

# OLD BETHLEHEM

FARM NO 6/153, DRAKENSTEIN

## HERITAGE REPORT

in terms of section 27

14 MARCH 2016



PREPARED FOR:

RESIDE PROPERTIES (PTY) LTD AND GRAHAM VINEY DESIGNS

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# HERITAGE REPORT: OLD BETHLEHEM, KYLEMORE, STELLENBOSCH

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Cover: Bethlehem Homestead, August 2015

## **AUTHOR OF THIS REPORT**

This Heritage Report was compiled by Stuart Hermansen, sole member of Hermansen Associates cc trading as HB Architects, as an independent consultant, and has been prepared at the cost of the owner.

The author deemed it necessary to compile a Report in this format as the Heritage Western Cape [HWC] *pro forma* 'Annexure A' application form does not sufficiently contain all the fields of information considered necessary to fully describe and assess this application.

### **Declaration:**

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

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

Stuart Hermansen, Pr Arch, B Arch [UCT]

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

## **LIMITATION OF RESPONSIBILITY**

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

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## **1. STATUS QUO & PURPOSE OF THIS HERITAGE REPORT**

This Heritage Report has been prepared by Stuart Hermansen of HB Architects for the owner, Reside Properties [Pty] Ltd, Johannesburg and Graham Viney, their appointed architectural advisor, to describe the proposed adaptive re-use of the existing homestead and an outbuilding on the historic *werf* at Old Bethlehem situate in the Drakenstein Valley, near Kylemore, Stellenbosch.

### **STATUS QUO**

The farm was purchased by of Reside Properties Pty Ltd [Mr A and Mrs D Enthoven] from Boschendal [Pty] Ltd in 2012.

Prior to the change in ownership, Dennis Moss Partnership had measured the buildings, and the farm and buildings was surveyed by Friedlander Burger Volkmann Land Surveyors. Hennie Vos was commissioned by Boschendal [Pty] Ltd to compile a research document on the history of the farm in 2009.

Approval was given by Heritage Western Cape [HWC] in 2010 for some plaster stripping to assist with the archaeological investigations, and a further permit was issued to Hennie Vos in 2011 for additional archaeological excavations. The plaster stripping and excavations resulted in the Archaeological Report completed by Hennie Vos in April 2013.

Harriet Cliff conducted an archaeological survey of some ruins near to the *werf* [but not connected to it] in 2013.

The current owner restored the wine cellar in 2012 with input from Hennie Vos with architect Elizabeth Davies.

Elizabeth Davies also submitted an application to HWC [case no 1506 2407 HB 0624E] for remedial work to the stable buildings, and alterations to the double-storey cottage in south-east the corner of the *werf*. Approval was given on 1 September 2015. The work approved in the Permit, at the date of this submission, is almost complete.

However, since September 2015, the owner's plans have changed. Initially the farm was intended to be used for holiday accommodation by the family when they visit the Cape,

but the son and daughter-in-law, Adrian and Dominique Enthoven, have decided to move to the farm with their four children on a permanent basis.

Amongst other things, this has resulted in the need for additional bedroom accommodation in the homestead [to be increased to five bedrooms], and additional accommodation required for visiting family members.

## **PURPOSE OF THIS REPORT**

The purpose of this Heritage Report is to:

- Describe quantitatively and qualitatively [from a heritage perspective] the buildings and spaces in the homestead, and the outbuilding that will be affected by the proposed re-use;
- Propose a grading [should the curtilage not be specifically graded by HWC already];
- Describe authentic fabric and features that are to be retained/conserved; and
- Identify fabric and features which are intrusive and can be removed.
- Describe the proposed development;

Comments from the Stellenbosch Municipality Planning Advisory Committee, and registered conservation bodies have been solicited for inclusion in this application.

## **2. HERITAGE LEGAL/REGULATORY REQUIREMENTS**

### **SECTION 27, NATIONAL HERITAGE RESOURCES ACT [NHRA]**

The farm is part of a serial declaration of farms and properties in Groot Drakenstein - Simondium area that was declared Grade 1 National Heritage Sites in 2008, therefore this application is submitted in terms of Sect 27 of the NHRA.

Although an application was been made to HWC, and approved in September 2015 for alterations to some of the buildings on the *werf* [and the work having been carried out], I have been unable to ascertain whether the *werf* and its structures has been formally graded within the Grade 1 context.

It is proposed that the buildings in this proposal, and the adjacent spaces and structures be assessed holistically and a formal grading for the ensemble be proposed if that has not been formalised.

### **3. DOCUMENT SEARCH**

Extensive research of the farm and area has been undertaken over the last ten or more years, and it is felt that additional research is unnecessary as little may be added to the substantial body of research already available.

In summary, the documents that are most relevant to this application are the following:

- Sally Tittlestad: Illustrated Timeline, 2008: for a contextual understanding of the changes in the Drakenstein/Simondium area after the arrival of the first Europeans;
- Harriet Cliff: Archaeological investigations of ruins to the north of the werf, 2013: for a resumé of the history of the subject farm;
- HN Vos: Homestead: T-Plan Structural & Archaeological Investigations & Assessment etc, April 2013: for a detailed analysis of the built fabric of the homestead.

### **4. HISTORY OF THE FARM**

A summary of the history of the farm is covered in Cliff, 2013, p4-8. As Cliff notes, a significant increase in property purchase price probably indicates the seller has effected significant improvements to the farm [apart from the obvious addition of land to the holding].

Cliff includes a table of the owners, dates of transfer, and purchase price. Looking at the table gives us an indication of the possible chronology and evolution of the buildings on the farm. Salient dates are highlighted below:

- The first land grant was to Pierre Simond in 1696. Survey Diagram 5/1696 shows three parcels of land, one with a *bokkenhok* and another with a dwelling. The paddock where the dwelling was, was mechanically cleared in the 1980's and there are no remnants of it. The *bokkenhok* is also no longer visible.

- Six transfers took place through the 18<sup>th</sup> century, the purchase prices fluctuating between f1 000 and f2 700.
- In 1790 Jacob David de Villiers purchased the farm for f16 000, a substantial amount over the previous purchase price, indicating that improvements had probably been effected by the previous owner, Andries Stephanus du Toit, who bought the farm in 1775. This may account for some structures which may be incorporated into current structures such as the stables, a long building [compared to a later letter-of-the-alphabet plan], where the rubble walls are much higher than the homestead, which usually indicates earlier provenance [and may have served as the residence at the time], or structures that may no longer exist.
- In 1804 J J Minnaar purchased the property for f28 000, an increase of f12 000,, fourteen years later. Given the current plan form and dimensions of the homestead relative to structures of confirmed similar age, it is highly likely that the T-plan homestead was built by de Villiers between 1790 – 1804.
- A large parcel of land was added to the farm in 1822, increasing it from 60M by 444M which obviously affects later purchase prices.
- In 1840, the farm was purchased by Carel Albrecht Haupt. He possibly built the wine cellar which had a gable date of 1840 [Fransen, The Old Buildings of the Cape, 2004: p273]. The gable no longer exists. It is highly likely that he or his family added the Cape Georgian sash windows during their ownership, which ended in 1886. Some other internal alterations were probably undertaken at the same time. [Goede Hoop nearby was 'Georgianised' in the 1850's]
- The next significant property owner is Joseph James Hill, who purchased the property in 1893. He changed the farm to deciduous fruit farming for his jam and sweet factory in Cape Town. He was responsible for the significant additions to the werf [L-shaped buildings, including the double storey cottage], and the lean-to extension to two sides of the homestead with the resultant changes to doors and windows to the homestead. It is highly likely that he was responsible for changing the thatch roofs to a corrugated iron roofs [and lowering the pitch on the homestead]. He sold the farm in 1919.

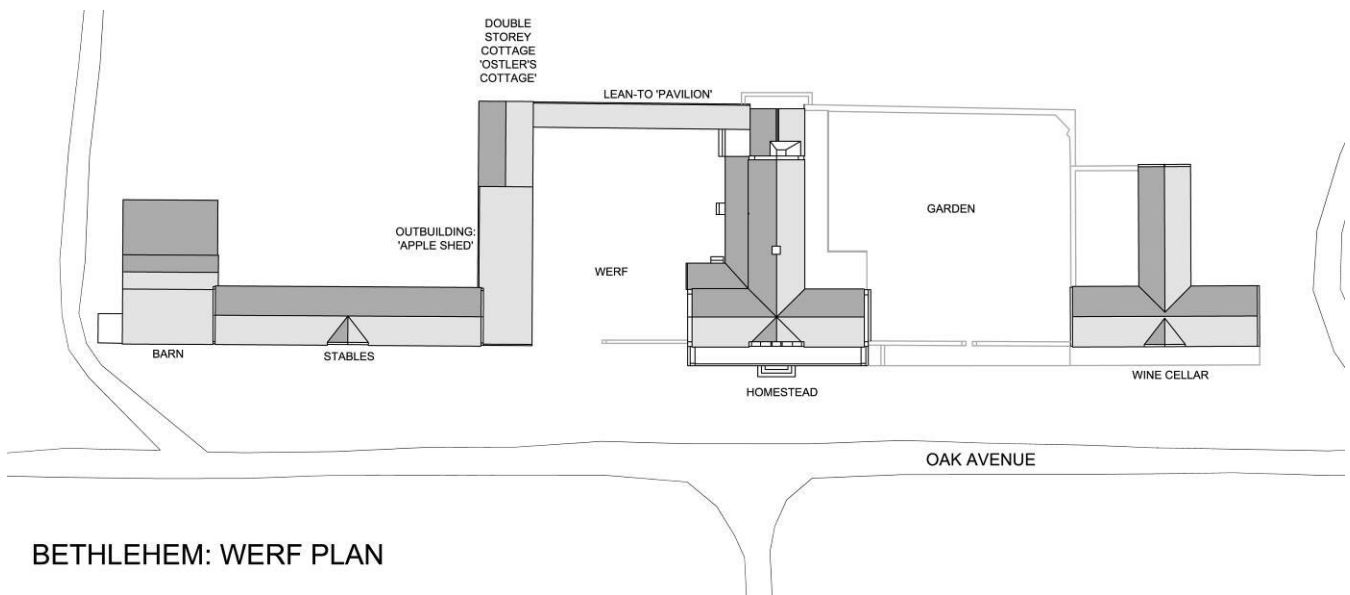
- Little has been done to the farm since it was sold by JJ Hill, apart from the insertion of inappropriate joinery, bathrooms and the kitchen. It was purchased by Bridport Investments Co Pty Ltd in 1950, and Rhodes Fruit farms in 1958.

There are a number of ruins outside of the *werf* which is the focus of the Clift study.

There is no significant link between the ruins, and the *werf* and its buildings.

## 5. ANALYSIS OF THE WERF AND SUBJECT BUILDINGS, WITH PROPOSALS

The Old Bethlehem curtilage consists of a T-plan homestead with a T-plan wine cellar to the west, and a long range of stables [ending in a large barn] to the east. The yard, or *werf*, between the homestead and the stables is linked by an L-shaped range of lean-to buildings colloquially called 'the Apple Shed' and 'the Pavilion', with the double storey 'Ostler's Cottage' forming the corner.



BETHLEHEM: WERF PLAN

## HOMESTEAD

### Description

Element	Description
Plan Form	Traditional Cape T-plan with lean-to extensions to <i>werf</i> side, and double-pitched extension to the rear added on by JJ Hall between 1896 - 1919.
Roof	Low-pitched [30 degrees] corrugated iron, with lean-to corrugated iron to the <i>werf</i> side. Roof probably altered from thatch to corrugated iron by JJ Hall between 1896 – 1919.
Walls	<p>Old rubble walls [to sill height] with rough-coursed unbaked brick and mud mortar to the T-plan part, orange fired brick with yellow clay mortar to lean-to addition built between 1896 – 1919 by JJ Hall. Mix of bricks and mortars to various infills and additions. [see Vos Report for full details]. Walls plastered with cement plaster externally, c1953, PVA painted lime plaster internally.</p> <p>Front gable: holbol style, has squat Cape Revival proportions and moulding profile. Original was probably heavily altered when eaves line was raised to accommodate attic ventilators.</p> <p>Side gables: simple triangular to match roof pitch.</p>
Floors	Parquet and vinyl on concrete slab c 1953. Floor level has been raised by about 120mm in <i>voorkamer</i> , [original single panel door has bottom rail sawn in half], then a further 120mm throughout the rear of the house.
Joinery	Exterior: front door: c1953 stable door with fanlight, authentic Cape Georgian sashes to front façade [c1850's]. Inappropriate casements and exterior doors to remainder. Interior doors: mix of Cape single-panel doors from elsewhere [one authentic door, frame and architraves, although altered, to <i>voorkamer</i> ], 4-panel Late Victorian and some glazed Late Victorian double doors, assumed to be installed between 1896 - 1919 when JJ Hall effected major additions and alterations.

Other features	Original chimney breast beam and chimney in old kitchen, although hearth has been removed and replaced with 1950's anthracite burner. Heavily modified modern fireplace in voorkamer [with barley twist chimney].
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### Assessment:

Assessment is based on Sect 3.3 of the NHRA: 1 = low value, 5 = high value

<b>Historical pattern</b>	4	Typical T-plan with front stoep, original room configuration largely 'legible'.
<b>Rarity</b>	3	Not very rare, many much better examples in the vicinity.
<b>Information eg archaeology</b>	4	Further archaeological survey to be undertaken when this project is undertaken.
<b>Typicality</b>	4	Typical early 19 <sup>th</sup> century Cape farmhouse, although heavily modified.
<b>Aesthetic eg architectural</b>	2	Many detracting alterations [1950's].
<b>Technology, creativity</b>	2	No innovative methods, techniques or material.
<b>Spiritual, cultural</b>	3	The farm is an intrinsic part of European settlers farming in the area shortly after arriving at the Cape in the mid- to late- 17 <sup>th</sup> century.
<b>Social history</b>	3	First owner, Pierre Simond, was pastor to Drakenstein and Stellenbosch congregations. Much later, JJ Hill was a notable owner who had a successful jam and sweets factory in Cape Town. The farm was also part of the Rhodes Fruit Farm company, although only acquired in the late 1950's.
<b>Slave history</b>	4	There are records of early farm owners owning slaves at Bethlehem, although no visible evidence of their lodgings has been conclusively found.

## **Statement of Significance**

Although the homestead was significantly negatively altered in the 1950's, it retains much of its unpretentious, robust, early Cape farm spatial qualities and is strongly integrated with the *werf* and surrounding farmland.

## **Grading**

Because the building has lost most of its original joinery and the roof form has been significantly altered, the intrinsic architectural value has been noticeably depleted, but it retains a strong connection to the *werf* and farm by its form and position. Proposed grading: IIIB

## **Proposal**

The proposal has been arrived at after extensive consultation with the client, Graham Viney, their architectural advisor, and the feng shui specialist. Many of the recommendations from the Vos Report are also included in the proposals.

The proposed work is located in the Homestead and Apple Shed only.

As noted earlier, the approved work to the Ostler's Cottage and the Stables is almost complete.

Remedial and maintenance work will be done to the Pavilion, but no more than necessary to secure the building fabric. When the use for the Pavilion is decided upon, a separate application will be submitted.

## **Homestead Proposal**

The following is an outline of the proposed changes to the Homestead. See drawings for detailed changes.

### **Removal of corrugated iron roof, to be replaced with traditional thatch roof and structure:**

In response to the need for additional bedrooms [currently two, five required for parents and four children], it was decided that the reconstruction of the attic would provide the required space for three additional bedrooms. This would then exclude the need for adding on to the homestead, or dividing the existing rooms into small rooms with passages which would detract from the spatial quality of the original house.

The re-institution of the thatch roof would mean that the eaves line is reduced to its original position, and the ridge line would again be at the correct height. This would impact on the front gable, and, because there is no record of the original gable – and the current gable was certainly remodelled when the roof was converted to corrugated iron – it is proposed that the gable is simplified to a 'leg-of-mutton' gable which suits the existing Cape Georgian façade – similar to the homestead at Good Hope nearby.

A negative impact of reinstituting the attic is the removal of some ceiling boards to allow a staircase to access the attic internally, but it is felt this is a small intervention that is justified by the positive re-use of the attic space. Internal staircases located in the kitchen is a fairly common feature of many early Cape farmhouses.

Natural light and ventilation to the attic spaces is proposed to be provided through dormer windows on the rear pitches to the roof [ie not visible from the façade]. The dormers are in keeping with similar dated Georgiianised Cape buildings such as Bloemendal in Mowbray.

#### **Replacement of the front door:**

The owner has acquired a fine Burmese teak Georgian door with fanlight that is intended to replace the current inappropriate 1950's stable door. The intended door and frame is roughly the same width and height as the Cape Georgian door that must have been in there before the stable door, as can be determined from the original lintel still in position.

#### **Removal of voorkamer wall and installation of a timber screen:**

The Vos report identifies a stone plinth block in line with rear wall of the rooms on the left and right of the *voorkamer*, and postulates that the current *voorkamer* dividing wall is a later insertion, and that there was probably a timber screen at the position of the footing and where he finds evidence of a 'pilaster'.

The owners have acquired a timber screen that was found in an attic that was removed from a West Coast house many years ago, and intends installing it in the position Vos describes. The later wall is proposed to be removed.

**Reinstatement of door:**

Vos postulates that there was a door from the *voorkamer* to the 'room on the left'. It is proposed to re-instate that door with one that matches opposite, being the last remaining original yellow-wood single-panel Cape door with frame and architraves.

**Removal of internal room [*agterkamer*]:**

Vos identifies a room that subdivides the *agterkamer* that was a later addition. It is proposed to remove the wall so that the *agterkamer* regains its intended space and proportion.

**Removal of internal wall [room on the left]:**

When JJ Hill added the lean-to addition to the *werf* side of the homestead, the room on the left was divided into two with a party wall. Access to the two newly-created rooms was via the lean-to addition. It is proposed to remove the party wall so the 'room on the left' regains its original space and proportion.

**Replacement of *voorkamer* fireplace:**

It is proposed to replace the contemporary in the wall between the *voorkamer* and *agterkamer* with a period fireplace.

**Installation of fireplaces in 'room on the left', and 'room on the right':**

Old Cape farmhouses are cool in summer, and cold in winter. To provide space heating, the owners wish to build fireplaces in the two front rooms [to avoid using electric or gas heating devices]. It is intended to use period cast iron firebacks with timber mantelpieces.

In order not to interfere with the roof line, it is proposed to offset the flue to a chimney built further back than the half-hipped gable end.

**Remove section of '*afdak*' and replace with pergola:**

It is proposed to remove a section of the JJ Hill *afdak* extension on the *werf* side to allow natural light and ventilation into the dining [*voorkamer*] and kitchen [*agterkamer*]. This section of the *afdak* was significantly altered with the installation of bathrooms during the 1950's.

**Extension of the 'afdak' roof over [existing] kitchen / back door lobby:**

The propose bathroom en suite to Bedroom 2 [existing kitchen] is intended to be used as a guest wc as well. To gain access to the bathroom without walking through Bedroom 2, it is proposed that the *afdak* roof be extended at a slightly lower level than the existing to differentiate between the original and the proposed to provide covered access to the bathroom.

**Replacement of intrusive contemporary doors and windows with appropriate joinery:**

It is proposed that the incompatible doors and windows that have been installed over the past fifty years are replaced with joinery that is based on existing original joinery ie Georgian- proportioned sash windows and glazed doors to the *voorkamer* on the *werf* side, as well as the lean-to extension behind the front room. More traditional casement windows and doors are proposed for the new kitchen and bedroom 2, as well as the remainder of the lean-to extension. The pane proportions are based on an existing old casement window located in the 'Pavilion', in the position of the proposed bathroom en suite. Doors and windows are to be located in the position of existing openings as far as possible



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Distillery Rd  
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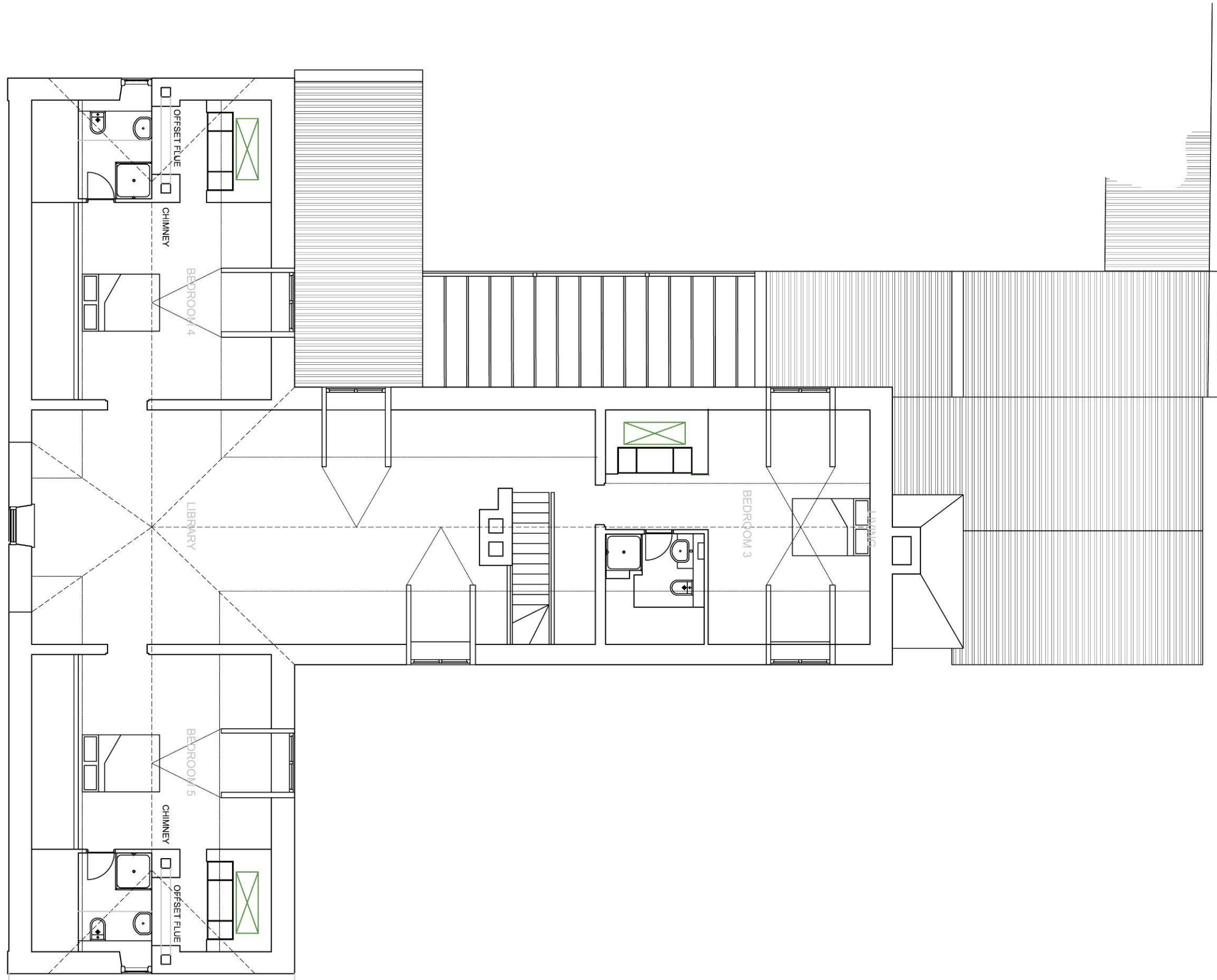
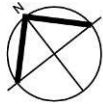


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SCALE 1:100



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CLIENT:

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MR AND MRS ENTHOVEN

PROJECT:

OLD BETHLEHEM  
FARM 153  
STELLENBOSCH

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SKETCHPLANS

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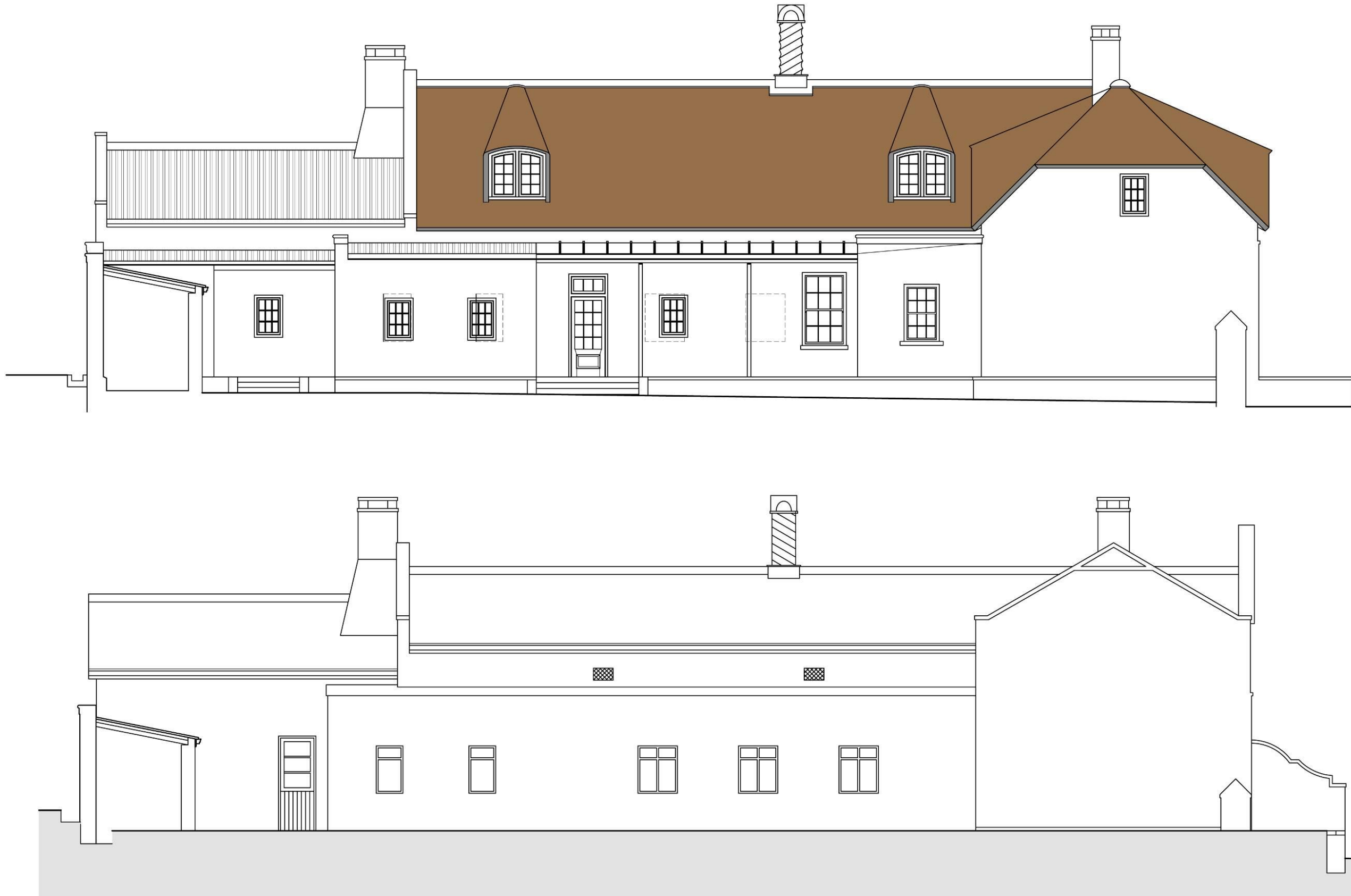
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HOMESTEAD FACADE: PROPOSED AND EXISTING: NORTH WEST ELEVATION  
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**MR AND MRS ENTHOVEN**

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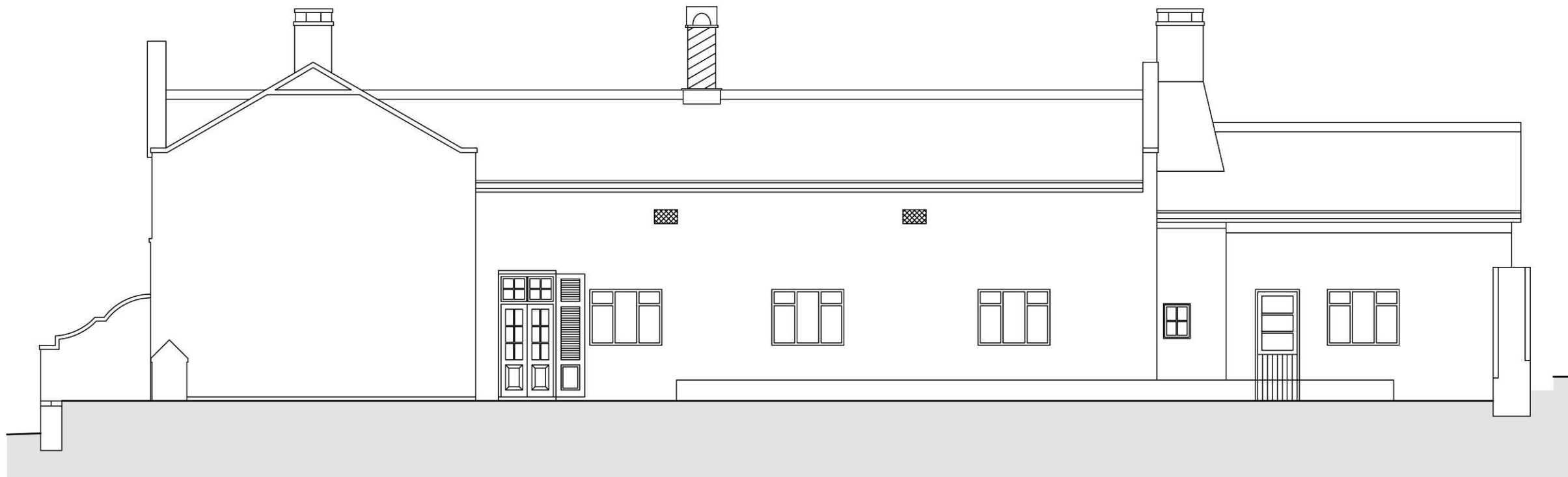
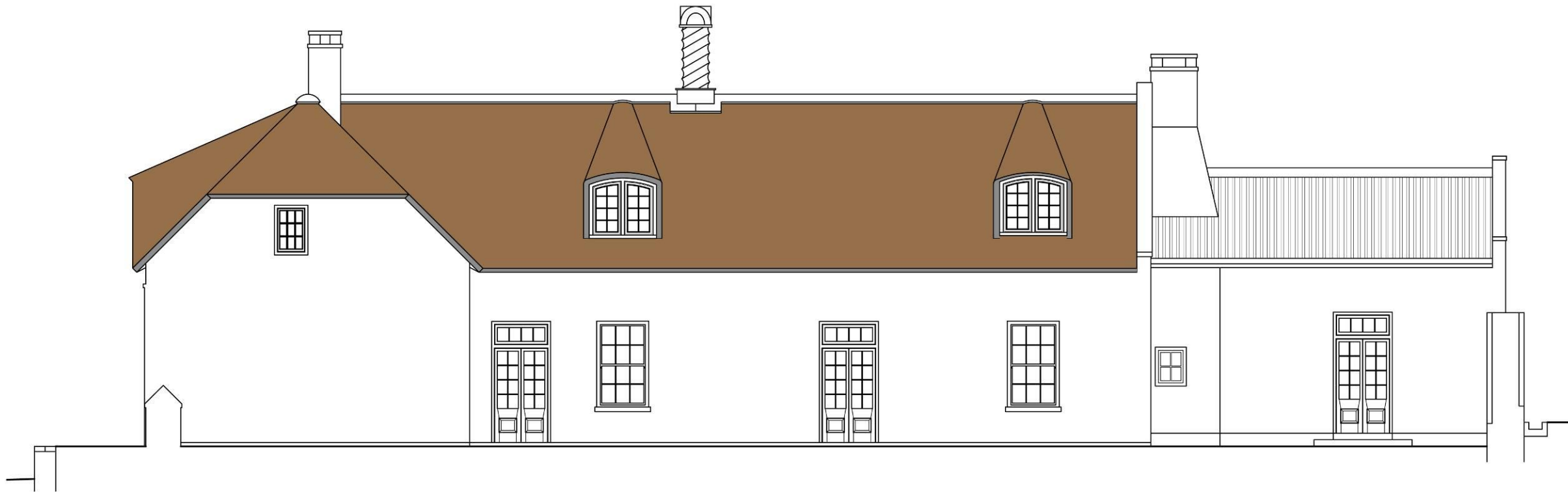
**OLD BETHLEHEM  
FARM 153  
STELLENBOSCH**

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**SKETCHPLANS**

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HOMESTEAD: PROPOSED AND EXISTING: NORTH EAST ELEVATION  
SCALE 1:100



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MR AND MRS ENTHOVEN

PROJECT:

OLD BETHLEHEM  
FARM 153  
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SKETCHPLANS

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OLD BETHLEHEM  
FARM 153  
STELLENBOSCH

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## APPLE SHED

The Apple Shed consists of three farm storerooms linking the double storey corner Ostler's Cottage with the end of the Stable range. It was built as part of the *werf* perimeter buildings by JJ Hill between 1896 and 1919.

The storerooms are very rudimentary – only one has a window, and they all have one doorway.

### Description

Element	Description
Plan Form	Linear arrangement of three storerooms connecting the double storey Ostler's Cottage with the Stables block.
Roof	Low-pitched corrugated iron lean-to to <i>werf</i> side.
Walls	Old rubble walls [to sill height] to outer wall possibly indicating an earlier <i>werf</i> enclosing wall, with orange fired brick with yellow clay mortar above, lime plaster inside and out, consistent with lean-to additions to homestead..
Floors	Later concrete slab.
Joinery	One 1950's window in very poor condition, simple plank gates to doorways.
Other features	None

### Assessment:

Assessment is based on Sect 3.3 of the NHRA: 1 = low value, 5 = high value

<b>Historical pattern</b>	4	Typical utilitarian farm layout.
<b>Rarity</b>	3	Not rare, but must be conserved as they are integral to the farm <i>werf</i> .
<b>Information eg</b>	2	Recent concrete floor may have disturbed subsoil

<b>archaeology</b>		material.
<b>Typicality</b>	3	Typical utility building
<b>Aesthetic eg architectural</b>	2	Utilitarian.
<b>Technology, creativity</b>	2	No innovative methods, techniques or material.
<b>Spiritual, cultural</b>	2	Not in itself.
<b>Social history</b>	3	Constructed by JJ Hill who was a notable owner.
<b>Slave history</b>	0	Built after abolition of slavery, not connected.

### **Statement of Significance**

Although very utilitarian it is an integral part of the farm opstal and should therefore be conserved as part of the ensemble.

### **Grading**

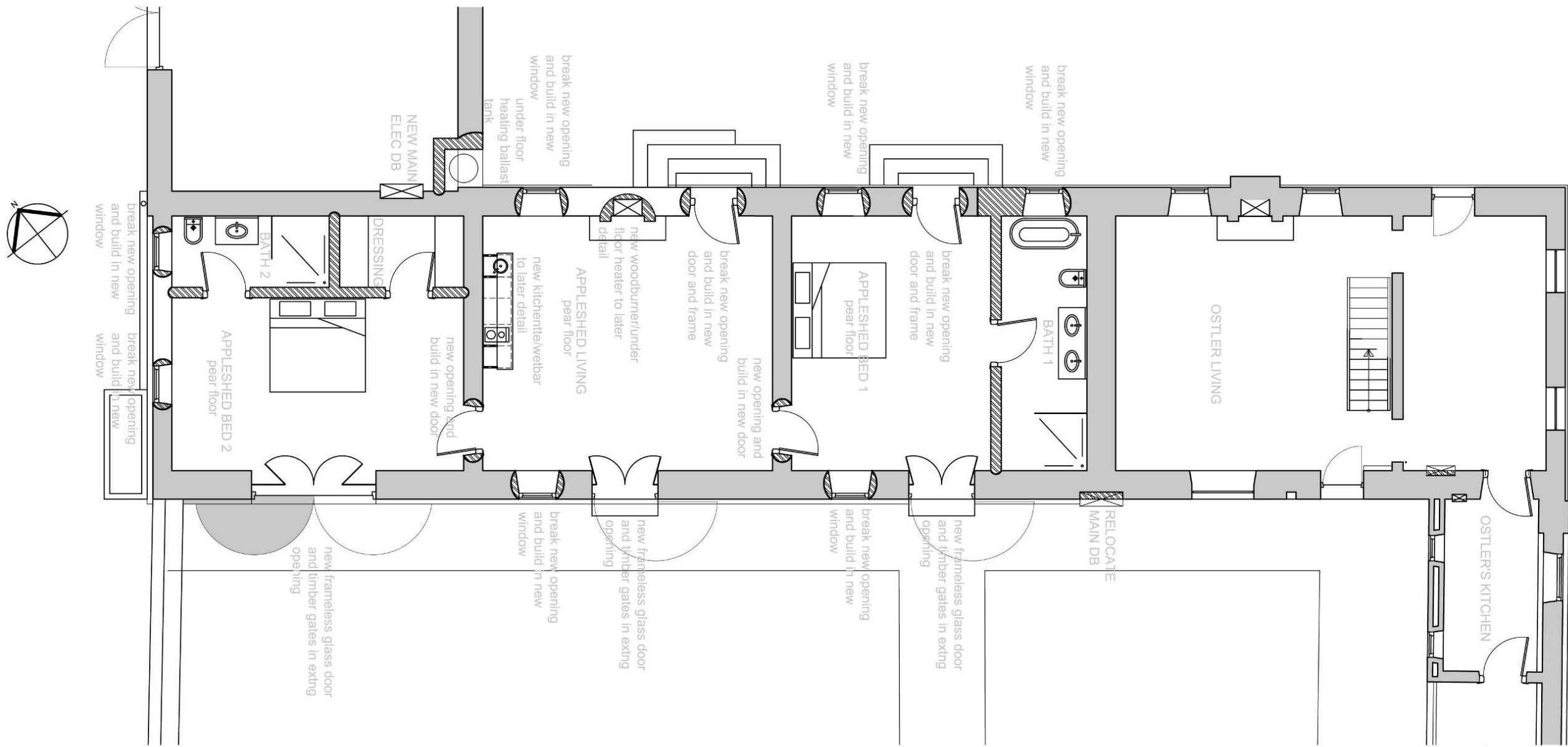
The storerooms contribute to the *werf* setting. Proposed grading: IIIC

### **Proposal**

The proposal is to convert the three storerooms into a self-contained flat for visiting family members.

The two end rooms are proposed to be bedrooms with bathrooms included. The middle room is proposed to be a living room for the two bedrooms. A fireplace is proposed for the living room.

New doors and windows are proposed for all three rooms to allow much more sunlight and fresh air. Doors to the *werf* side are proposed to be slatted gates with frameless glazing to the inside.



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MR AND MRS ENTHOVEN

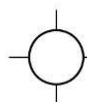
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OLD BETHLEHEM  
FARM 153  
STELLENBOSCH

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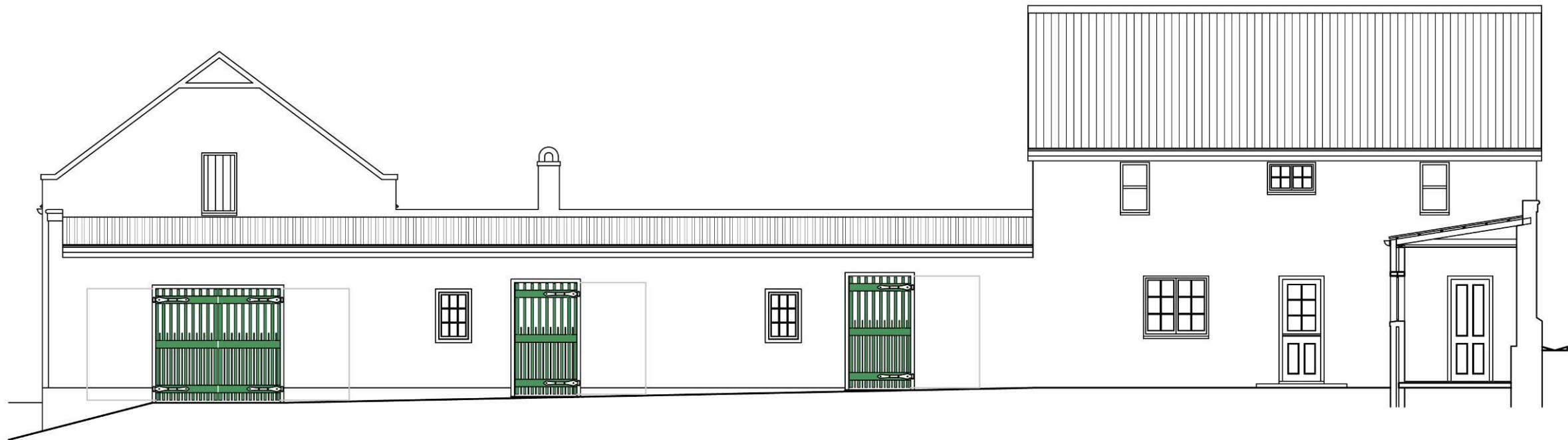
APPLE SHED: GROUND STOREY PLAN

SCALE 1:100

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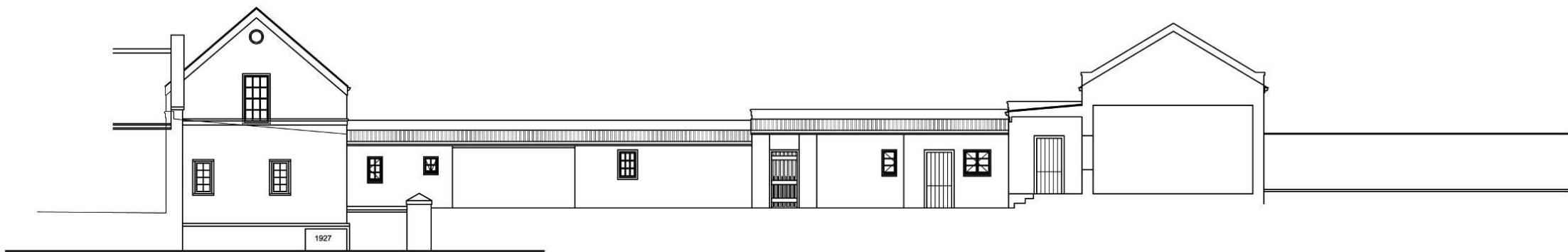
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OSTLER'S COTTAGE AND APPLE SHED ELEVATION  
SCALE 1:100



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FARM 153  
STELLENBOSCH

DRAWING:

SKETCHPLANS

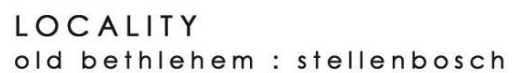
DRAWN:	SCALE:	DATE:
SH	SHOWN @ A3	14 03 2016
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1511	-	
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	SK 301-2	

## **6. CONCLUSION**

The proposals described above are part of an ongoing commitment by the owners to conserve Old Bethlehem, and to make the near-derelict buildings on the *werf* fit for a home for their family. Their efforts are not only directed towards the buildings on the farm but to clearing extensive tracts of invasive alien vegetation, and revitalising farming activities after the farm has stood empty and largely unused for the past ten years.

This is a significant new layer in the history of the farm, and should be considered as such when assessing this application.

## LOCALITY



## CONTEXT



OLD RUINS

ORIGINAL ACCESS ROAD

FARM DAM

HOMESTEAD

OUTBUILDINGS

ROAD FROM ENTRANCE

WINE CELLAR

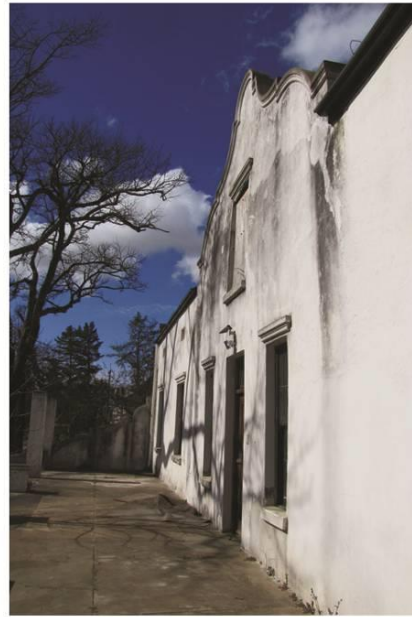
## CONTEXT

old bethlehem : stellenbosch

## PHOTOGRAPHS



REAR VIEWS OF FARMSTEAD  
old bethlehem : stellenbosch



HOMESTEAD  
old bethlehem : stellenbosch



HOMESTEAD  
old bethlehem : stellenbosch



HOMESTEAD INTERIOR DETAILS  
old bethlehem : stellenbosch



'PAVILION' BUILDING  
stellenbosch post office



OSTLER'S COTTAGE AND APPLE SHED  
old bethlehem : stellenbosch



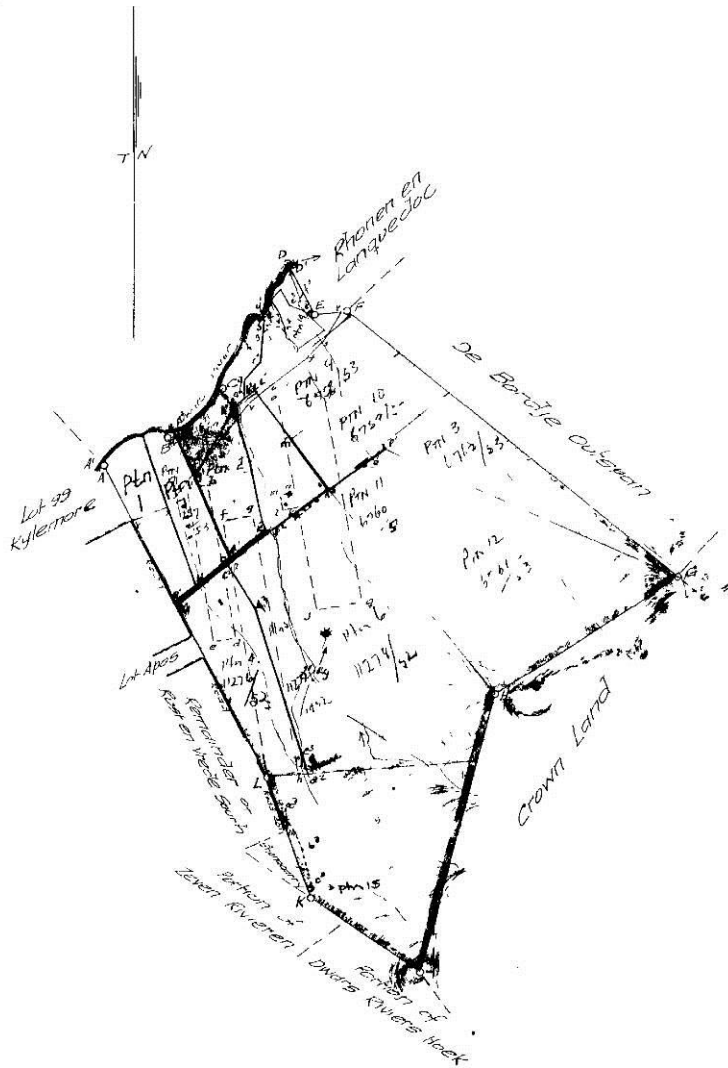
OTHER OUTBUILDINGS  
old bethlehem : stellenbosch



WINE CELLAR  
old bethlehem : stellenbosch

## SG DIAGRAMS

115  
1919



The green line is shown represents servitude electric supply line. Vide dgm No 212/1822 annexed to dgm 223/1918

SIDES	Cape Feet	ANGLE OF DIRECTION	SYSTEM 13 1900	CO-ORDINATES
AB	1073 5	146 00 20	A	14757 24
BC	1144 5	228 18 40	B	13777 14
CD	2179 5	207 17 00	C	12132 47
DE	303 2	332 14 00	D	11923 47
EF	479 9	252 59 10	E	11500 37
FG	6527 5	309 00 40	F	11024 07
GH	3346 3	57 13 40	G	5952 07
IJ	4459 3	14 48 10	H	8765 71
JK	2000 0	124 10 20	J	3905 27
KL	1994 3	159 57 40	K	11559 97
LA	5453 3	152 32 20	L	12243 37
AA'	38 0	137 23 50		
BB'	45 0	332 04 00		

No. 1 1272/52

Approved

*E. J. J. J.*  
Surveyor-General.  
14 JUL 1953

- Description of Beacons
- A B H = 3' Fencing standard section projecting 6" under stone curb 3' x 3'
  - C = 3' Fencing standard section projecting 6" under stone curb
  - D = 3' x 3' stone curb corner upright Mandala next to heavy iron fence post
  - E F = Planted granite stone villa projecting 18"
  - G = 3' Fencing standard proj 3' 11" stone curb 3' x 3'
  - J K L = 3' Fencing standard section proj 6" under stone curb 3' x 3'

- Figure A' middle of River D E F G H J K L A exclusive of figures A B C D E F G H J K L and J K L M N O P Q representing Bethlehem vide dgm No 212/1822 annexed to dgm 223/1918
- Figure A B C D E F G H J K L and J K L M N O P Q representing Lots A B C, vide dgm No 5/1898 annexed to dgm 223/1918

Consolidated  
The farm old BETHLEHEM No. 153.....

Scale 1 20000

The figure A' middle of River D E F G H J K L A represents 501 1472 Morgen of land being

The farm old Bethlehem and comprises (see above)

situate in the Division of Stellenbosch, Province of Cape of Good Hope.

Surveyed in July-Oct 1952 by me

*E. J. J. J.*  
Land Surveyor.

This diagram is annexed to C C T. 275 d.d. 18-1-54

Registrar of Deeds.

The original diagrams are No. annexed to as indicated above

File No. 8/14417 S.R. No. E. 222/52  
Deputy S.H. 84-8 D.E. 100  
For list of deductions see back of diagram

The following deductions have been made from this diagram

Survey Record	Trap No	Sub division	Area Morgen	sq Feet	Transfer
E 2221/52	<del>11270/52</del>	Pen. 2	23 6958	- 1/5	3475/1955
"	11274/52	Pen. 3	WITHDRAWN		
"	11276/52				
"	11278/52				
"	11280/52				
"	11282/52	Portion 8	WITHDRAWN		
E 1323/53	6756/53	Portion 1	13,420.2 H	94,742.99	
"	6757/53	Portion 7	11,002.1 H	74,743.99	
"	6758/53				
"	6759/53				
"	6760/53				
"	6761/53				
E 1251/91	3742/91	Portion 14			
E 1251/91	3743/91	Portion 15			

Survey Record	Trap No	Sub division	Area Morgen	sq Feet	Transfer
E 2221/52	3475/1955	Pen. 2	23 6958	- 1/5	3475/1955
"	3476/1955	Pen. 3	WITHDRAWN		
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"	3478/1955				
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