



# CHARTWELL

## COUNTRY ESTATES

MAY / JUNE 2021 NEWSLETTER

### UNIVERSITY RESEARCH STUDY STARTS IN CHARTWELL

By Mark McClue

Anyone on the Chartwell Whatsapp groups will know that our stretch of the Klein Jukskei River running through Chartwell is in trouble. Unfortunately due to pressures of urban development, ageing infrastructure and poor maintenance or upgrades the river and our conservancy is under attack.

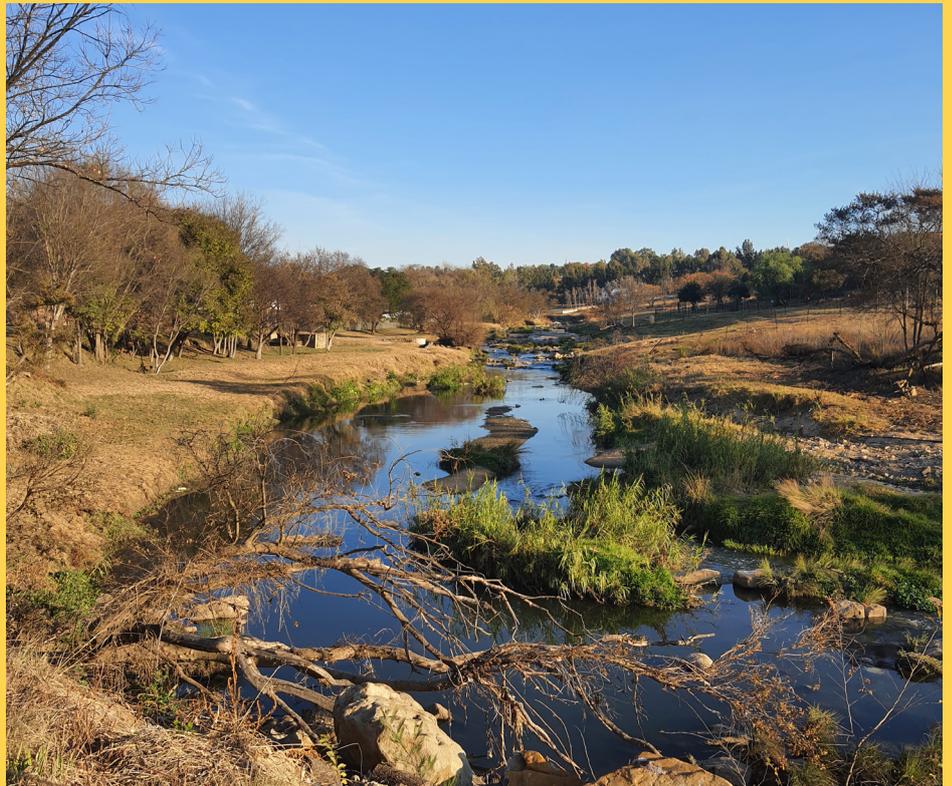
This article isn't to moan and groan about the problems or point fingers, (that will come in the following month when we know where to point them!) this is to introduce Sphamandla Hlatshwayo a student from the University of Johannesburg (UJ) who has started a research project for his geography honours degree.

I spent an afternoon with Sphamandla and Professor Christopher Curtis to introduce them to our community and river catchment whilst identifying the first sections for testing as part of his research. Sphamandla explained what he aims to cover over a six month period;

**Overall aim 1:** To assess the impacts of the Msawawa informal settlement on water quality in the Klein Jukskei River.

**Aim 2:** To determine perceptions of residents in the informal settlement of the impacts from the community on the river water quality and the suitability of the river water for various purposes by the community (NB this part is dependent on identifying suitable contacts to allow safe interactions within the community for Sphamandla)

Aim 1 (water quality impacts) to be achieved with the following objectives:  
a) In situ water quality testing at monthly intervals (June to September



- for dissolved oxygen, pH, electrical conductivity, temperature) at upstream (baseline) and multiple downstream locations (to determine the downstream extent of impact)  
b) Laboratory analysis of wastewater indicators (nitrate, phosphate, ammonium)

Any adverse impacts on water quality should be apparent in water quality changes between the locations immediately upstream and downstream of the informal settlement

Professor Curtis expanded on observations gained from the first visit.

"As we found on site, it is possible that the Zandspruit River and/or other point sources may have greater impacts on water quality than the informal settlement. We also found that there appeared to be sewage impacts even at the baseline upstream location, which will actually make it more difficult to identify impacts of the community if there is existing pollution already, i.e. the system will be less sensitive to small additional inputs of pollutants."

The project is one of three new studies started on local river catchments through a collaboration with the local NPO ARMOUR (Action for Responsibility of Our Rivers) and initially UJ with Professor Curtis from Dept of

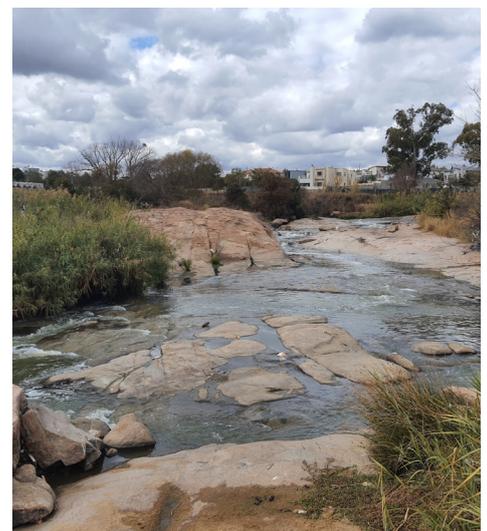
Geography Environmental Management and Energy Studies.

ARMOURs' purpose is to provide 'A Voice for Water' as a service to enable civil society to engage through working groups with communities, private sector and responsible parties such as Johannesburg Water and their role with government.

As we know the subject of water quality and the value of water is a highly emotive one as it affects us all. Establishing data from academic research and practical experience enables more accurate information and knowledge transfer to address the pressures being faced in the ecosystem we are both part of and dependant on.

Thank you to the residents who allowed access to the river and have offered to allow this for the next six months. It is believed this research and relationship with the Chartwell Community and Conservancy will aid mutual objectives and can be used towards regaining a clean and safe river for us all.

For more information or if you are interested in supporting research work such as Sphamandala's who travels from the city and covers his costs through sponsorship, please contact [Mark@Armour.org.za](mailto:Mark@Armour.org.za) or 081 262 9505



# HISTORY OF THE CHARTWELL CASTLE TOLD BY CONRAD PENNY

## The Origins of the Chartwell Castle (1947)

as told by Conrad Penny (Longtime and much loved Chartwell Community Member)  
Whilst it is the Chartwell Castle by name, it is actually situated on what was formally known as No 1 Farmall agricultural holdings, a 4.75 hectare property located along the banks of the Klein Jukskei river.

After the proclamation of the Farmall area by John Rowles Tucker in the 1940's, (Farmall was named after Tuckers farm in the South of England) the Chartwell Castle property was first purchased by Jan Kokke-Efftinck-Schattenkirk in 1947.

Jan Kokke-Efftinck-Schattenkirk, was the original owner of the Chartwell Castle property. He was born in Java, with a Dutch father and a Polish mother. The property was first named Wild Olives. For some years after purchasing the land Jan spent his time building the castle styled homestead and establishing a poultry farm on the property.

## The making of The Chartwell Castle (1986 - 2021)

In 1986 Conrad Penny bought what would become the 'Chartwell Castle', unseen at an auction. After Conrad had bought the property from the 81 year old, then widowed Jan Kokke-Efftinck-Schattenkirk (who sadly had prostate cancer at the time), he said that Jan could live at the Castle for the rest of his life. After shaking on the sale Jan refused the offer to stay on and swiftly moved out. Unfortunately Jan passed away 3 months later. Conrad felt as though Jan was afraid of running out of ideas, as there were many unfinished features of the house, which he had to try to make sense of and complete when renovating and restoring the original castle.

Jan had also invented some ingenious creations in the house and on the property. Some of these inventions were, a gravity fed

borehole, which could pump water and keep the tanks consistently full with no electricity, he also built a bee hive into the back wall of the house, which Conrad initially objected to as he had three small children at the time, but Dlamini, one the the squatters who ended up staying on as a staff member, explained that Jan had done this so that the bees could pollinate surrounding plants and fruit trees and beautify the area.

The original walls of the tower are up to 500mm thick (0,5m) the original builder did not dig and lay foundations as we traditionally know them, but rather he dug a pit and filled it with rocks which were then built on top of, therefore creating a floating foundation. To this day Conrad claims there is not one crack in the 17m high tower.

Just after the purchase of the property Conrad and his wife visited it and took a walk around the castle. She hated it and refused to live there. Shortly after this, whilst Conrad and his family were overseas, in the hope of injecting some life into the castle, Conrad's father got a team of men together to tidy up the derelict property. Once seeing the castle all cleaned up it sparked an interest in Conrad and his wife to see what this beautiful castle could become. So the Penny family moved in in 1987.

At the time the unused poultry farm had 40 squatters living on it. To try and remove them without being unkind Conrad stuck to a tradition of the day and offered the people a room to live in for one day of work a week. He gave them a day to all come and register for a room and a job and only 20 out of 40 of the squatters accepted the offer. Conrad converted the pre existing shacks into cottages, where the workers and families lived. The men who elected to work for Conrad once a week started by moving rocks and clearing the property and house. The numbers of men and women working quickly dwindled down to 4 men and their families. Conrad kept them on as workers and eventually got up to 8 gardeners on the entire property, with some of their wives working in the house.

Conrad went on to make alterations and finished the building work and named it The Tower. In 1995 Conrad got 'Accommodation' rights from the City of Joburg.

Before Msawawa became a settlement, in the very early days, the Penny's used to have otters living in the river, as well as a variety of fish, including Barbell and yellowfish, and the family used to have picnics next to the river.



In 2001 Conrad built the square tower, which he calls a glorified staircase with a lookout area at the top. In 2007 Conrad and his family left and moved to Cedar Lakes. They decided not to sell as they had such a love for the property filled with lots of fond memories. The manager at the time helped convert the property into a guest house and venue, and at his request it was formally renamed from being 'The Tower' to the 'Chartwell Castle' as it had been widely referred to. On the weekends many people would come to see the Chartwell Castle and ask to have a beer, ice-cream or cup of coffee, and Conrad saw potential to grow the Chartwell Castle to something more.

Additional Conferencing and Event rights were acquired in 2015, as well as rights to build a further 15 chalets on the property, and a 'Liquor Licence' in 2007. 'The Vineyards' restaurant was launched this year, 2021.

### **The Chartwell Castle Maze**

Conrad layed out the plan for the well known Chartwell Castle Maze, which is the biggest known uninterrupted hedgerow maze in the Southern hemisphere (and the third largest in the world), made up with over 1 400 trees. The maze covers about 6000 sq.m. (approximately 1.5 acres).



After completing the maze, Conrad built a pool house, gate house and completed about 70% of the Castle, following the original style for the castle.

In 2009, Conrad kindly donated hundreds of trees to Chartwell Country Estates residents. These are the trees which are planted and mostly thriving on all our pavements today.

### **Interesting Facts about the Chartwell Castle**

There used to be a flag master (Philani) who would hoist the flags regularly. The flags flown were the South African flag, Britain's flag (the Penny's descent from Marchwood in England), Conrad's family flag, the Austrian flag (as this is where Conrad's wife descends from), as well as her family flag. As the flags were visible when approaching from both Farmall and Chartwell, Conrad had a dilemma as to what order to position the flags in. After consulting State Herolder (Fred Barnell), Conrad went against the normal order which is left to right, starting with the flag of origin. He decided to rather fly the flags at the Chartwell Castle with the flag of origin (South Africa) in the centre and the others moving outwards. A spot light was also installed to shine on the flags as the sun sets, so their colour can be seen at night.

There have been multiple music videos by South African musicians filmed at the Chartwell Castle and largely taking place within the Maze.

To find out more about the Chartwell Castle, the beautiful new Vineyard restaurant, the maze or the guest house go to their website for all the information you will need.

<https://chartwellcastle.co.za/>



# STORIES BEHIND CHARTWELL'S CLASSIC CARS

## “JACKSON” THE 1952 SERIES 1 80 INCH LAND ROVER

By Ian Simpson

In the mid 1970's my interest in old vehicles and Land Rovers gave me the idea that I had to find one of the 1st Land Rovers made. The vehicle was first shown at the Amsterdam Motor Show in 1949 so this was the starting point. After about 6 months of looking and many false alarms a friend said that he had seen one being used to transport spares at a garage in End Street. The vehicle was very tired and had been neglected but fortunately almost complete and original. This is always a good place to start as you are not trying to find lots of missing parts.

After stripping the vehicle down to the last nut and bolt like a giant meccano set the rebuild started with a sandblasted chassis. All nuts and bolts were replated and every bearing and oil seal replaced. Pistons, rings and bearings were sourced locally and in the UK and

then 14 years later (after having 3 children and building a new Chartwell home) the Landy drove onto the street under its own power.

So Jackson was 24 years old when I bought it and I have now owned it for 45 years. All my children have learnt to drive in it and it is now part of the family with no chance whatsoever of being sold.

Over the years we have had a group of Series 1 owners who regularly get together for events in the Eastern Transvaal ( Mpumalanga) where one owner lives and has access to magnificent areas in the forests and mountains, that are not normally accessible to the public. Mountains were climbed, muddy tracks negotiated and rivers crossed. All this was done with care and thought for the environment and no gung-ho heroics. We all had precious vehicle that we cared for and it was just

great to be able to use them for the purpose for which they were built but without damaging anything.

Over Easter 2008 The Land Rover Owners Club together with Land Rover SA organized an event at Sandstone Estates in the Free State to celebrate the 60th anniversary of Land Rover and so Amanda and I packed Jackson and a small trailer with all our camping equipment and headed off for the weekend. If we include a few mountain trails we covered well over 1000 km during that long weekend and had a completely different view on travelling and seeing more of the countryside as we slowly wound our way through Clarens and the Eastern Free State. Jackson is still taken out on a regular run on weekends and is as reliable and capable as ever at almost 70 years old.



# COMPETITION

## AN OPPORTUNITY TO WIN 3 MONTHS FREE CCE MEMBERSHIP!!

image from a Chartwell resident

## Aunty Maureen tells:

### DIY Chartwell Style By Maureen Dalglish

When living on a plot many things need to be done – and for one reason or another the “plotnik” decides to attend to this themselves rather than call in an expert! This is where the fun begins.

**The LADY** who, with her small car which had a towbar, tried to pull erect a tall Cyprus tree. In theory it seemed so simple ... attach a rope to the towbar, then loop the rope around the tree ... drive forward and as the tree straightens and whilst still keeping the rope taut, the two gardeners would hammer stakes into the ground to keep the tree in position, Well. Well! Just as soon as all this was done she put her gear into neutral to slacken the rope, but instead her car shot backwards into the tree, crashed the boot and narrowly missed riding over the gardeners.

Lesson learnt!!!

**The GENTLEMAN** Before COJ connected water to Chartwell the only source of water was from a borehole. To have any decent water pressure, it was necessary to have a storage tank on a high stand – the higher the stand, the better the water pressure.

This stand could either be a high brick tower or one made of metal with cross bars for support. This certain

gentleman had done the physics calculations and it was decided that the stand would need to be at least 12 metres, but preferably 15 metres, high to achieve good pressure for a shower, ie very very high!!

In this case it would be a metal stand, with uprights well cemented into the ground.

After weeks of planning all was ready. The cement was well dried and with a block and tackle in place and the gardener, Frans, at hand ready to assist – the huge metal tank was about to be lifted into position. The hoist was attached to one upright and the pulley attached to the tank. At the crucial moment of elevation a rider on horseback came to investigate and stupidly stood underneath the tank in spite of being screamed at to get away. Resulting from this delay the foot plate of the stand broke and the tank, hoist and gardener, who unwittingly had tied himself to it for support, went flying through the air.

Wow! Fortunately, the gardener landed head first in a huge heap of wild grass which had recently been cut and, apart from being dazed, was unhurt.

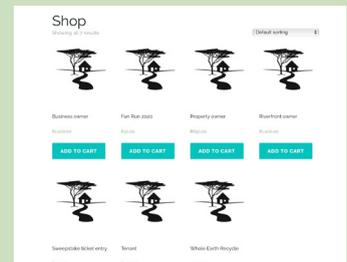
Lesson learnt – call in a professional!

**What:** Invite your neighbours to join the CCE Homeowners association and get 3 months of your CCE membership for FREE. Businesses can get Free advertising in the Newsletter for 12 months.

**How: Resister on our shops website:** (CLICK THE LINK)

<https://www.chartwellcountryestate.co.za/shop/>

Choose a subscription that is relevant to you and Add to Cart:



### Why join CCE Homeowners Association:

1. Reduced Security company subscription with CCE affiliated Security company, currently ADT.
2. Security improvement initiatives for Chartwell (see article below).
3. Cooperation with surrounding communities and SAPS on security.
4. Beautifying verges of main access/traffic areas in Chartwell.
5. Community social events and lifestyle eg social and fun sports events, community food gardens.
6. News updates on what's happening in our community through monthly Newsletter.
7. Representation with ARMOUR, for River Management Initiatives.
8. Contact with JRA for the upkeep of our roads
9. Contact with ESKOM for power issues affecting the area.

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