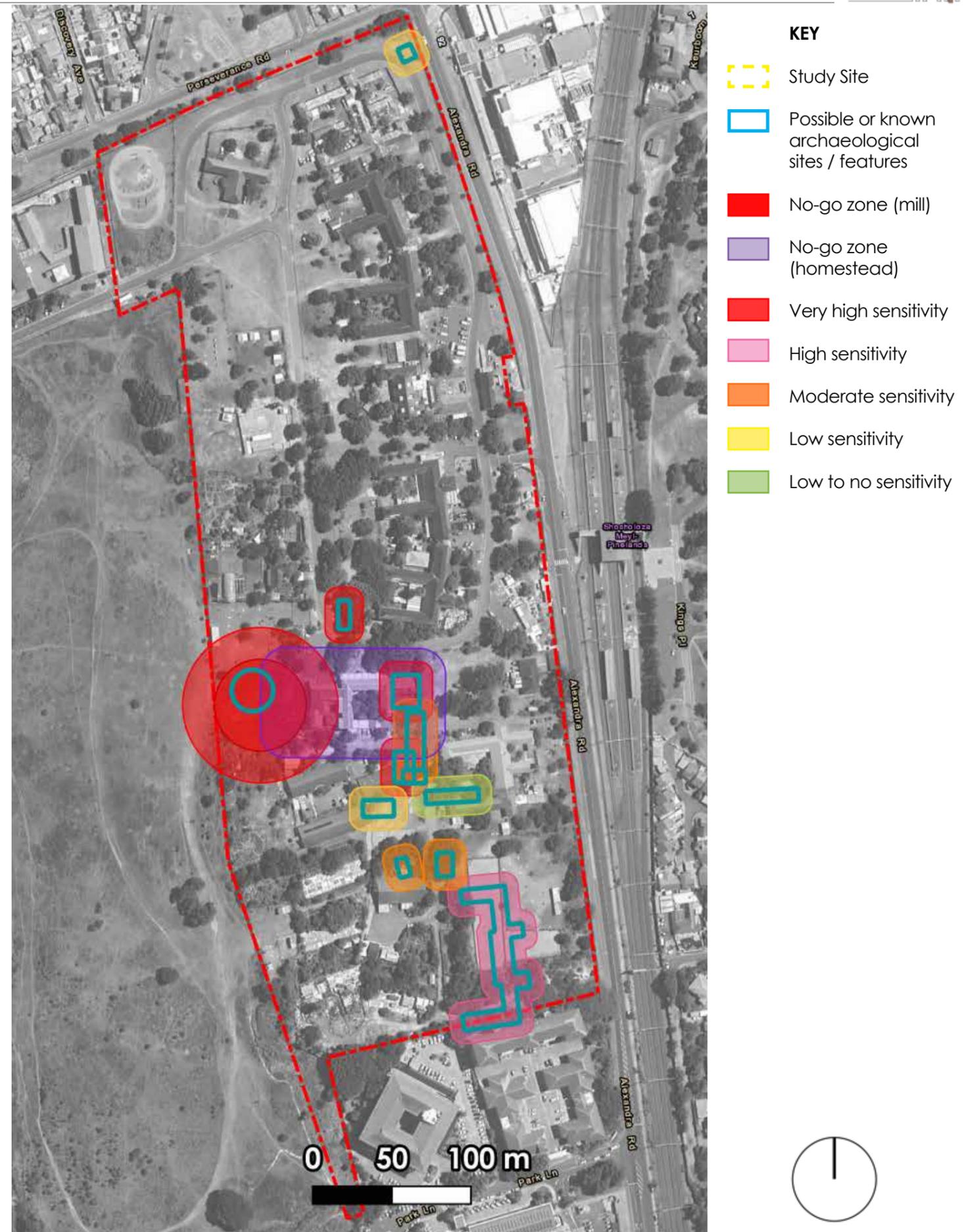


Figure 45. Overview of archaeological sensitivity of known or anticipated archaeological sites or features (RSA, 2023)



Figure 46. Detail of archaeological sensitivity mapping in the core historic precinct (RSA, 2023)

## 7.0. PROPOSED DEVELOPMENT

### 7.1. Concept Proposal

This submission pertains to a high level Precinct Plan for further detailing at SDP and later stages; as such, no finalised plans are under consideration. The concept precinct plan as put forward, however, can be evaluated against the archaeological heritage indicators provided above.



Figure 47. Concept Precinct Plan (Nigel Burls & Associates, 2024)



Figure 48. Consolidated Plan (left) and Landscape Plan (right) (SVA International, 2024)



Figure 49. Concept Precinct Plan 3D massing views (Nigel Burls & Associates, 2024)

**11.1.1. Contemporary First Nation Practices**

**Urban Design Response:**

The highlighted two POS nodes in the preferred design layout illustrate how the plan accommodates events and cultural practices related to the FN heritage. These nodes include:

- Cultural Garden / Indigenous Food Garden
- Event Amphitheatre
- Viewing Platform
- Swimming Pool
- Cultural Heritage Centre
- Access to the Green Common & River Linkages

**11.1.2. Proposed grading of historical precincts**

**Urban Design Response:**

Using the same colour palette, the preferred alternative indicates how the design responds to the proposed heritage gradings in the OMP. The elements highlighted includes:

- The Homestead Complex and Surrounds
- The North-South Route
- The F-Ward Precinct



Figure 50. First Nation Heritage Nodes & Preferred OMP Alternative with FN Spatial Response (Nigel Burls & Associates, 2024)

Figure 51. Grading Map & Preferred OMP Alternative with Response Elements (Nigel Burls & Associates, 2024)

<p><b>11.1.3. Proposed "Tussen die Rivier RLHR":</b></p>	<p><b>Urban Design Response:</b></p> <p>As per points 1 – 4 in the legend below, the preferred alternative responds by establishing various anchor points along the western boundary of the OMP with the future "Tussen die Riviere" RLHR</p>
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<p><b>11.1.4. The Homestead Complex and Surrounds:</b></p>	<p><b>Urban Design Response:</b></p> <ul style="list-style-type: none"> <li>i) The Homestead Complex is retained and prioritised spatially within the precinct plan.</li> <li>ii) The homestead forms part of the publicly accessible component of the precinct with access to the public open space to the west.</li> <li>iii) The design intervention (infill) around the Homestead, enhances the visual landmark placement of the complex within the precinct.</li> <li>iv) The Homestead is retained as the terminated vista when approaching the complex from the north along the historic north-south movement route.</li> <li>v) Parking in front of the homestead is removed and the space is enhancement as a landscaped forecourt.</li> </ul>
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**Legend - Tussen die Riviere RLHR**

- 01 - Resistance and Liberation Heritage Route (RLHR)
- 02 - First Nation Event Area & Garden Amphitheatre
- 03 - Cultural Heritage & Media Centre
- 04 - Indigenous Garden / Food Garden



**Legend - OMP Homestead Complex**

- Drop-Off / Arrival Space
- New landscaped Public Forecourt
- Refurbished Homestead Complex
- New Interpretation Centre
- Public Viewing Platform
- Interface with RLHR
- Indigenous Garden / Food Garden



Figure 52. 'Tussen die Riviere' Resistance and Liberation Heritage Route (Nigel Burls & Associates, 2024)

Figure 53. Homestead Complex and surrounds (Nigel Burls & Associates, 2024)

## 8.0. LIKELY IMPACTS TO ARCHAEOLOGICAL HERITAGE

Possible impacts to the intangible significance engendered by the particular qualities of the site in its current form, and its associational and symbolic significance, and matters pertaining more broadly to social, cultural and symbolic sensitivities will be addressed in the integrated HIA.

Any large-scale redevelopment or site-clearing, levelling and trenching would negatively impact remaining below ground features or materials. Interventions in the area where the mill might be located could have catastrophic impacts to a rare structural remnant that is of exceptionally high scientific and technical value. Any redevelopment of the homestead could have archaeological implications either in terms of impacts to deposits adjacent to, below, or associated with the structure, while interventions to the built form could result in loss of resolution of archaeological phasing and fabric analysis information. Interventions near the homestead could serve to further destabilise the structure, and could even lead to its collapse.

The area where the mill might be located, and a generous cordon around it should be considered a no-go zone for redevelopment, but preliminary testing in this area should be undertaken to establish the presence, location, extent and materiality of any ruins, features or associated deposits still extant from the mill. Such an intervention will allow for better understanding of the property, enhancing the significance of the site and the homestead, while also facilitating better, more appropriate integration of the site into future use of that area.

A Section 27 permit has been obtained separately by DPW for the repair and rebuilding of the homestead, and it is anticipated that work will begin soon. The area around the homestead is considered a no-go zone in terms of this redevelopment to prevent further structural destabilisation, but investigation of that area archaeologically will proceed in terms of the permit for the refurbishment mill house and homestead. Again, excavation of the mill area will be to the benefit of this work as well.

Locating the mill ruins would be a positive outcome of the proposed redevelopment, and, more widely, extensive earthmoving could yield tangible evidence for the presence of Khoekhoen in the area, or King Cetshwayo's presence on the property. However, as archaeological excavation is destructive by its nature, and the site, once developed, is permanently and irreversibly altered, these possible gains must be viewed holistically, and in light of the wider social and symbolic significance of the Oude Molen site and TRUP.

The presence of archaeological ruins is considered of **VERY HIGH PROBABILITY**, while associated cultural materials should be considered **MODERATE TO HIGH PROBABILITY**. Given the passage of time, continuous and changing utilisation of the site and the ephemeral nature of the activities and features that might have occurred on site, generally the likelihood of intact, in situ archaeological material and features across site is considered to be of **LOW TO MODERATE PROBABILITY**. Depending on context and date, archaeological remains encountered on site would be of **MODERATE TO HIGH ARCHAEOLOGICAL SIGNIFICANCE**, and the development would result in **HIGH IMPACTS** of **VERY HIGH SIGNIFICANCE** themselves.

Table 1. Assessment of Archaeological Impacts (revised from Orton, 2022: 23)

<b>Potential impacts on archaeological resources</b>	
Nature and status of impact:	Direct, Negative
Extent and duration of impact:	Local, Permanent
Intensity	Moderate - High
Probability of occurrence:	Moderate - Very High
Degree to which the impact can be reversed:	Low
Degree to which the impact may cause irreplaceable loss of resources:	High
Cumulative impact prior to mitigation:	High
Significance rating of impact prior to mitigation:	High
Degree to which the impact can be mitigated:	Medium
Proposed mitigation:	Implementation of no-go zones, test trenching, and monitoring
Cumulative impact post mitigation:	Low to moderate with potential for positive impacts
Significance rating of impact after mitigation:	Low

## 8.1. Mitigation Strategies

In light of the findings of this report, the following mitigatory strategies are proposed in response to archaeological indicators delineated (Figure 45, Figure 46 and Figure 54):

1. Mitigation should chiefly be achieved through avoidance of the areas indicated as no-go zones, namely the area in which the mill could be located, and within a 20m buffer of the homestead. These no-go zones preclude development in the specified areas, and any construction, earthmoving or vehicular passage during construction phase;
2. Preliminary test trenching is recommended within the area of the mill to ascertain whether structural remains, features and/or associated deposits persist, and to determine their location and extent. This testing should be done prior to the next phase of design development so that the results can inform the proposals for future use of that area of site;
3. Development in the very high sensitivity zones should be avoided, but if it that cannot be accommodated, test trenching, to be undertaken prior to development, may be required in these areas to identify buried features or deposits, and characterise the below ground deposits; significant, in situ remains identified in these areas might warrant late stage revision of layout plans;
4. Development in the high sensitivity zone can be permitted, but it should be subject to mitigation monitoring and recording of any features or deposits encountered in situ.
5. Development in the moderate and low sensitivity zones can be permitted, and should be subject to periodic/occasional monitoring, as required by the context revealed in subsurface excavation;
6. The NCW areas, together with all other areas of site can be considered for development, subject only to occasional inspection of foundation trenches and other earthworks.
7. Should significant archaeological material, or human remains, be identified anywhere on site, all work in that area must cease. HWC must be notified in order to plan an appropriate way forward that could include cessation of all further work until the site has been adequately assessed through excavation.

It should be noted that the above mitigatory strategies - and the sensitivity mapping to which they should be applied - relate only to archaeological sites and features, and not to general built environment, landscape or intangible features



Figure 54. Sensitivity zones rendered as mitigatory strategies (RSA, 2023)

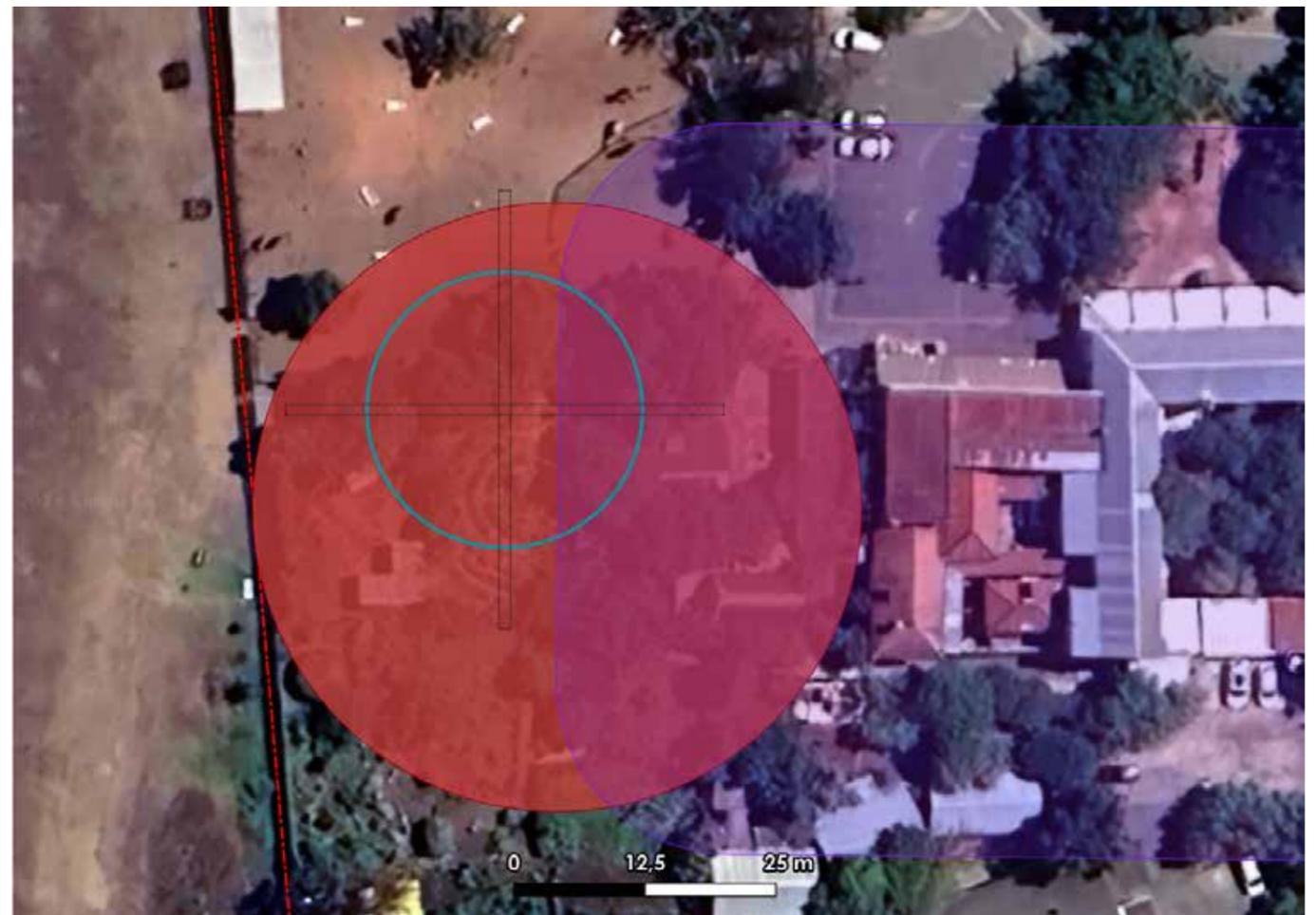
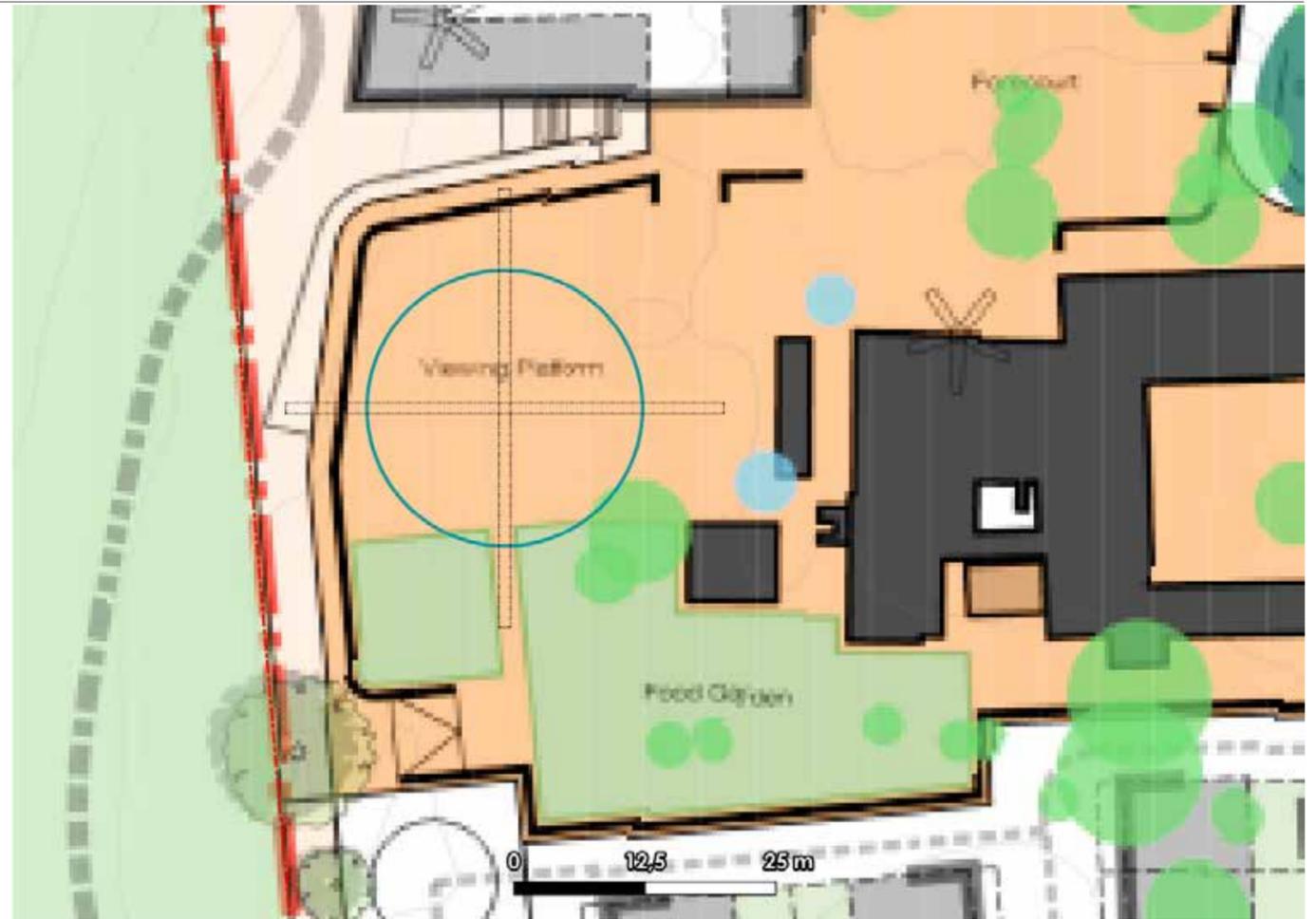


Figure 55. Proposed location and extent of intersecting test trenches within the mill area development no-go zone, overlaid on the Precinct Plan (top) and an aerial image of site (right) (RSA, 2024)

## 9.0. PUBLIC CONSULTATION

Consultation pertaining to this application was undertaken as part of the HIA process, of which this report forms a component.

While most matters arising from the Public Participation Process, and pertaining specifically to archaeological issues, and this AIA, are responded to in the HIA, certain issues raised required further site work, and the outcomes of that are considered below.

### 9.1. Outcomes of Additional Site Work following PPP

The First Nations group currently utilising part of the Oude Molen property raised two issues of concern to them that have direct implications for this AIA. These were the furnaces located on their area of site, and the unmarked burials they and others have identified.

On 13 December 2024, a further site inspection was undertaken to assess these resources, and the archaeologist was accompanied and guided by Paramount Chief Aran and Prince Jeff of the Goringhaicona.

#### Unmarked Graves

The features pointed out as graves are all outside of the study area. They comprised two large, rectangular walled structures that stand some 350mm proud of the ground, and measure 2380mm by 1850mm. The walls are 65mm wide and contain road metal aggregate. One is located close to the Oudemolen property fence near a small dam, and the second some distance to the south west and closer to the river. The lower of the two had a concrete upper surface that sloped downwards for 600mm before disappearing below the soils and detritus that had built up within the low outer walls. The upper of the two features is overgrown with grass and had several concrete and granite chunks on it, obscuring its upper surface. These features appear to be related to the dam and are part of water supply systems.

Further to these two features, numerous sections of copconcrete pipe were visible, as well as a few rectangular granite blocks. While it cannot be proven that the granite blocks are not disturbed headstones, it should be noted that several of them occur adjacent to a track around a dam, and they may well merely be displaced seating from here. The cement blocks and pipes appear to mark a pipeline between the upper concrete walled feature and the dam.

These findings are not conclusive, as no excavation or intrusive investigation of any kind was undertaken. Further, the positive identification of these features as anything other than graves does not negate the possibility of other unmarked graves existing nearby, nor does it negate the oral histories around graves existing in the area.

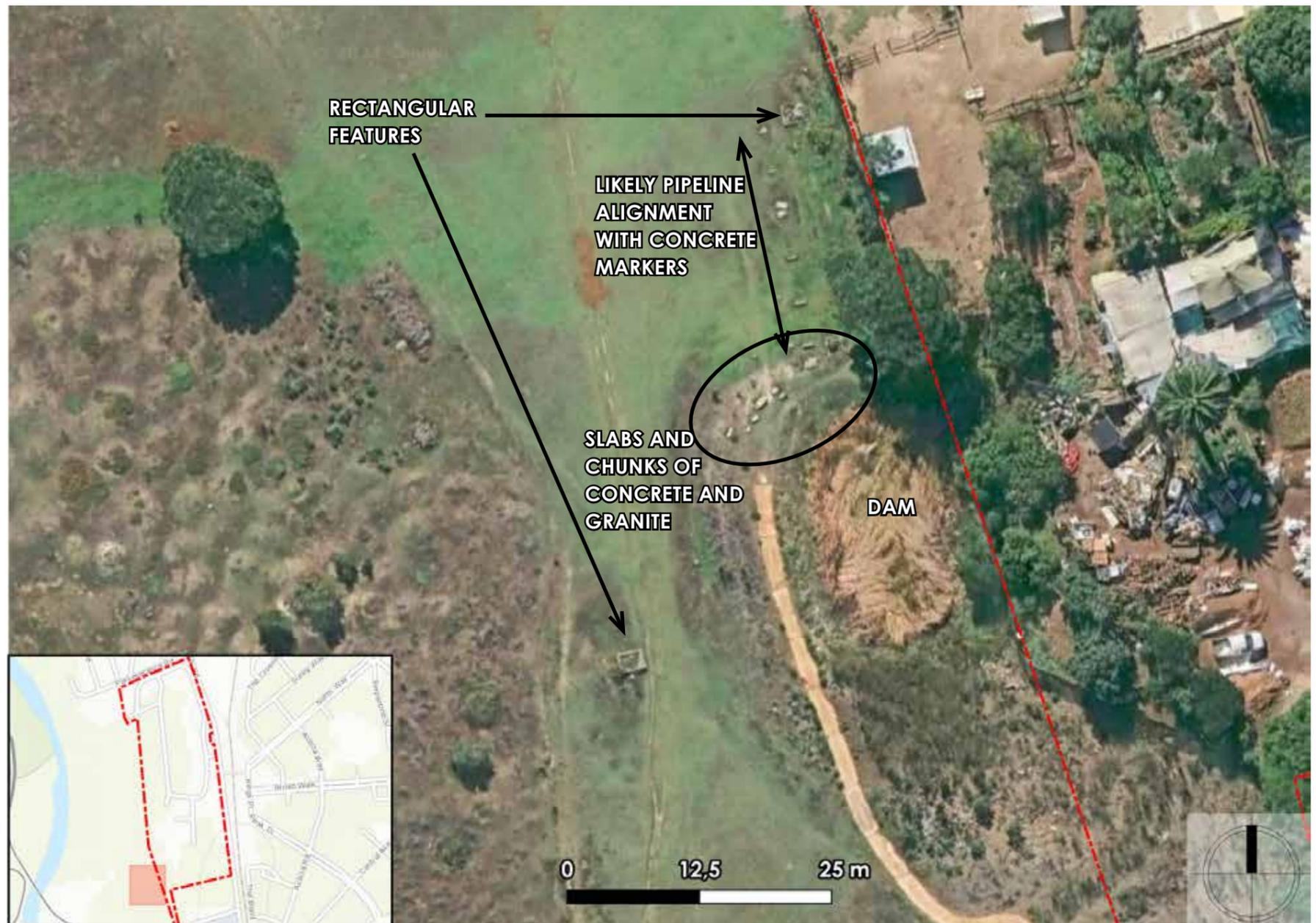


Figure 56. Map showing the location of the features identified as graves (RSA, 2024)



Figure 57. Images of the rectangular features pointed out to the archaeologist. The upper/eastermost of the two is shown top left and top centre, the lower/more westerly one is shown bottom left and right; note the slanted concrete top (bottom right) and the fabric comprising road metal aggregate (top right) (RSA, 2024)



Figure 58. The alignment of various slabs and chunks of concrete and granite leading from the one rectangular feature towards the dam, that appears to indicate a water pipeline alignment (above and left), and various slabs and chunks near the dam (RSA, 2024)

## Furnace

The second feature pointed out during the site visit was a brick-built furnace. This structure has been put forward as dating from the colonial period and having been used in genocidal acts perpetrated against Khoer people who refused to submit to slavery. Medical waste surrounding the furnace is held to have been used to drug people prior to incineration in the furnace.

On inspection, the furnace was found to be clearly mid-C20th in origin, built of high-fired, mass-produced brick, and secured with railway track I-beams. The structure is 2600mm long, with the furnace 1550mm deep, and has two arched apertures, one above the other; the interior of the structure is walled off beyond the furnace. The chimney is located centrally on the opposite end to the furnace; it stands 475mm proud of the structure, and is 700mm wide. The barrel vault is 2250mm high, and the whole structure 2150mm wide.

The burnt medical waste outside the furnace comprises glass bottles, vials and at least two mercury thermometers. Legible printing on the vials includes the names of several medicines - local anaesthetics and antidepressants - one with an expiry date of July 1988.

The structure is first evident on aerials in 1968, and does not appear on the 1958 aerial; it was likely associated with the use of the H-shaped ward built for black men in 1957. It is, thus, not very old, and certainly not contemporaneous with the colonial period or slavery. The structure certainly holds symbolic and associational significance for the Goringhaicona group at Oude Molen, and the disjuncture between the history of the structure and the stories associated with it does not negate this significance. Indeed, the macabreness of the story associated with this structure speaks to a collective trauma that cannot and should not be dismissed.



Figure 59. The 1958 (top left) and 1968 (top right) aerials (CDNGI, 2024), and the location of the furnace (above) (RSA, 2024)

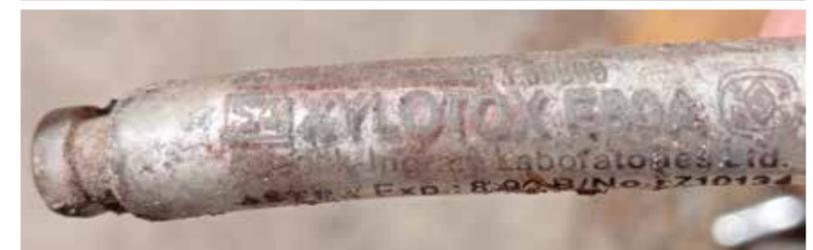


Figure 60. The furnace (RSA, 2024)

Figure 61. Detail of the furnace (RSA, 2024)

Figure 62. Medical waste near the furnace (RSA, 2024)



Figure 63. OMP Precinct Plan Preferred Alternative: Compilation (SVA, 2025)

## 9.2. Archaeological Implications of Further Design Development

The preferred design precinct plan (Figure 63) has been developed during 2023/2024, and was informed by the draft HIA (Postlethwayt, 2024).

This revised layout enlarges the soft buffer created around the old homestead through expansion of the garden area to the south of the building. While soil preparation and planting could impact below ground deposits or materials, such impacts will be less than would arise from road construction in that area as was proposed in the previous design. As such, this revised layout has reduced impacts on any possible archaeological material that might exist within the identified no-go zone around the homestead. Should the food garden area not require investigation as part of the renovations to the homestead under the S35 permit for that work (HWC24032535SJ0326; see Annexure B and Annexure C), the area will require preliminary archaeological investigation prior to soil preparation. The mitigatory strategies presented in Section 8.1 remain unchanged, but should now include this item.

This layout does not allow for the retention of the furnace structure which is unfortunate, but should not be seen as a fatal flaw given that the structure is structurally unsound, and would require both conservation and ongoing maintenance. Further to this, its associational and symbolic significance can be captured through interpretive signage or similar, appropriate memorialisation.



Figure 64. Extent of the high sensitivity zones overlaid on the updated SDP showing the extended garden area south of the homestead (RSA, 2025)

## 10.0. CONCLUSION

The subject site is in an area of enormously high social, associational, symbolic and historical significance, although this has not, as yet, been represented archaeologically. This fact notwithstanding, it is highly likely that structural remains of the C18th mill for which the property is named, remain on site in below ground contexts, possibly with associated deposits and cultural material. Other remains associated with the farmhouse complex could include typical historical finds from such farmsteads, as well as evidence for the period of political exile of the Zulu King, Cetshwayo, although this is unlikely to be found. Low density, scattered occurrences of historical period material are possible across the property.

Other materials that are fairly unlikely to occur or persist, are archaeological remains related to pre or proto-Colonial material arising from the long-standing use of the site for grazing by the Khoekhoen. The archaeological signature for the very early material - the pre and proto-Colonial - is likely to be ephemeral, given the unlikelihood of encampment on the site, and the degree of cultivation, construction, demolitions and servicing the site has been subject to through time.

Archaeological traces of the history of the site as it relates to the institutional use of the area in the late C19th onwards, are not anticipated to extend beyond footings, landscape features and occasional artefactual finds.

Burials are considered possible but unlikely within the site; features identified by I&APs as burials appear to be related to water infrastructure, and, significantly, are all located outside the property boundary.

The furnace is less than 100 years old, and not, therefore, an archaeological feature. This fact notwithstanding, it is both a visually interesting feature that speaks to the historic layering of the site, and the focus of considerable socio-historic significance to the Goringhaicona resident on and utilising Oude Molen. If it cannot be retained and restored, its associational significance warrants inclusion in memorialisation strategies.

The likelihood of intact, in situ finds is considered to be variable across site, but any finds would hold high to very high significance; this significance could, depending on the nature and context of the finds, transcend the simple archaeological or scientific value of the item(/s) and carry intangible significance as representative of aspects of the history of the site. Impacts

resulting from the proposed development would be high, negative and permanent, although locating the mill would be a positive outcome of high archaeological value.

## 11.0. RECOMMENDATIONS

Based on the findings of this report, the following is recommended:

- This report should be endorsed as complying with Section 38(3) of the NHRA;
- The archaeological indicators should be considered during design development phase of this project going forward; of particular importance are the following considerations:
  - The very high archaeological sensitivity of the likely site of the mill ruin should be considered a no-go area for any development going forward;
  - Test trenching in the area of the mill should be undertaken to test for the presence of the mill.
    - This should be undertaken in terms of a work plan to be prepared for approval by HWC.
    - The trenching should be undertaken prior to the next phase of design development such that the outcomes of this work can inform the design process going forward
  - The mitigation strategies provided in Section 8.1 on page 37 should be carried forward, subject to refinement in terms of any further, relevant design development.
  - Additionally to the mitigation provided in Section 8.1 on page 37, test trenching in the area of the proposed food garden south of the homestead should be undertaken to ensure that no below ground archaeological deposits are damaged by soil preparation activities
- If the furnace identified in Section 9.1 on page 39 cannot be retained, aspects of its wider associational significance should be memorialised through interpretive signage or similar appropriate measures.

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[www.southafricanmedals.com/index.php?page=shop.product\\_details&flypage=flypage.tpl&product\\_id=272&category\\_id=1&option=com\\_virtuemart&Itemid=1](http://www.southafricanmedals.com/index.php?page=shop.product_details&flypage=flypage.tpl&product_id=272&category_id=1&option=com_virtuemart&Itemid=1)

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# ANNEXURES

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Our Ref: HM/CAPE TOWN METROPOLITAN/OUDE MOLEN VILLAGE/ERF 26439-RE  
 Case No.: 21022615SB0330E  
 Enquiries: Stephanie Barnardt  
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 Tel: 021 483 5959



SVA International Architect & Urban Designers  
 8th Floor, The Link, DF Malan Street, Cape Town  
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**RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: HIA REQUIRED**  
**In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003**

**NOTIFICATION OF INTENT TO DEVELOP: PROPOSED REDEVELOPMENT ON ERF 26439-RE OUDE MOLEN VILLAGE CAPE TOWN, SUBMITTED IN TERMS OF SECTION 38(1) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)**

**CASE NUMBER: 21022615SB0330E**

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received. This matter was discussed at the Heritage Officers Meeting held on 12 April 2021.

You are hereby notified that, since there is reason to believe that the proposed redevelopment on Erf 26439-RE Oude Molen Village, Cape Town will impact on heritage resources, HWC requires that a Heritage Impact Assessment (HIA) that satisfies the provisions of Section 38(3) of the NHRA be submitted. Section 38(3) of the NHRA provides

(3) The responsible heritage resources authority must specify the information to be provided in a report required in terms of subsection (2)(a): **Provided that the following must be included:**

- (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 of 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.

(Our emphasis)

This HIA must in addition have specific reference to the following:

- Archaeological Impact Assessment
- Visual Impact Assessment
- Social Impact Assessment
- Cultural Landscape study
- Built Environment study

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Our Ref: HM/CAPE TOWN METROPOLITAN/OUDE MOLEN VILLAGE/ERF 26439-RE  
 Case No.: 21022615SB0330E  
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The HIA must have an overall assessment of the impacts to heritage resources which are not limited to the specific studies referenced above.

The required HIA must have an integrated set of recommendations.

The comments of relevant registered conservation bodies; all Interested and Affected parties; and the relevant Municipality must be requested and included in the HIA where provided. Proof of these requests must be supplied.

Please note, should you require the HIA to be submitted as a Phased HIA, a written request must be submitted to HWC prior to submission. HWC reserves the right to determine whether a phased HIA is acceptable on a case-by-case basis.

If applicable, applicants are strongly advised to review and adhere to the time limits contained the Standard Operational Procedure (SOP) between DEADP and HWC. The SOP can be found using the following link <http://www.hwc.org.za/node/293>

Kindly take note of the HWC meeting dates and associated agenda closure date in order to ensure that comments are provided within as Reasonable time and that these times are factored into the project timeframes.

HWC reserves the right to request additional information as required.

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

.....  
 Colette Scheermeyer  
 Acting Chief Executive Officer



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**Our Ref:** HM / CAPE TOWN METROPOLITAN / PINELANDS / ERF 26439  
**Case No.:** HWC24032535SJ0326  
**Enquiries:** Sneha Jhupsee  
**E-mail:** Sneha.jhupsee@westerncape.gov.za  
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Trevor Thorold | [thorold@africa.com](mailto:thorold@africa.com)  
 John Gribble | [john.gribble@terramarearchaeology.com](mailto:john.gribble@terramarearchaeology.com)



**PERMIT**  
**CASE NUMBER:** HWC24032535SJ0326  
**Issued in terms of Section 35(4) of the National Heritage Resources Act, 1999 (Act 25 of 1999) and Regulation 3(3)(a) of PN 298 (29 August 2003)**  
*This permit is valid for three years from the date of issue*

Your application for proposed excavation and disturbance on Erf 26439, Millstone House, Oude Molen, Off Alexandra Road, Pinelands, was tabled at the Heritage Officers' Meeting Committee (HOMs) meeting held on 22 April 2024.

**This permit is issued for:**

**Proposed Action:** Excavation and Disturbance  
**Site:** Erf 26439, Millstone House, Oude Molen, Off Alexandra Road, Pinelands

**Conditions applicable to this Permit:**

1. Appointment of John Gribble to monitor the proposed work.
2. Adequate recording methods as specified in the Regulations and Guidelines pertaining to the National Heritage Resources Act must be used.
3. A final report, in digital format, MUST be submitted to HWC within one calendar year of practical completion of the excavation works.
4. An extension to this permit may be granted on submission of a progress report (if work was initiated) and a letter stating reasons for the extension. HWC reserves the right to withhold further permits if progress is not deemed satisfactory.
5. All material collected and excavated, as well as field notes and records, will be curated by the Iziko Museum.
6. Reprints of all published papers or copies of theses or reports resulting from this work must be lodged with HWC.
7. Track logs and KML relating to archaeological findings to be submitted to HWC for record purposes and uploaded to SAHRIS. It is the responsibility of the permit holder to obtain permission from the landowner for each visit, and conditions of access imposed the landowner must be observed.
8. HWC shall not be liable for any losses, damages or injuries to persons or properties as a result of any activities in connection with this permit.
9. HWC reserves the right to cancel this permit by notice to the permit holder.

**NOTE:**

- This decision is subject to an **appeal period of 14 working days. Kindly note that the appeal period is calculated from the date indicated on the HWC date stamp, which is the date the appeal is sent, and not the date of signature**
- Appeals are to be submitted to [HWC.Appeals@westerncape.gov.za](mailto:HWC.Appeals@westerncape.gov.za)
- 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.
- **Work may NOT be initiated during this 14-day appeal period.**
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.
- An export permit must be applied for from SAHRA in respect of any archaeological or palaeontological material that will be exported.
- **A copy of this permit must be displayed in a prominent place on the site until the permitted work is completed.**

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

Waseefa Dhansay  
 Assistant Director: Professional Services

[www.westerncape.gov.za/cas](http://www.westerncape.gov.za/cas)



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**NUMBER OF PROPOSED EXCAVATIONS:**

There is no indication yet of the extent of interventions into the sediment surrounding the foundations of the west wall should underpinning be necessary. It is also possible that once the state of the wall is better understood after the start of work, underpinning may not be found to be necessary, and no disturbance of the foundations and surrounding sediments will be required.

This application for an archaeological permit is to ensure that should soil disturbance either around the west wall or elsewhere around the building be required during its refurbishment, the necessary permit is in place to allow this to happen without delaying the construction programme.

Wherever construction work requires the disturbance of sediment in or immediately around the homestead, TerraMare Archaeology will a) monitor these activities, and b) excavate and record any archaeological features or horizons encountered. Any archaeological work will be conducted according to generally accepted archaeological principles and standards.

In the event that archaeological material is encountered the finds will be retained and ultimately deposited with Iziko Museums in terms of the attached Repository Agreement.

**DESCRIBE THE DESTRUCTION / ALTERATION / DAMAGE**

Possible archaeological interventions both outside and inside the historical Oude Molen homestead in areas where work to refurbish the building requires the disturbance of the ground.