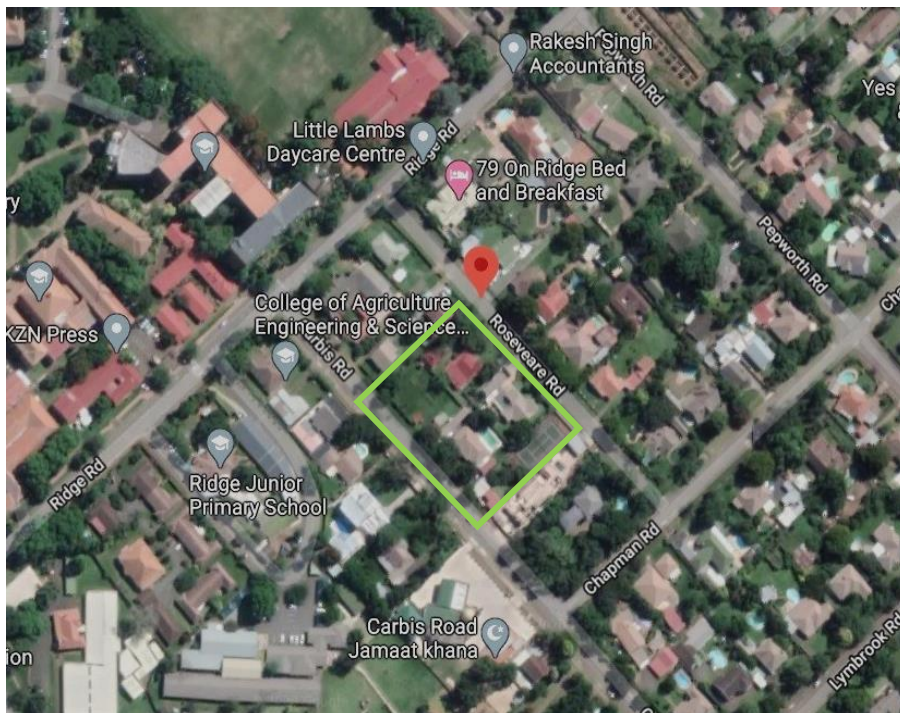


# Section 41 Application of the Kwa Zulu Natal Heritage Act No 4 of 2008 Heritage Impact Assessment



Building structures  
on Portion 3, 4, 5 and 68 of Erf 498 Scottsville

for  
Adowa Property Developers

March 2021

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# 1. Introduction

The four properties are located within the residential area of Scottsville in close proximity to the Kwa Zulu Natal University Campus in Pietermaritzburg. Scottsville was established in the early 1900's, though some of the houses in the area have been extensively altered and added on to, there are some properties that are still in their original condition. Scottsville was intended to be a middle-class suburb with large stands that attracted wealthy residents. Originally one erf, the property was subdivided into four separate erven on which only one of the erven stands the original house from the early 1900's. The other residences are more contemporary architecture and less than 60 years old. However, the size of the development and the age of the buildings invokes the fulfilment of the Section 38 National Heritage Resources Act 25 of 1999 and the Section 41 of the Kwa Zulu Natal Heritage Act No 4 of 2008.

**Tsica Heritage Consultants are therefore operating to fulfil a legal requirement in:**

*Which according to the **National Heritage Resources Act 25 of 1999 section 38** it is stated that any person who intends to undertake a development or any other activity that will change the character of a site*

- *exceeding 5000 m<sup>2</sup> in extent*
- *or involving three or more erven or divisions,*

*must thereof furnish the responsible heritage authority (AMAFA), with details regarding the location, nature and extent of the proposed development.*

And

The **Kwa Zulu Natal Heritage Act 4 of 2008** which states:

**Section 37** *General Protection: Structures, - (1)(a) No structure which is, or which may reasonably be expected to be, older than 60 years, may be demolished, altered or added to without the prior written approval of the Institute having been obtained on written application to the Institute.*

**Section 41** (1) *Any person who intends to undertake a development categorized as –*

- (a) the construction of a road, wall, power line, pipeline, canal or other similar form of linear development or barrier exceeding 300 m in length;*
- (b) The construction of a bridge or similar structure exceeding 50 m in length;*
- (c) Any development or other activity which will change the character of a site –*
  - (i) Exceeding 5 000 m<sup>2</sup> in extent;*

- (ii) Involving three or more existing erven or subdivisions thereof;*  
*(iii) Involving three or more erven or divisions thereof, which have been consolidated within the past five years; must thereof furnish the responsible heritage authority (AMAFA), with details regarding the location, nature and extent of the proposed development*

## **1.1 Project Brief**

**Tsica Heritage Consultants** was commissioned by ADOWA Property Developer to conduct a Heritage Impact Assessment for the four sites on which there are currently four separate residential houses. The client wishes to demolish the buildings and erect multi storey residential units that will cater for the growing student population in the area around the University Campuses. It is therefore, essential to apply for written permission from the appropriate heritage body for demolition or any further developments that are going to be made on the properties or the immediate surrounds.

Information on tsica – the significance of cultural history:

Our team consists of Monika Läuferts le Roux, architectural historian and Judith Muindisi, historian our Cv's are attached.

## **1.2 Methodology**

Site visits to the Ervens and surrounding area provided the researchers with an overview of the location in relation to other sites of heritage significance. Published literature gave background information on the history of the suburb in general and efforts were made to locate literature on the specific suburb. Other sources consulted were the owners for original plans of the houses and structures on the sites. An intense desktop research was also done to find any recent findings of heritage in the area.

## 2. Location of properties

The four Erven Portion 3, 4, 5 and 68 of Erf 498 are located in the centre of Scottsville residential area in close proximity to the University of KwaZulu-Natal Campus.

The current addresses:

No.	Address	Suburb	Stand No.
1	4 Roseveare Road	Scottsville	Ptn 3 of Erf 498
2	6 Roseveare Road	Scottsville	Ptn 4 of Erf 498
3	8 Roseveare Road	Scottsville	Ptn 5 of Erf 498
4	8 Carbis Road	Scottsville	Ptn 68 of Erf 498

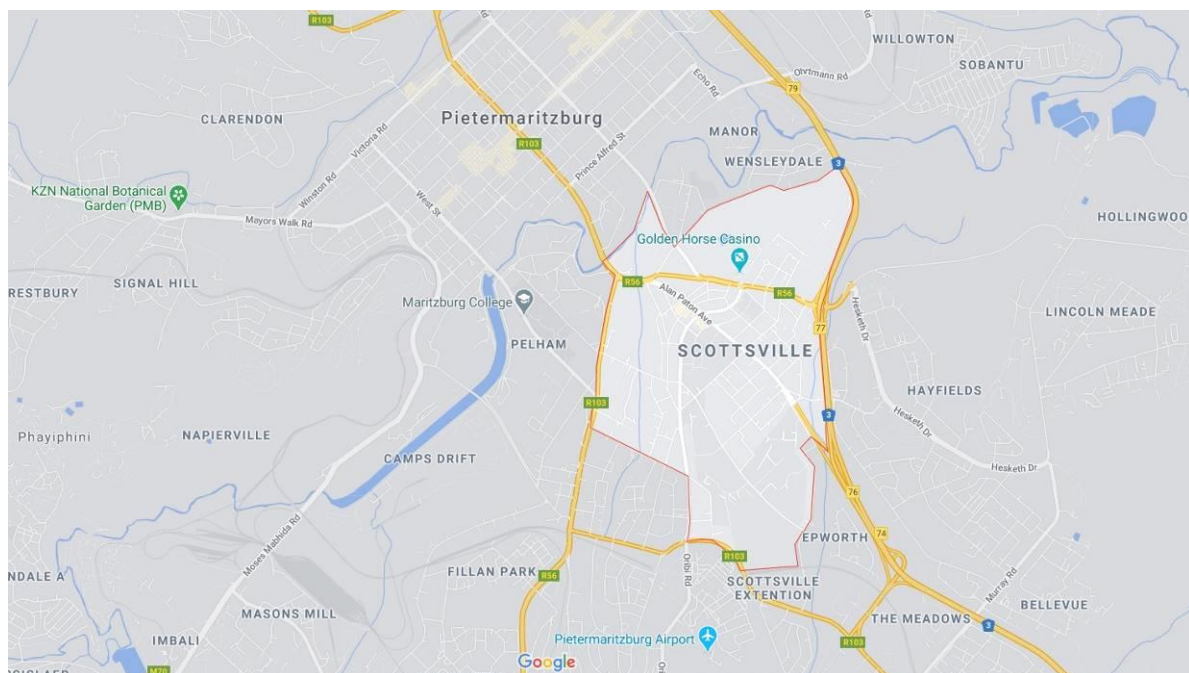


Fig. 1\_Map shows location of the suburb Scottsville in Pietermaritzburg, Scottsville is located in south-eastern direction of the CBD of Pietermaritzburg (Source: Google maps, 2020)

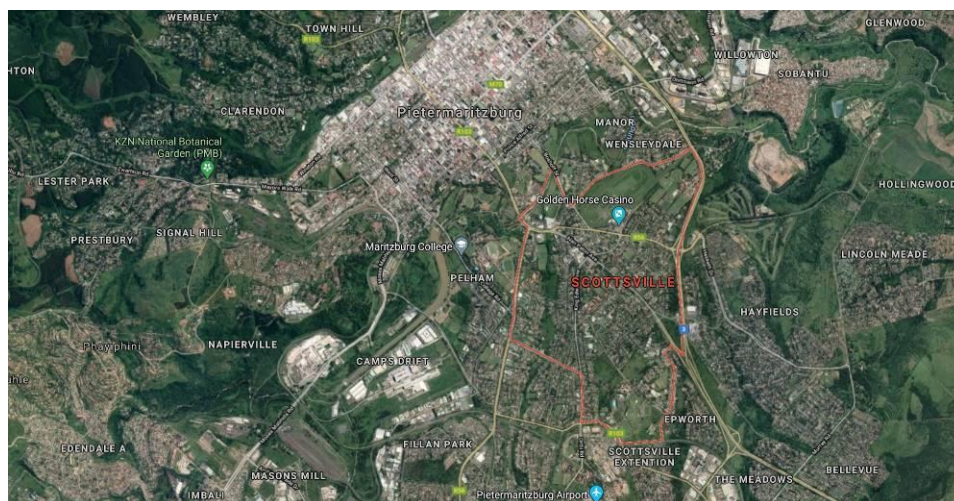


Fig. 1a\_Aerial map shows location of the suburb Scottsville in Pietermaritzburg indicated in red (Source: Google maps, 2020)

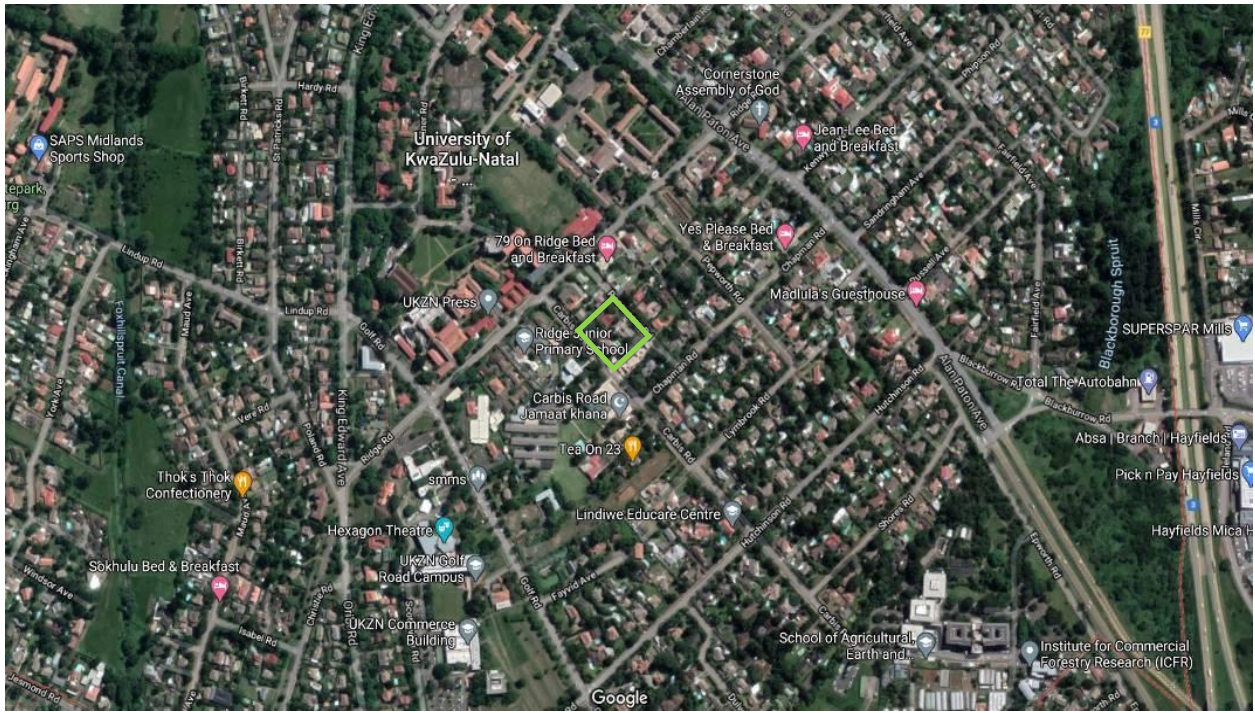


Fig. 1b\_Zoom in aerial map shows the central part with residential section of the suburb Scottsville in Pietermaritzburg, four sites in question indicated in green (Source: Google maps, 2020)

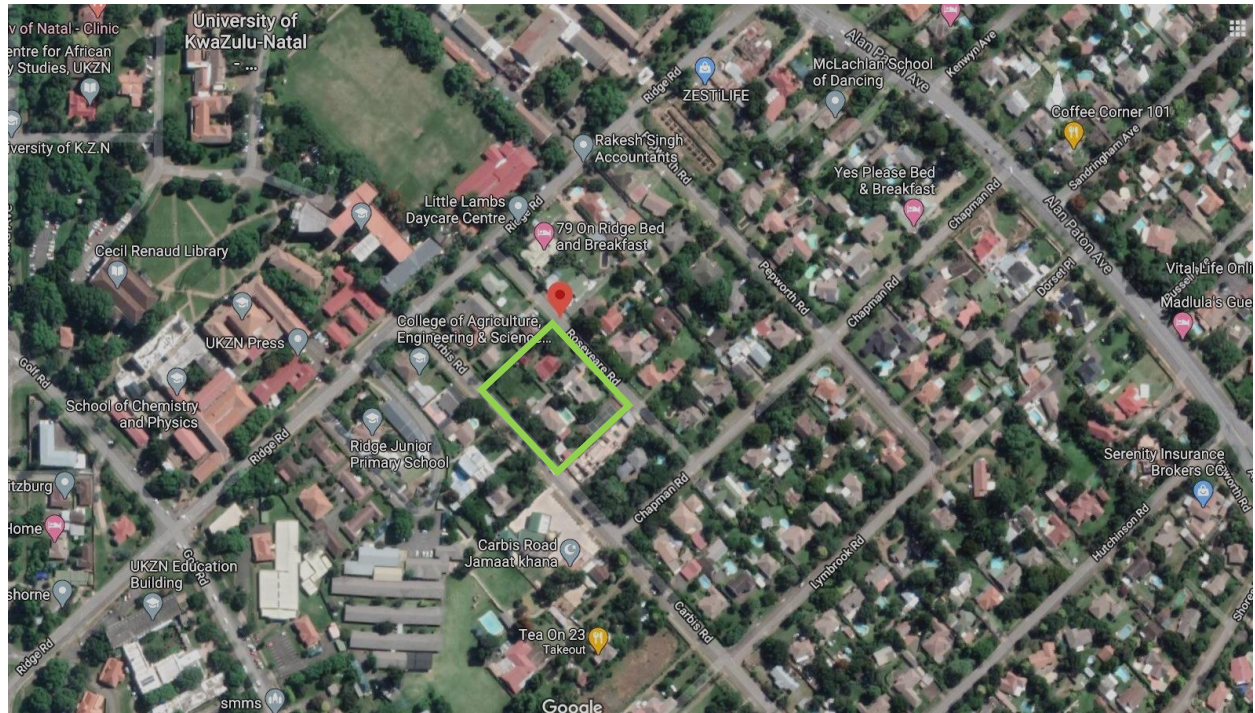


Fig. 1c\_Zoom in aerial map shows four sites between Roseveare Road and Carbis Road located in south-eastern direction of the University of KwaZulu-Natal Campus (Source: Google maps, 2020)

### 3. Historical background of the suburb of Scottsville in Pietermaritzburg and the surrounding area

#### 3.1 Pre-Colonial History of Pietermaritzburg and Surrounding Areas

The history of Pietermaritzburg as with the rest of Africa does not start with colonial history. The greater Pietermaritzburg, including Hilton, is relatively well covered by archaeological surveys conducted by members of the KwaZulu-Natal Museum that has uncovered pre-colonial histories. The available evidence, as captured in the Natal Museum heritage site inventories, indicates that the greater Pietermaritzburg area contains mostly Early, Middle, Later Stone Age material. Most of these sites are situated close to water, such as the Msunduze River, Slangspruit, Foxhill Spruit, and Mkhondeni, as well as in open air context or adjacent to exposed dongas or road cuttings<sup>1</sup>. The Later Stone Age people are associated with the San people whose descendants can still be found scattered in Southern Africa. After occupying the land for almost 30 000 years they encountered the pastoralists and farmers from the north west, also known as the Bantu<sup>2</sup>. By 1500 years ago these early Bantu-speaking farmers also settled adjacent to the Umngeni River in the greater Camperdown area. Due to the fact that these first farmers introduced metal technology to Southern Africa they are designated as the Early Iron Age in archaeological literature. Their distinct ceramic pottery is classified to styles known as “Msuluzi” (AD 500-700), Ndongondwane (AD 700-800) and Ntshekane (AD 800-900)<sup>3</sup>.



Fig. 2\_Pietermaritzburg in 1854

<sup>1</sup> Bryant 1965 p12

<sup>2</sup> Ibid

<sup>3</sup> Ibid



(Source: Laband and Haswell 1988 p14)

In the 1970's significant discoveries of Late Iron Age communities were discovered by Dr Tim Maggs in Umngeni River Valley close to Howick as well as in the Ottos Bluff area near Albert Falls Dam. These archaeological discoveries showed a society that had complex social, political and economic systems that was centered on the significance of cattle. The Later Iron Age Communities of KwaZulu Natal were the direct descendants of the Zulu people. The larger Umngeni Valley area was inhabited by various Nguni-speaking groups such as the Dlanyawo, Nyavu and Njilo, in the beginning of the 19th century<sup>4</sup>. With the exception of the Nyavu who remained fiercely independent most of these communities were incorporated into the Zulu Kingdom of Shaka in the 1820's. The history of the Nguni people is vast spans over several hundreds of years and cannot be covered within the ambits of this report.

### 3.2 Colonial History of Pietermaritzburg and Surrounding Area



Fig. 3\_Church Street in Pietermaritzburg around 1900s

(Source: www.triposo.com)

The establishment of Pietermaritzburg as 20<sup>th</sup> century colonial town has its beginnings following the defeat of Dingane (Shaka's successor) at the Battle of Blood River, and was the capital of the short-lived Boer Republic, Natalia. Britain took over

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<sup>4</sup> Ibid

Pietermaritzburg in 1843 and it became the seat of the British Natal Colony's administration with the first lieutenant-governor, Martin West, making it his home<sup>5</sup>. In 1893, Natal received responsibility for their own government and an assembly building was built along with the City Hall. In 1910, when the Union of South Africa was formed, Natal became a Province of the Union, and Pietermaritzburg remained the capital. Like the rest of South Africa land in Pietermaritzburg and the surrounding areas was disposed from its Native owners through a series of unjust laws, concessions, battles and many other racially segregatory laws that were meant to favour White's above the rights of its rightful owners<sup>6</sup>. In Natal, the Zululand Land Delimitation Commission was appointed to investigate and make recommendations on demarcations of land between Whites and Africans in Zululand, by 1906 this commission had managed to pass an ordinance which prevented Africans and people of Colour from buying and selling land.

These racially segregatory laws and many others which followed shaped the town of Pietermaritzburg, its suburbs, what are now its monuments and its heritage. The towns were quickly established with Victorian and Edwardian architecture which was a symbol of modernisation, the various buildings associated with the first Dutch settlers (Voortrekkers) after 1837 as well as the latter Victorian and Edwardian heritage of the area associated more closely with the British occupancy of Natal after 1845 is still evident in the town. A number of the buildings located within the Pietermaritzburg Central Business District (CBD) are constructed out of red-clay bricks, such as the Pietermaritzburg City Hall, giving the city a recognizably unique architectural style. Similar buildings also occur elsewhere in the uMgungundlovu Municipal area. Most of the architectural resources are concentrated within the Pietermaritzburg CBD and adjacent areas such as Georgetown in Edendale. These resources largely consist of buildings constructed in Voortrekker, British-Colonial, Indian and traditional African styles. Many of these buildings date back to the late 1800s and early 1900s, while examples of architecture from as early as the 1840s still exist within the Pietermaritzburg CBD and, more rarely, in its surrounds.

### **3.3 Pietermaritzburg Architectural Style**

The first Pietermaritzburg architectural style is associated with the Voortrekker period, although it persisted right into British colonial rule. It was basically a similar style that was employed in the Voortrekker towns of Orange Free State, and the Transvaal, consisting mainly of rows of rooms, with walls of shale or unburnt brick, and a stoep that ran in front and in most cases along the entire length of the building<sup>7</sup>. The stoep or veranda continued to be a universal feature that could be found in the Voortrekker

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<sup>5</sup> <https://pietermaritzburgtourism.co.za/history/>

<sup>6</sup> *ibid*

<sup>7</sup> Laband and Haswell p55

architecture and the later British architecture which started to appear in the town in the 1860s. Both commercial and residential buildings at that time were dominated by forward projecting bay windows, corner turrets, ornate lace brocaded verandas etc. Many of these buildings are still existing and are apportioned to Victorian and Edwardian, collegiate schools.

The 1920's and the 1930's in Pietermaritzburg like the rest of the country saw the abandonment of these styles of architecture to a more contemporary style – the International Modern Movement - that was free from historical echoes. Geometric patterns, sleek lines were favoured usually, simple white paint, that accentuated the simple geometric lines was the mainstay of the day. In the last four decades this international flavour has persisted though embracing technological innovations, new materials and new design concepts. The transition into the modern age architecture is inevitable and part of the evolution of the town into a modern City. While there has been considerable loss of historically and architectural significant buildings through bastardisation and stripping of the original features in the guise of 'restoration', it must be noted that new buildings add to the vibrancy of the City and add to the layering of architecture within the City and its surrounds.

### 3.4 History of Portion 3, 4, 5 and 68 of Erf 498 in Scottsville

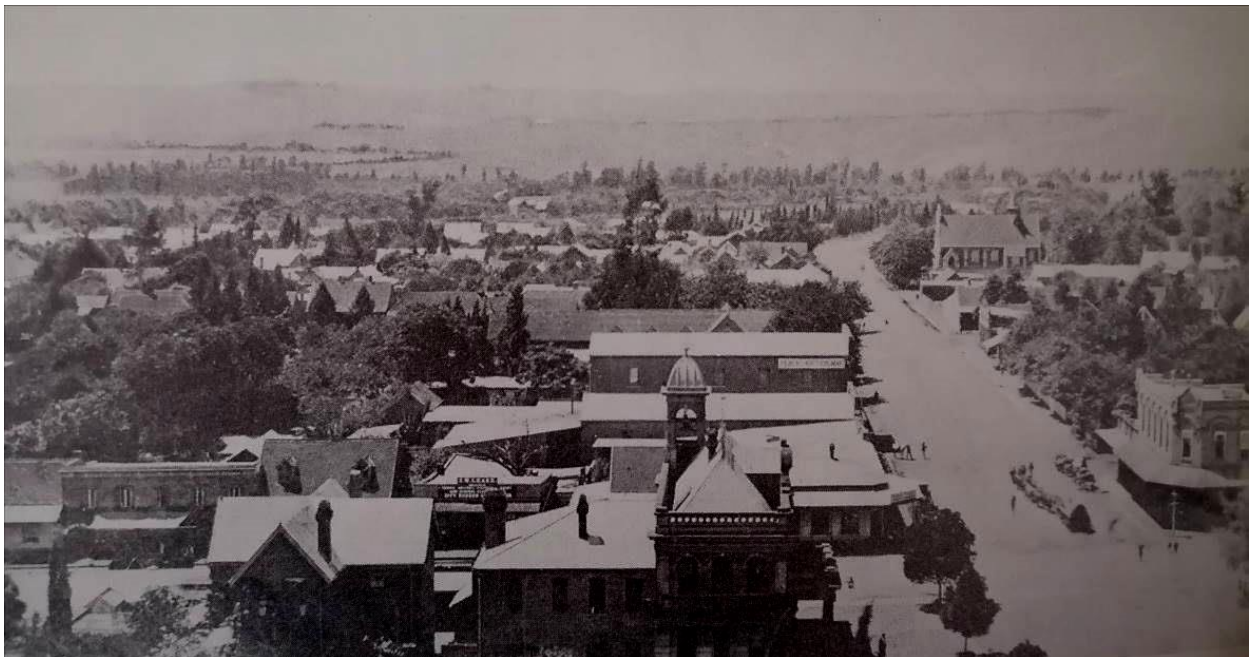


Fig. 4\_View down Commercial Road in 1890 towards the still largely uninhabited Scottsville Ridge

(Source: Laband and Haswell)

As the nineteenth century closed, there was a rise in the number of 'country residences'

away from the dust, noise and commercial developments in the early years of the 20<sup>th</sup> century witnessed a systematic development of suburbs, on an entirely different scale. In 1900 in order to raise funds for a proposed electric tramway system the City Council resolved to create a new suburb on a tract of land known as Outspan No 6 which was situated beyond the Foxhill Stream straddling one of the routes to Durban. It was expected that the proceeds of the sale of the land would exceed the development costs, realising the funds of the tram. The South Eastern of the City proved to be popular among the residents and the original core of Scottsville was birthed in the late 1890s. Growth in Scottsville was rapid and exceeded that of the northern area such as Berea. Scottsville like most of the suburbs was laid out in a grid layout and most stands were over 2000sqm giving an aura of a middle-class suburb. Segregation supported by national legislation was enforced and the suburb was an exclusively white suburb that allowed the temporary stay of black workers in the back rooms.

Oral history of the sites in question asserts that the original house on Portion 3 was one of the first houses in the street with the street being named after the owner of the original house<sup>8</sup>. Though no documentary evidence could be found to corroborate the oral testimony, it is clear that the well-preserved house and the outbuilding which include what seem to have been stables attests to a family that was of local influence. Erf 498 was later subdivided into three other portions on which two of the portions were built residences.

The suburb has evolved in both architecture and demographics over the years. Being in close proximity to the University of KwaZulu Natal and the CBD of Pietermaritzburg which was established in in 1909, it has evolved as the University expands. In 1909, forty acres of land were granted by the City Council and the University began with only 8 Professors and 57 students. By the end of the 2<sup>nd</sup> World War the University had begun buying houses in its vicinity and either demolishing them or altering them to make way for developments such as the Malherbe Residence. The Pietermaritzburg though boasting the oldest University building from 1912 has been unable to accommodate its approximately 17 000 students on its campus. In earlier times the majority of students lived in University Residences or officially approved boarding houses. But escalating fees and growing student numbers has led to the establishment of communes particularly in the Scottsville area. Some of the communes are well run and organised but most are very expensive and overcrowded. This has led to the need for student accommodation in the area.

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<sup>8</sup> Informal interview with Mr Pelham former owner of the properties.

## 4. Original plans for Portion 3, 4, 5 and 68 of Erf 498 in Scottsville

A number of plans were sourced from the original owner of the properties.

### Original plans:

#### 4.1 Portion 3 of Erf 498 (4 Roseveare Road, Scottsville)

No original plans could be sourced!

#### 4.2 Portion 4 of Erf 498 (8 Roseveare Road, Scottsville)

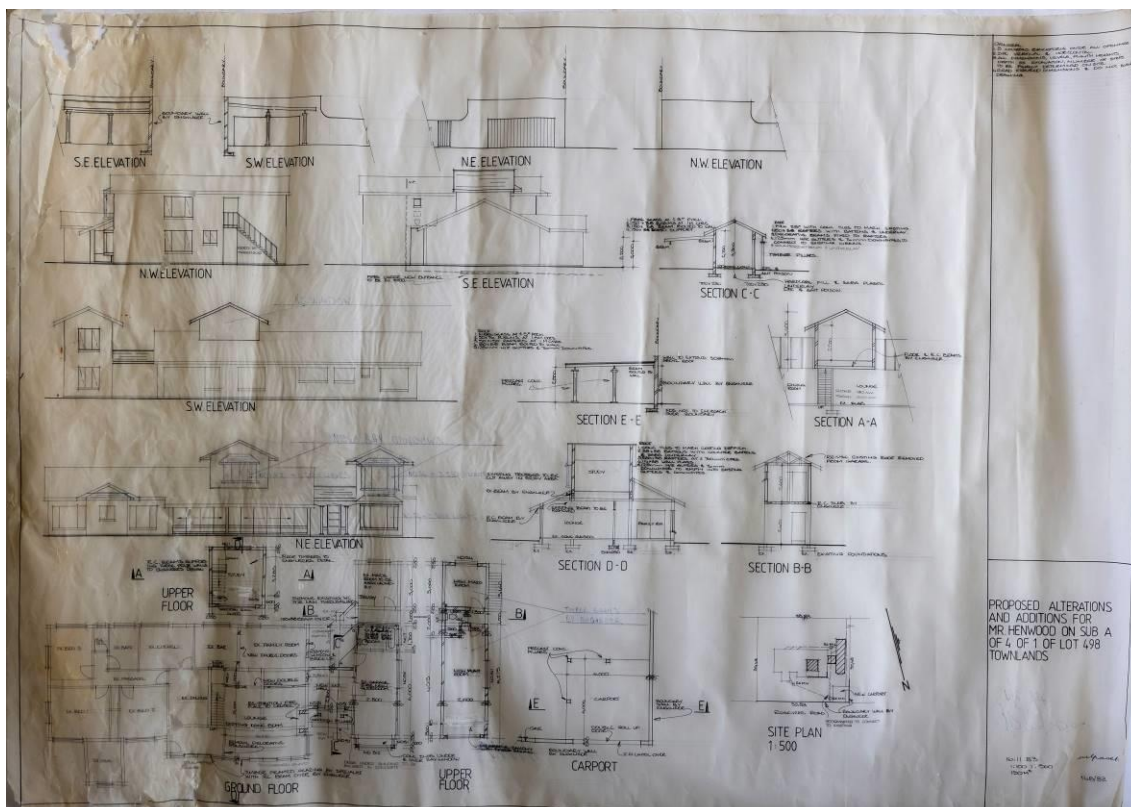


Fig. 5\_Proposed alterations and additions for Mr Henwood on sub A of 4 of 1 of Lot 498, Townlands\_11<sup>th</sup> November 1983

(Source: Original plan from Mr Henwood, former owner of the property)

#### 4.3 Portion 5 of Erf 498 (12 Roseveare Road, Scottsville)

No original plans could be sourced!

Tennis Court was built in the 1980s from former owner on that portion.

#### 4.4 Portion 68 of Erf 498 (8 Carbis Road, Scottsville)

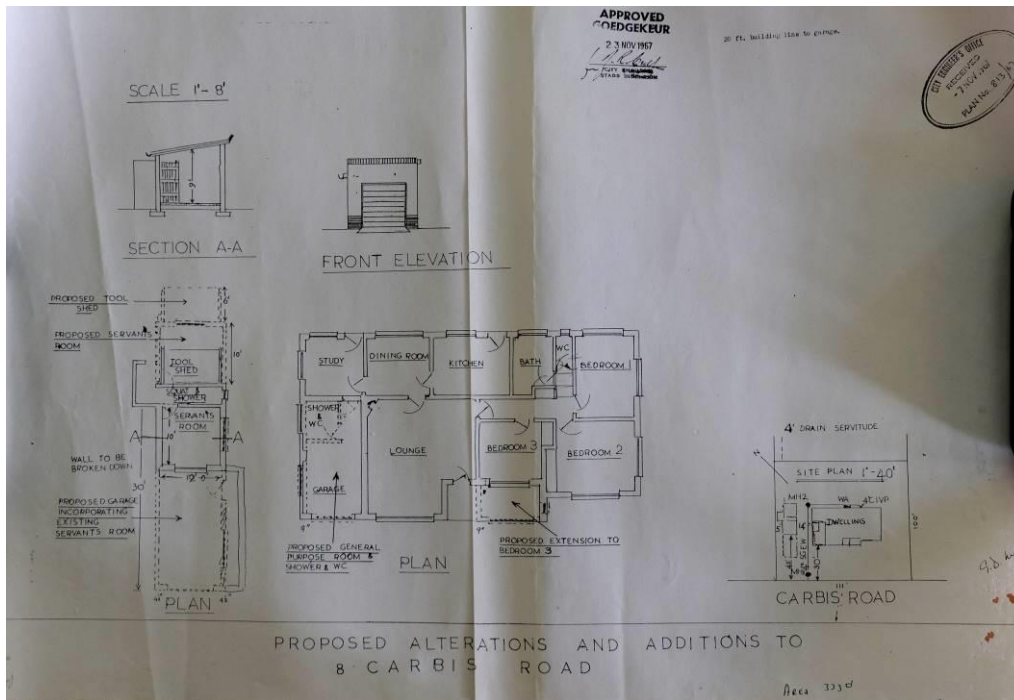


Fig. 6\_Proposed alterations and additions to 8 Carbis Road, 23<sup>rd</sup> November 1967  
(Source: Original plan from Mr Henwood, former owner of the property)

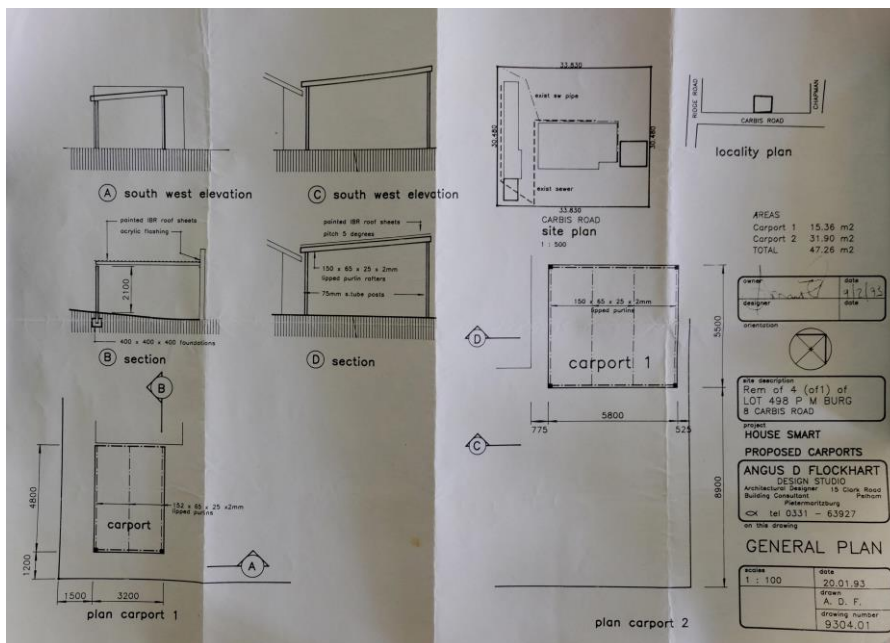


Fig. 7\_House Smart, Proposed Carports on Rem of 4 (of 1) of Lot 498 Pietermaritzburg, 8 Carbis Road, 9<sup>th</sup> February 1993  
(Source: Original plan from Mr Henwood, former owner of the property)

## 5. Documentation and description of existing buildings on the sites – outside

Pictures showing current state of buildings on the four sites along Roseveare Road & Carbis Road in Scottsville, Pietermaritzburg.

Site visit 22<sup>nd</sup> of September 2020 by tsica heritage consultants.

### 5.1 Portion 3 of Erf 498 (4 Roseveare Road, Scottsville)

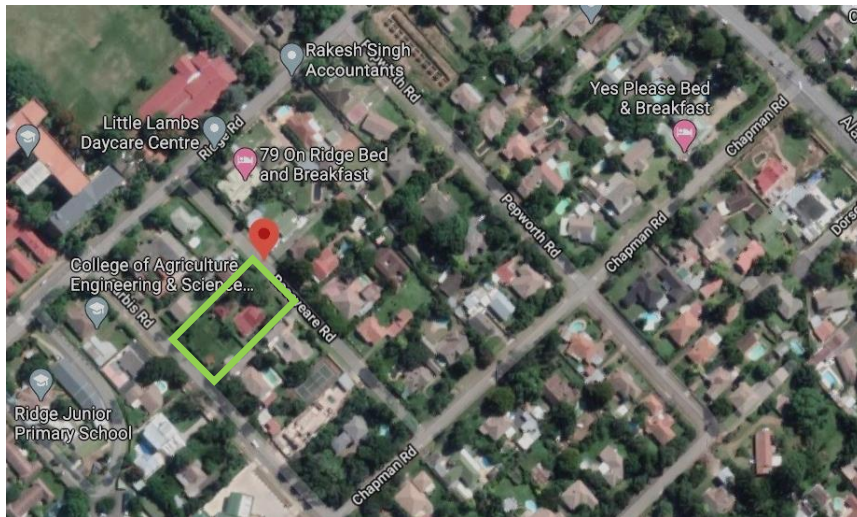


Fig. 8\_Aerial location map with 4 Roseveare Road indicated in green along the south-western side of Roseveare Road in close proximity of the College of Agriculture Engineerings & Science  
(Source: Google maps, 2020)

#### 5.1.1 Main Residence



Fig. 9\_Street elevation with main entrance to Roseveare Road, single storey red brick and corrugated roof residence with triangular gable and corner verandah supported by columns  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 10\_North-eastern street elevation with main entrance to Roseveare Road  
 (Source: tsica heritage consultants, 22.09.2020)



Fig. 11 & 12\_View towards main entrance with original wooden entrance door (left); main pitched roof with original red brick façade and wooden sash windows (right)  
 (Source: tsica heritage consultants, 22.09.2020)





Fig. 13 & 14\_Original wooden sash windows towards the verandah (left); original wooden main entrance door (right)  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 15\_Main staircase along Street elevation to verandah  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 16\_Original main door key  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 17\_Verandah roof supported by columns  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 18 & 19\_Verandah wrapped around the corner (left); Verandah roof is supported by a row of columns (right)  
(Source: tsica heritage consultants, 22.09.2020)

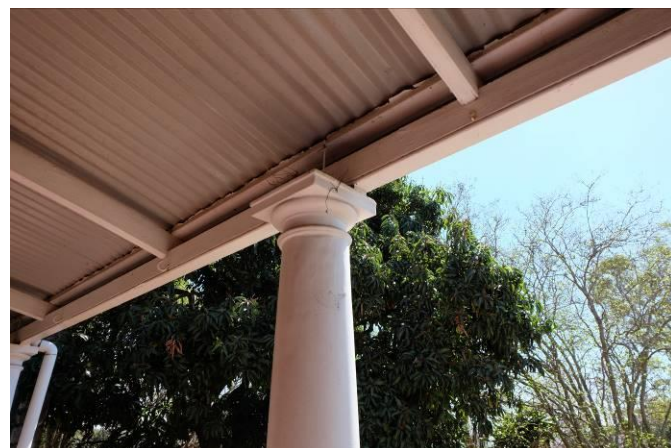


Fig. 20\_ Columns support Verandah roofing with wooden trusses  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 21\_ Verandah roofing with wooden trusses  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 22 & 23\_ North-western elevation (left); staircase to verandah from garage side (right)  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 24\_ Roofing detail with air vent and fine detailing  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 25\_South-western corner which was later added to the original house  
(Source: tsica heritage consultants, 22.09.2020)

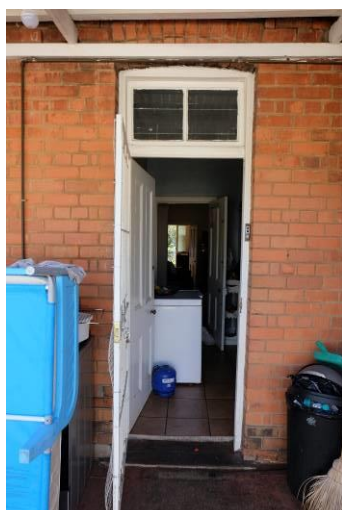


Fig. 26 to 27\_Southern elevation towards the garden with windows and doors opening on to the back stoep  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 28\_South-eastern elevation with later extended section towards the garden side  
(Source: tsica heritage consultants, 22.09.2020)

## 5.1.2 Outbuildings



Fig. 29\_View from neighbouring property towards the garden side with a number of outbuilding structures (Source: tsica heritage consultants, 22.09.2020)



Fig. 30\_Original garage red brick structure to be accessed from Carbis Road (Source: tsica heritage consultants, 22.09.2020)



Fig. 31\_Original garage red brick structure located along the boundary line towards Carbis Road (Source: tsica heritage consultants, 22.09.2020)



Fig. 32\_Original red brick structure used as cow stable  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 33 & 34\_Original red brick structure used outside toilet  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 35\_View towards main residence from garden side  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 36\_View along the garden in north-western direction  
(Source: tsica heritage consultants, 22.09.2020)

## 5.2 Portion 4 of Erf 498 (8 Roseveare Road, Scottsville)

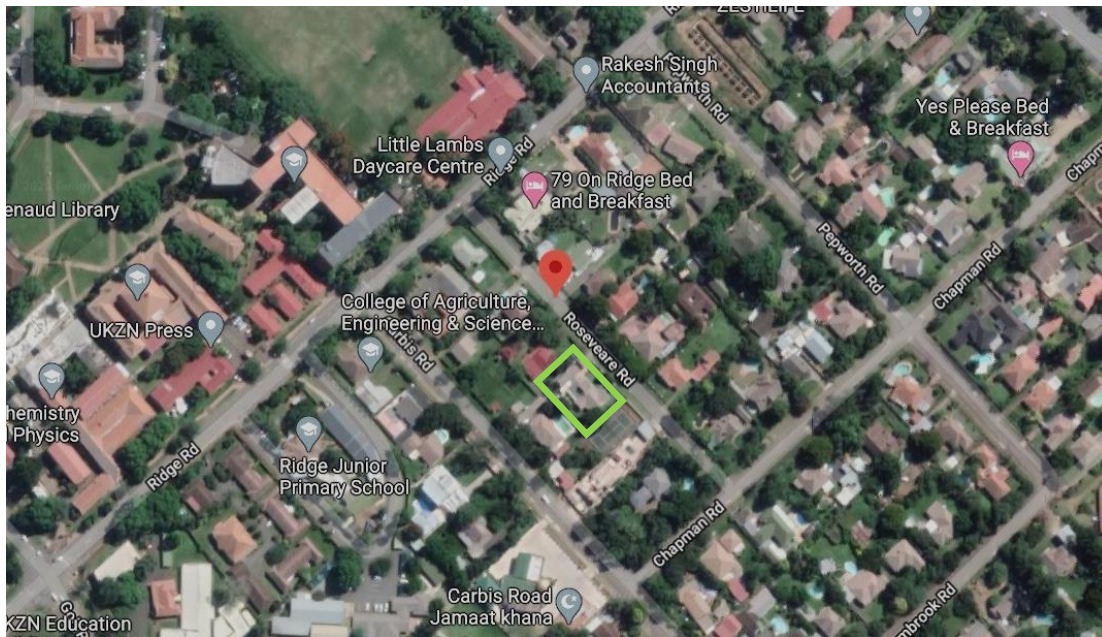


Fig. 37\_ Aerial location map with 8 Roseveare Road indicated in green along the south-western side of Roseveare Road  
(Source: Google maps, 2020)

### 5.2.1 Main Residence



Fig. 38\_ Street boundary wall of Ptn 4 of Erf 498, number 8 Roseveare Road  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 39\_ View along Roseveare Road in northern direction with tennis court along the street line  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 40\_North-eastern elevation towards Roseveare Road, Main street elevation  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 41\_South-western elevations towards garden and swimming pool  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 42\_South-western elevation towards garden and view towards the tennis court side  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 43\_South-western elevation towards the swimming pool  
(Source: tsica heritage consultants, 22.09.2020)





Fig. 44\_Entrance to the kitchen along south-western elevation towards the swimming pool  
(Source: tsica heritage consultants, 22.09.2020)

### 5.3 Portion 6 of Erf 498 (12 Roseveare Road, Scottsville)

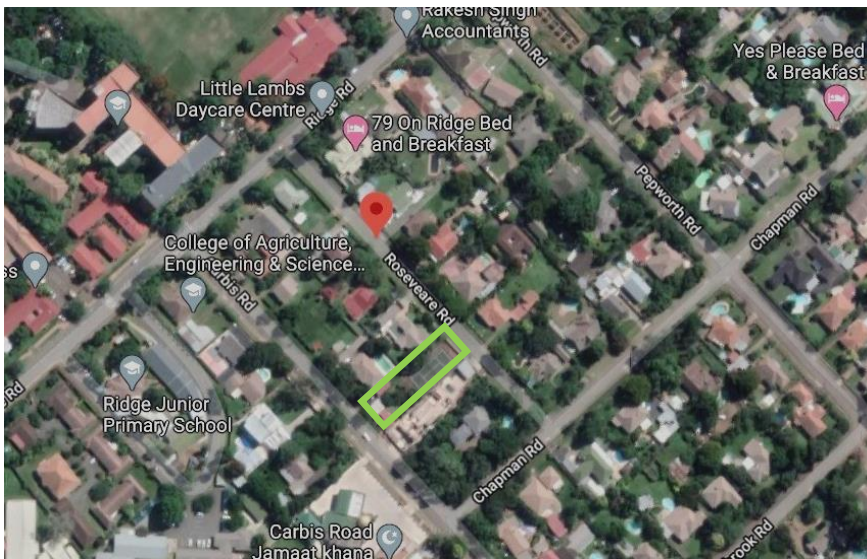


Fig. 45\_Aerial location map with 12 Roseveare Road indicated in green along the south-western side of Roseveare Road  
(Source: Google maps, 2020)



Fig. 46\_View towards the tennis court in north-eastern direction towards Roseveare Road  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 47\_View towards the neighbouring property in south-eastern direction, fence of the tennis court forms boundary of the property  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 48\_View towards in south-western direction, tennis court forms part of Ptn 6 of Erf 498  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 49\_View towards in south-western direction with single storey outbuilding located along Carbis Road  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 50\_Single storey red brick outbuilding which was used as storage and garage along Carbis Road  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 51\_Single storey red brick outbuilding which was used as storage and garage along Carbis Road  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 52\_Single storey red brick outbuilding which was used as storage and garage  
(Source: tsica heritage consultants, 22.09.2020)

## 5.4 Portion 68 of Erf 498 (8 Carbis Road, Scottsville)

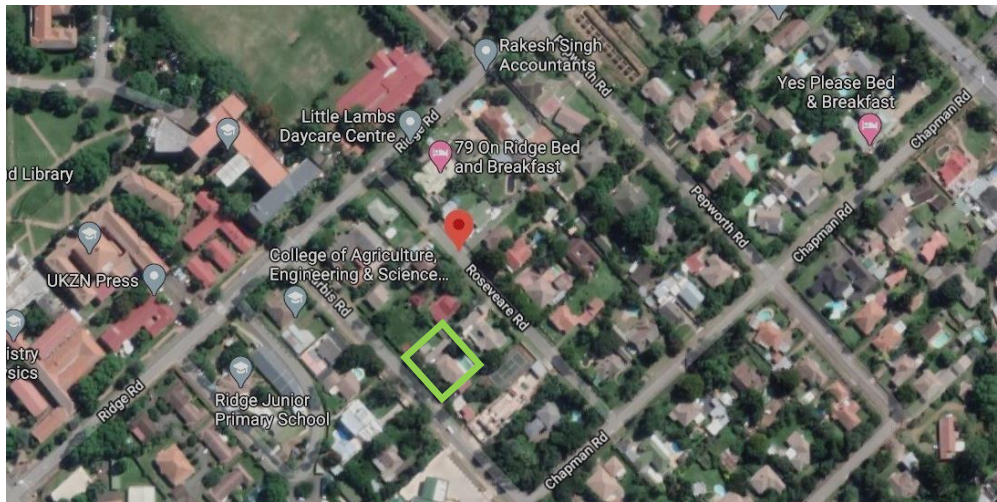


Fig. 53\_Aerial location map with 8 Carbis Road indicated in green, property is located along the north-eastern side of Carbis Road  
(Source: Google maps, 2020)



Fig. 54\_Single storey residence with tiled roof along the north-eastern side of Carbis Road  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 55\_Street elevation towards Carbis Road of single storey residence with tiled roof  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 56 & 57\_Single storey garage and storage outbuilding (left); connection between garage and main residence covered area for cars  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 58\_North-eastern elevation towards the backyard with covered stoep area  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 59\_North-eastern elevation towards the backyard with swimming pool  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 60\_Single storey building structure on Ptn 68 of Erf 498 used as cottage  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 61\_View in north-eastern direction with single storey building structure on Ptn 68 of Erf 498 used as cottage  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 62\_View towards north-western boundary line from Ptn 68 of Erf 498 with single storey building structure located along the boundary wall  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 63\_View towards north-western boundary line from Ptn 68 of Erf 498 with single storey building structure located along the boundary wall  
(Source: tsica heritage consultants, 22.09.2020)

## 6. Documentation and description of existing buildings on sites – inside

Pictures showing current state of the inside of the buildings on the four sites along Roseveare Road & Carbis Road in Scottsville, Pietermaritzburg.

Site visit 22<sup>nd</sup> of September 2020 by tsica heritage consultants.

### 6.1 Portion 3 of Erf 498 (4 Roseveare Road, Scottsville)



Fig. 64\_Original fireplace and wooden floor boards in bedroom  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 65 & 66\_Location of original fireplace in lounge area which shares the chimney with fireplace in bedroom (left); original wooden door with low door knobs (right)  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 67\_Original ceiling boards in lounge area  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 68\_Original air vent with floral pattern  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 69\_Original wooden skirtings and Oregon pine floor boards along the passage and lounge area  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 70\_Original wooden skirtings and door frames in most of the rooms still in good condition  
(Source: tsica heritage consultants, 22.09.2020)





Fig. 71 & 72\_View along the passage with high ceilings and original Oregon pine floor boards (left); view into added on kitchen along the south-western side of the residence (right)  
 (Source: tsica heritage consultants, 22.09.2020)



Fig. 73 & 74\_View into bathroom which was later altered and added (left); view into second bathroom which was later altered and added (right)  
 (Source: tsica heritage consultants, 22.09.2020)



Fig. 75 & 76\_Bedroom which was later added in south-western section of the house (left); window in bedroom which was later added in south-western section of the house (right)  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 77 & 78\_Main bedroom which was later added to the house (left); original bedroom with air vents and sash window towards the street side of the house (right)  
(Source: tsica heritage consultants, 22.09.2020)

## 6.2 Portion 4 of Erf 498 (8 Roseveare Road, Scottsville)



Fig. 79\_Formal lounge area on ground floor level  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 80\_Informal lounge area on ground floor level with wooden staircase to upper floor study area  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 81\_Library and bar area towards the swimming pool  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 82\_Kitchen with access to the garden  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 83\_Bedroom on ground floor  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 84\_Main bedroom on ground floor towards the street side  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 85 & 86\_View along the passage in main living area (left); covered stoep area towards the swimming pool (right)  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 87 & 88\_Guest bedroom on ground floor level (left); bar entertainment area towards the swimming pool (right)  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 89 & 90\_Bathroom on ground floor level (left); toilet on ground floor level (right)  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 91 & 92\_Guest room on first floor level (left); guest toilet on first floor level (right)  
(Source: tsica heritage consultants, 22.09.2020)

### 6.3 Portion 68 of Erf 498 (8 Carbis Road, Scottsville)



Fig. 93\_Kitchen towards the garden side of the residence  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 94\_Lounge area  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 95\_Bedroom  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 96\_Bedroom  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 97 & 98\_Guest bedroom (left); Lounge area with built-in gas heater (right)  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 99 & 100\_Lounge area (left); bathroom (right)  
(Source: tsica heritage consultants, 22.09.2020)



## 7. Documentation and description of surrounding area

Pictures showing current state of the surrounding area around the four sites along Roseveare Road & Carbis Road in Scottsville, Pietermaritzburg.

Site visit 22<sup>nd</sup> of September 2020 by tsica heritage consultants.

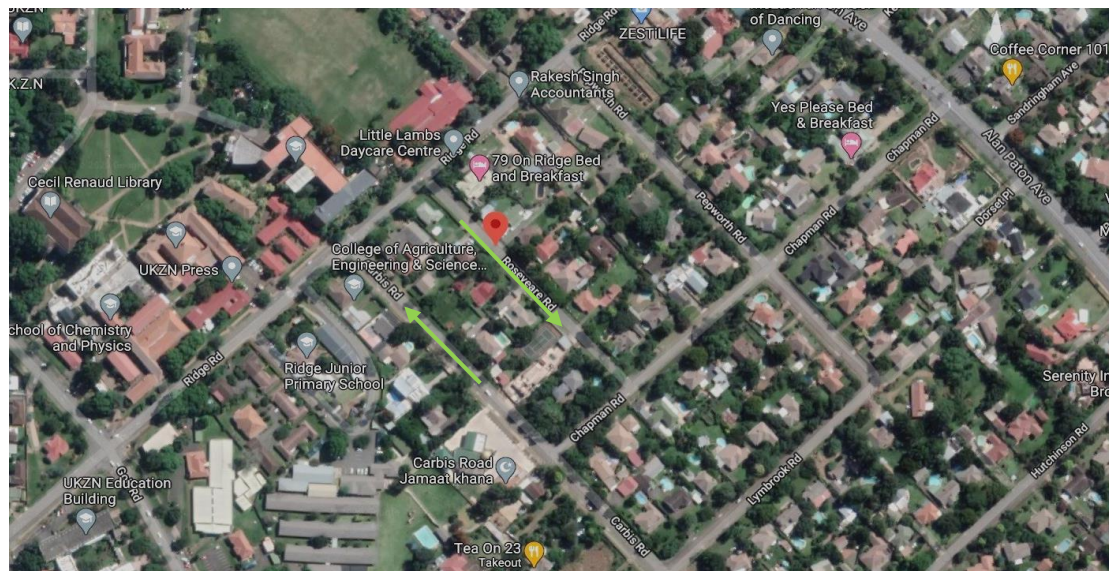


Fig. 101\_Aerial location map with Roseveare Road and Carbis Road indicated with green arrows, both streets are in close proximity to the College of Agriculture Engineering's & Science of the University of KwaZulu Natal Campus which is located towards the north-western side of the street blocks

(Source: Google maps, 2020)

### 7.1 Views along Roseveare Road



Fig. 102\_View along Roseveare Road in south-eastern direction with 4 & 8 Roseveare Road along the right side of the Road

(Source: tsica heritage consultants, 22.09.2020)



Fig. 103\_View in north-eastern direction to property No. 7 opposite 4 Roseveare Road  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 104\_View in north-eastern direction to property No. 9 opposite 8 Roseveare Road  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 105\_View along Roseveare Road in north-western direction  
(Source: tsica heritage consultants, 22.09.2020)

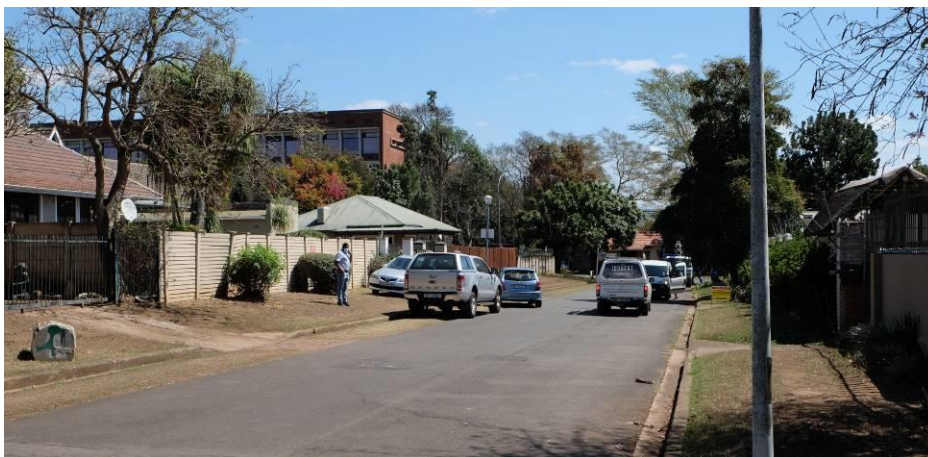


Fig. 106\_View along Roseveare Road in north-western direction towards University Campus  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 107\_View along Roseveare Road in south-eastern direction  
(Source: tsica heritage consultants, 22.09.2020)

## 7.2 Views along Carbis Road



Fig. 108\_View along Carbis Road in south-eastern direction  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 109\_View along Carbis Road in south-eastern direction with new double storey development  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 110\_View along Carbis Road in south-western direction with newly built mosque  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 111\_View along Carbis Road in western direction with newly built double storey residence  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 112\_View along Carbis Road in north-western direction  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 113\_View along Carbis Road in south-eastern direction  
(Source: tsica heritage consultants, 22.09.2020)

### 7.3 Typical building typologies along Roseveare Road and Carbis Road



Fig. 114\_New double storey development along Carbis Road  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 115\_Typical single storey tiled roof residence from around 1950s along Roseveare Road  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 116\_Typical historical residence from around 1910 with front verandah supported by columns with newly added roof tiles  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 117\_Single storey tiled roof residence from around 1930s along Carbis Road  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 118\_Church building on the corner of Ridge Road and Carbis Road from around 1950s  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 119\_Church building on the corner of Ridge Road and Carbis Road from around 1950s  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 120\_Multi storey university building in north-western direction along Ridge Road  
(Source: tsica heritage consultants, 22.09.2020)



Fig. 121\_Single storey University building along Ridge Road  
(Source: tsica heritage consultants, 22.09.2020)

## **8. Cultural Significance and Statement of Significance\_Portion 3 of Erf 498 in Scottsville**

### **8.1 Survey findings\_Portion 3 of Erf 498 (4 Roseveare Road, Scottsville)**

Investigations on Portion 3 of Erf 498 was done on various levels. It included site visits, comparison of the existing structures with old images of similar style, archival and desktop research. All sources were exhausted to ascertain and identify the heritage resources on site. In this regard, various, historical sources and architectural sources were consulted.

Also consulted were:

- Property owners and occupiers of the site in question to compile any significant oral history and to help identify any sites of significance.
- Research of historical accounts of the area.

The following findings were made:

#### **Architectural Findings**

- The architectural visual survey estimated first buildings on site were built in the early pre 1910 making them older than 60 years and triggering the general protection for Section 34 of the NHRA 25 of 1999 and the general protection of Section 37 of Act 4 of the KwaZulu Natal Heritage Act of 2008.
- The main building is structurally sound.
- There are outbuildings that appear to have been stables, toilet and storage.
- The building style of the architecture typically subscribes to the Edwardian British architecture which can be identified through projecting bay windows, wrap around verandah supported by columns and triangular gables.
- It is one of the few remaining examples in the immediate area, but more examples of the same type of residence can be found in the greater surrounds.
- The buildings do not have outstanding architectural features.
- The main house is well-preserved with original ceilings, original doors/windows and handles and other fittings as documented in Chapter 5.



## **Aesthetics**

- As shown by the photo documentation most original features of the buildings are still intact and in good condition.
- The sites collection of single storey red brick buildings has low aesthetic value, the building does not have outstanding aesthetically pleasing features.

## **Historical Findings**

- The residence has been in one family for over 40 years, therefore, the family history is attached to the residence.
- According to oral history the original owner of the house was one of the original families in that area and the street was named after them. This could not be verified by any documentary evidence.
- No original plans of the building structures could be sourced at the Plans Department of the City Council of Pietermaritzburg to date.
- Historical significance was determined to be at a local level and confined to the families that lived in the residences.

## **Intangible and Living Heritage Associations**

- The site as a whole has a low intangible and living heritage significances. With no recorded events or traditions having been recorded.
- The buildings to be demolished have arguably insignificant associations with intangible and living traditions as they may pertain to day the family histories which could be significant at a local family level.

## **Integrity and Character**

- The architectural assessment shows that the character of the buildings is of no significance. There are architecturally significant features such as fireplaces, bespoke carpentry, etc that are evident and that should be salvaged and repurposed in the new building if possible.

## 8.2 Heritage Assessment and Grading\_Portion 3 of Erf 498 (4 Roseveare Road, Scottsville)

It is in accordance with the physical findings and taking into consideration the literature and oral traditions of the area that an assessment and grading is made of the heritage resources in the site in question. The NHRA 25 of 1999 stipulates the assessment criteria and grading of heritage sites. The following categories are distinguished in Section 7 of the Act:

- Grade I: Heritage resources with qualities so exceptional that they are of special national significance; The occurrence of sites with a Grade I significance will demand that the development activities be drastically altered in order to retain these sites in their original state
- Grade II: Heritage resources which, although forming part of the national estate, can be considered to have special qualities which make them significant within the context of a province or a region; for these sites, the applicable of mitigation measures would allow the development activities to continue.
- Grade III: Other heritage resources worthy of conservation on a local authority level. For these sites, the applicable of mitigation measures would allow the development activities to continue.

Heritage importance grading system according to the National Heritage Resources Act 25, 1999

	High Grade 1	Medium Grade 2	Low Grade 3
(a) its importance in the community, or pattern of South Africa's history;			X
(b) its possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage;			X
(c) its potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage;			X
(d) its importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects;			X
(e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;			X
(f) its importance in demonstrating a high degree of creative or technical achievement at a particular period;			X
(g) its strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;			X

(h) its strong or special association with the life or work of a person, group or organisation of importance in the history of South Africa; and			X
(i) sites of significance relating to the history of slavery in South Africa.			X

### **8.3 Statement of Significance**

The building which was built in the early 1900's is under the provisional protection of the 60-year clause of the National Heritage Resources Act 25 of 1999 and the general protection of Section 37 of the KwaZulu Natal Heritage Act 4 of 2008. According to the visual architectural assessment of the building the residence shows similarities to some residences built in the 1900s in the older, wealthier suburbs of Pietermaritzburg. The building has been managed well and some of the original features are still intact. Oral tradition associates the residence with the naming of the street but no documentary evidence could be found to support this assertion. The research was unable to uncover its original owner, architect and original plans or any other important occupants of the house. The lack of documentary evidence led to the conclusion that the house is of importance at a local (family level) and that demolition of the property can be considered with strong recommendation of memorialisation of the house and reuse of some of its original features where possible.

## **9. Cultural Significance and Statement of Significance for Portions 4 & 5 and Portion 68 of Erf 498 in Scottsville**

### **9.1 Survey findings\_Portions 4 & 5, portion 68 of Erf 498 Scottsville**

The Investigations on Portions 4 & 5 and 68 were done on various levels. It included site visits, comparison of the existing structures with similar structures in the area, archival and desktop research. All sources were exhausted to ascertain and identify the heritage resources on site. In this regard, various, historical sources and architectural sources were consulted.

Also consulted were:

- Property owners and occupiers of the site in question to compile any significant oral history and to help identify any sites of significance.
- Research of historical accounts of the area.

The following findings were made:

#### **Architectural Findings**

- The architectural visual survey on site of the buildings on the above erven show that the residences are possible from the late 1960s and are therefore less than 60 years old and are not generally protected by any heritage legislation.
- The buildings are structurally sound.
- The building style is modern and does not subscribe to any architectural school or prominent architect.
- There are many examples of these types of residences in the area.
- The residences mostly have modern interior fittings not worth preserving.
- The buildings are not architecturally significant.

#### **Aesthetics**

- As shown by the photo documentation most original features of the buildings are still intact and in good condition.

- The structures on the sites have no aesthetic value.

### **Historical Findings**

- No family history nor any documentary evidence of historical evidence could be ascertained for the sites.
- Some original plans of the building structures could be sourced from the previous owner.

### **Intangible and Living Heritage Associations**

- The sites as a whole have a low intangible and living heritage significances. With no recorded events or traditions having been recorded.
- The buildings to be demolished have arguably insignificant associations with intangible and living traditions as they may pertain to day the family histories which could be significant at a local level.

### **Integrity and Character**

- The architectural assessment shows that the character of the buildings is of no significance. There are no prominent features such as fireplaces, original doors/windows or other historical fittings visible.

## 9.2 Heritage Assessment and Grading

It is in accordance with the physical findings and taking into consideration the literature and oral traditions of the area that an assessment and grading is made of the heritage resources in the site in question. The NHRA 25 of 1999 stipulates the assessment criteria and grading of heritage sites. The following categories are distinguished in Section 7 of the Act:

- Grade I: Heritage resources with qualities so exceptional that they are of special national significance; The occurrence of sites with a Grade I significance will demand that the development activities be drastically altered in order to retain these sites in their original state
- Grade II: Heritage resources which, although forming part of the national estate, can be considered to have special qualities which make them significant within the context of a province or a region; for these sites, the applicable of mitigation measures would allow the development activities to continue.
- Grade III: Other heritage resources worthy of conservation on a local authority level. For these sites, the applicable of mitigation measures would allow the development activities to continue.

Heritage importance grading system according to the National Heritage Resources Act 25, 1999

	High Grade 1	Medium Grade 2	Low Grade 3
(a) its importance in the community, or pattern of South Africa's history;			X
(b) its possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage;			X
(c) its potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage;			X
(d) its importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects;			X
(e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;			X
(f) its importance in demonstrating a high degree of creative or technical achievement at a particular period;			X
(g) its strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;			X
(h) its strong or special association with the life or work of a person, group or organisation of importance in the history of South Africa; and			X

(i) sites of significance relating to the history of slavery in South Africa.			X
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### 9.3 Statement of Significance

The buildings on the above-mentioned Portions of Erf 498 are of low value in its architectural, educational, social, historical elements. The buildings on assessment showed no architectural value or aesthetic value. Investigations into the social and historical accounts of the area did not reveal any accounts or events that would render the sites to have historical significance. The social significance of the sites was greatly lowered by the fact that the sites are newer residences that were built upon subdivision of the Erf 498. The demolishing of the buildings will therefore not have any negative social impact on the property as the properties have no historical value. The development of the sites will instead increase the economic and social value provide much needed residential opportunities for the area.



## 10. Impact of the demolition, proposed development and proposed Mitigatory Measures

Please see attached SDP and plans for proposed new development in Appendix 4. A number of mitigatory measures will be incorporated to make

### 10.1 Impact Assessment – Heritage Significance

Activity	Impact Assessment	Key Mitigation and Recommendation
<b>Demolition of Ptn 3 of 498 in Scottsville</b>	<b>Low Impact</b> as residence has local architectural and historical significance.	The main residence will be demolished. It was built in early 1900s and has a number of outstanding architectural features. Being older than 60 years and possibly one of the first houses in the street it is recommended that it is photographically documented and the photos be part of a historical photographic exhibition in the new residential development.
<b>Demolition of building structures on Ptn 4 &amp; 5 &amp; 68 of Erf 498</b>	<b>Low Impact</b> as residence has no heritage significance.	It is recommended original features like the wooden doors and windows, skirtings, ceilings and door and window frames be carefully removed and re-used within the new development like the main entrance door can be re-used within the reception area of the new development The footprint of the original building be displayed in the parking area and original natural stones be used to mark the outside walls of the original building

<b>Impact of the proposed development on the surrounding area</b>	<b>Medium Impact</b> The addition of the new development to the street is significant however it is noted that the alteration of the streetscape is positive and the design will add another layer of modern architecture that will eventually form part of the layering of different typologies and age of buildings in the area.	The site is located in close proximity to the University and will provide much needed accommodation to the students.
<b>Impact of the proposed development on the Social History</b>	<b>Low Impact</b> No associations or social historical significance could be established.	Mitigatory measures will be recommended if associations are established during the public consultations
<b>Extent of Impact</b>	<b>Low Impact</b> The area of development covers an extent of one hectare on the northern edge of the site. The development is in line with the Scottsville Local Area Plan and Allied Studies Phase 3, 4 and 5 ethos of developing mixed use developments in the area. No mitigation is recommended.	None recommended.
<b>Duration of Impact</b>	<b>Low Impact</b> The total duration of the development will take up to 2 to 3 years.	It is recommended that the local residents be made aware of the start and the end dates of demolition activity until the end of the construction dates. This can be done via construction notices and a vigorous public consultation process.

## 10.2 Impact Assessment – Social and Economic

The NHRA 25 of 1999 stipulates in *section 38, subsection 3 “A(a)n evaluation of the*

***impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development;***” be examined, in this report it was therefore prudent to assess the benefits the community would derive from these activities.

- **Employment Creation**

The project is expected to create temporary employment opportunities during the demolition, excavation and construction phases. More permanent employment will be made available as the development is established and the student accommodation is running.

- **Financial Investment in the Local and Regional Economy**

The injection of over (R200-million) to undertake the development will only be of benefit to the economy, not only will the proposed development result in a direct economic injection secondary benefits will also be derived such as the use of local shops and businesses by the project contractors and their teams. In the long term as the project is established longer term benefits such as the introduction of stable consumers patronising businesses, etc it will be of innumerable benefit to the local and City’s economy.

- **Providing Student Accommodation for the University of KwaZulu Natal**

The area in which the residence is located is currently plagued by, illegal occupation of residential houses by students looking for affordable accommodation, resulting in overcrowded, unsafe communes. It is believed that this development will offer:

- Secure and sustainable accommodation for students
- Providing accommodation to students within a walking distance of their learning institution thereby decreasing costs
- Affordable accommodation for students, thereby lowering the general costs of their education
- Improve the standing of the neighbourhood by decreasing the number of students renting in illegal communes
- Maintain the character and the ambience of the suburb by restricting the accommodation of students to designated student accommodation

### **10.3 Conclusion and Recommendations**

The Erven under investigation were found to have Low Heritage ranking with a potential

of a High ranking if any graves, artefacts or objects of high scientific, cultural or social value are found in the course of demolition and excavation. However, it should be taken into consideration that in such a case heritage and archaeological experts will be called and mitigatory measures taken.

The impact of the demolition activities will not have any negative bearing on the sites or the surrounding area. However, on the other hand it is clear there are innumerable financial and social benefits to be derived from the proceeding of the project. It stands to reason therefore that the benefits of the project will outweigh any negative impact that may supposedly be on the site in question. It is therefore recommended from a heritage assessment point of view that the development goes ahead.

## 11. References and sources

### Published books and newspaper articles

- Bryant, A. T. 1965. *Olden times in Zululand and Natal*. Cape Town: C. Struik.
- Chipkin, C. 1993. *Johannesburg Style Architecture and Society 1800s -1960s*. David Phillip Publishers. Cape Town.
- Laband, J & Haswell, R. (Eds). 1988. *Pietermaritzburg, 1838-1988: A New Portrait of an African City*. University of Natal Press: Shuter & Shooter
- Van der Waal, G.1987. *From Mining Camp to Metropolis*. Human Sciences Research Council. Pretoria.
- Martin, B. 1988. The coming of the railway to Pietermaritzburg. In . In Laband, J & Haswell, R. (Eds). *Pietermaritzburg, 1838-1988: A New Portrait of an African City*. University of Natal Press: Shuter & Shooter

### Websites

- [www.sahistory.co.za](http://www.sahistory.co.za)
- [www.triposo.com](http://www.triposo.com)

### Images and Plans

- Pictures: tsica heritage consultants, 22<sup>nd</sup> of September 2020
- Google maps

## 12. Public Participation Report

This chapter serves to outline the Public Participation Process (PPP) that was undertaken by Tsica Heritage Consultants as part of the Heritage Impact Assessment compiled for Portion 3, 4, 5 and 68 of Erf 498 in Scottsville Pietermaritzburg. The PPP is a legislative requirement according to the National Heritage Resources Act (NHRA) 25 of 1999 Section 38 subsections (3a) which states:

*The responsible heritage resources authority must specify the information to be provided in a (HIA) report required in terms of subsection (2)(a): Provided that the following must be included: the results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources. (NHRA 25 OF 1999:64).*

The PPP has therefore become the norm whenever HIAs are conducted, but it must also be noted that though fulfilling a legislative role the process is also essential in creating open communication lines with interested and affected parties (IAPs) thereby accessing useful information, that can include oral histories, archival information etc. The public can access and better understand the developments that are intended and participate fully in their planning.

### 12.1 Public Participation Process Methodology Overview

Various methods were undertaken to exhaust all possibilities in terms of relaying information to the interested and affected parties. The following are the activities that were undertaken as part of the PPP.

- Public Notices on site
- Newspaper Advertisement
- Notification of interested and affected parties

### 12.2 Notification of interested and affected parties/Neighbours\_4<sup>th</sup> of March 2021

The neighbors within 100 meters of the development was notified by hand delivered mail with the relevant forms and plans of the proposed development. Other interested and affected parties were notified by email.

### 12.3 Site Notices placed on the 4<sup>th</sup> of March 2021

Notices were placed on each of the sites for passer-by's and to notify the general public and neighbours about the opportunity to comment to AMAFA. As of date **the comment period is still running.**

#### **12.4 Newspaper Advertisement placed on the 8<sup>th</sup> of March 2021**

Two adverts notifying the public about proposed work on sites were placed in the newspaper 'The Mercury' on the 8<sup>th</sup> of March. **30 day comment period is still running.**

## Appendix 1\_History of ownership

(Source: Title Deed and original plans for the sites)

### Portion 3 of Erf 498

Year	Stand	Owner
Pre 1989	Ptn 3 of Erf 498	Mrs Dorothy Frances Fisher
1989	Ptn 3 of Erf 498	Mr Pelham Henwood
Current	Ptn 3 of Erf 498	Adowa Property Developers

### Portion 4 of Erf 498

Year	Stand	Owner
1967	Ptn 4 of Erf 498	Mr Smart
Pre 2003	Ptn 4 of Erf 498	Mr Dillon Langley
2003	Ptn 4 of Erf 498	Mr Pelham Henwood
Current	Ptn 4 of Erf 498	Adowa Property Developers

### Portion 5 of Erf 498

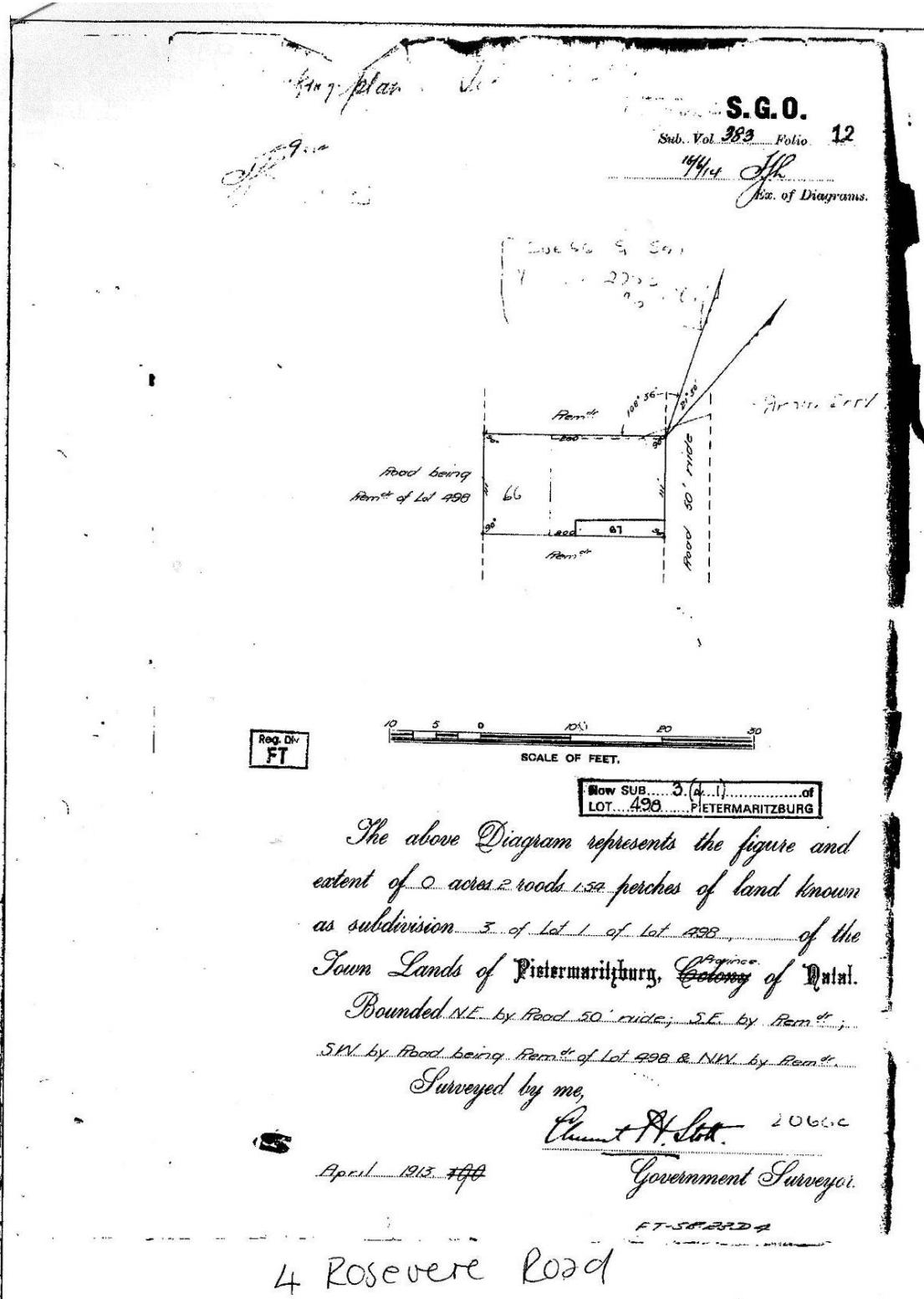
Year	Stand	Owner
1980	Ptn 5 of Erf 498	Mr Pelham Henwood
Current	Ptn 5 of Erf 498	Adowa Property Developers

### Portion 68 of Erf 498

Year	Stand	Owner
1980	Ptn 68 of Erf 498	Mr Pelham Henwood
Current	Ptn 68 of Erf 498	Adowa Property Developers



**Appendix 2 Title Deeds for all four sites  
Portion 3 of Erf 498 (4 Roseveare Road)**



SERTIFIKAAT VAN GEREGISTREERDE TITEL  
 CERTIFICATE OF REGISTERED TITLE ISSUED

TEN OPSIGTE VAN *Sub 67 = 163 M<sup>2</sup>.*  
 IN RESPECT OF

RESTANT  
 REMAINDER *1899 M<sup>2</sup>*

**T** 10660/93

93.04.29

REGISTRAR

Prepared by me  
*R. J. Trotter*  
 CONVEYANCER  
 R J TROTTER

**BELASBAAR  
 RATED**

*FOR RELEASEE'S SEE BOND.*

VERBIND MORTGAGED *Standard Bank*

vir *80 000,00* (met voorkeure vir 'n  
 for R. (with preference for an

verdere bedrag nie te oorskryde *20 000,00*  
 additional amount not exceeding R.

VERBAND BOND NO. *R 24374789*

Aktekantoor Deeds Office  
 Pietermaritzburg *1989-09-12* Ass. Registrar of Deeds

STOWELL & Co  
 295 Pietermaritz Street  
 PIETERMARITZBURG, Natal

*1989-09-12*

**T 21754/89**

ISSUED FOR INFORMATION ONLY

# DEED OF TRANSFER

BE IT HEREBY MADE KNOWN

THAT **ADRIAN WALTER STOWELL**  
 appeared before me, Registrar of Deeds at PIETERMARITZBURG, he being duly  
 authorised thereto by a Power of Attorney granted to him by:

**KEITH UNDERWOOD PECHÉ FISHER**  
 representing  
**DOROTHY FRANCES FISHER**  
 Identity Number 000709 0014 00 7

WIDOW  
*by virtue of General Power of Attorney No. PA  
 Signed at Hillside on the 28th August 1988.*

*444789*

dated the 19 day of AUGUST 1989 at KLOOF.

And the Appearer declared that the said

**DOROTHY FRANCES FISHER**

had truly and legally sold on the 6 day of JUNE 1989 and that he in his capacity aforesaid did, by these presents, cede and transfer, in full and free property, to and on behalf of

**PELHAM PETER HENWOOD**

Identity Number 460522 5036 00 5

Married Out of Community of Property

- A Member of the White Group -

his Heirs, Executors, Administrators or Assigns, the following property namely:

ISSUED FOR INFORMATION ONLY

**SUB 3 (OF 1) OF LOT 498 PIETERMARITZBURG**  
situate in the City of Pietermaritzburg  
Administrative District of Natal in extent **TWO**  
**THOUSAND AND SIXTY TWO (2062) square**  
metres

WHITE GROUP  
BLANKE GROEP

First transferred by Deed of Transfer No. T1571/1914 with diagram annexed and held by  
Deed of Transfer No. T19732/85

u

**THIS PROPERTY IS TRANSFERRED:**

- A. Subject to such of the conditions of the original Government Grant No. 1687 dated 27 July 1855 as are now in force and applicable.
- B. With the benefit of the following conditions:
  - (a) No shops shall be erected on the property:
  - (b) No buildings for residential purposes erected on the property shall exceed two storeys in height.

over Sub A of Sub 2 of Lot 1 of Lot 498 as created in Deed of Transfer No. 1620/1946, Sub B of Sub 2 of Lot 1 of Lot 498 as created in Deed of Transfer No. 1621/1946, Sub A of Sub 1 of Lot 1 of Lot 498 as created in Deed of Transfer No. 1622/1946, Sub B of Sub 1 of Lot 1 of Lot 498, The Remainder of Sub 1 of Lot 1 of Lot 498 and Remainder of Sub 2 of Lot 1 of Lot 498 as created in Deed of Transfer No. 1623/1946.

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WHEREFORE the Appearer, renouncing all the Right and Title which the said

**DOROTHY FRANCES FISHER**

hereto had to the premises, did, in consequence also acknowledge her to be entirely dispossessed of, and disentitled to, the same; and that, by virtue of these Presents, the said

**PELHAM PETER HENWOOD**

his Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, The State, however, reserving its rights, and finally acknowledging the purchase price to be the sum of R90 000,00 (NINETY THOUSAND RAND)

IN WITNESS whereof, I, the said Registrar of Deeds, together with the Appearer, q.q. have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

Thus done and executed at the Office of the Registrar of Deeds at PIETERMARITZBURG on 1989-09-12

In my presence



REGISTRAR OF DEEDS



q.q.

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1. Transfer Duty Receipt No..8138.....  
OR Exemption Certificate  
at..PIETERMARITZBURG.....  
on..1.9.89.....For..R2100,00.....
2. Rates Clearance Certificate issued  
by PIETERMARITZBURG, valid until...30.9.89.....

h

REKORDEER: DATUM: LE: INLEIDING: DATUM: CAPTUR:		
OPGEHEM/ENTERED	DAFUM: DATE	OPERATEUR: OPERATOR:
	13/9/89	SM
GESTAAF: VERIFIED	13/9	SM

**Portion 4 of Erf 498 (8 Carbis Road)**

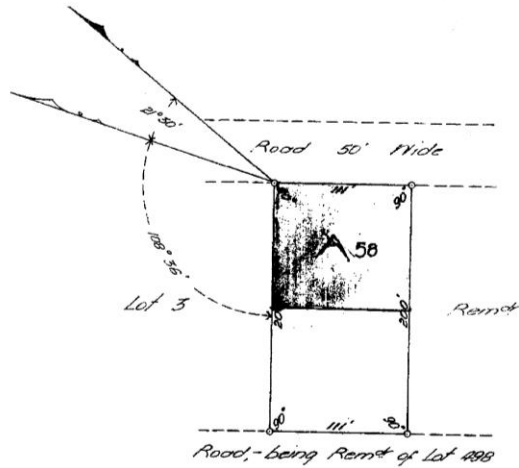
Original ...  
 Stamped ...  
 Lad ...  
 ...

**S.G.O.**

Sub. Vol. **427** Folio **63**

*2/8/15 M. K. S.*

Ex. of Diagrams.



REG. DIV.  
**FT**



Now SUB. 4 (q. 1) of  
 LOT. 498 PIETERMARITZBURG

The above Diagram represents the figure and extent of 0 acres 2 roods 1.54 perches of land known as subdivision 4 of Lot 1 of Lot 498 of the Town Lands of Pietermaritzburg, <sup>Province</sup> ~~County~~ of Natal. Bounded N.E. by Road 50' Wide; S.E. by Remt; S.W. by Road, - being Remt of Lot 498; and N.W. by Lot 5.

Surveyed by me,

D.T. 15<sup>th</sup> 1915

*Chas. H. Sott.*

April 1915. ~~1915~~

Government Surveyor.

8 Carbis Road

43  
Venn Nemeth & Hart Inc.  
Attorneys & Conveyancers  
281 Pietermaritz Street  
Pietermaritzburg  
3201

Prepared by me

FEES	
Stamp Duty.....	
Reg. <i>R340.00</i>	
Waiver.....	<i>R</i>
O/M Bond.....	

*B. Roux*  
CONVEYANCER  
LE ROUX BM

VERBIND MORTGAGED	
VIR FOR R <i>400 000.00</i>	
<i>(2)</i> <b>B</b> 47101/03	<i>[Signature]</i>
2003-12-02	
REGISTRAR/REGISTRAR	

2003-12-02

T 72015703

ISSUED FOR INFORMATION ONLY

## DEED OF TRANSFER

BE IT HEREBY MADE KNOWN THAT

~~NOSIPO-NOMAHLUBI MGOJO~~ — CATHERINE ANN ODELL

appeared before me, REGISTRAR OF DEEDS, at PIETERMARITZBURG, the said appearer being duly authorised thereto by a Power of Attorney which said Power of Attorney was signed at Pietermaritzburg on 4 November 2003 granted to him by

1. DILLON NEIL LANGLEY  
Identity Number 620926 5139 08 0  
Married out of community of property
2. VIVIEN JOY LANGLEY  
Identity Number 620918 0067 08 5  
Married out of community of property

And the appearer declared that his said principal had, on 1 November 2003, truly and legally sold by Private Treaty, and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of:

1. **PELHAM PETER HENWOOD**  
Identity Number 460522 5036 08 8  
Married out of community of property
2. **CHERYL RALTON HENWOOD**  
Identity Number 471014 0024 08 4  
Married out of community of property

their Heirs, Executors, Administrators or Assigns, in full and free property

6  
Remainder of Portion 4 (of 1) of Erf 498  
Pietermaritzburg Registration Division FT,  
Province of KwaZulu-Natal; in extent 1019 (ONE  
THOUSAND AND NINETEEN) SQUARE METRES;

First transferred by Deed of Transfer No T 151A/1919 with Diagram  
annexed thereto and held by Deed of Transfer No T. 38226/1997.

THIS PROPERTY IS TRANSFERRED

1. Subject to the terms and conditions contained in the original Government of Grant No 1687, in so far as may now be in force and applicable.
2. With the benefit of a Drain Servitude 1,22 metres side lettered A.x.y.D. on the Diagram S G No 1777/1954 over Portion A of Subdivision 4 of Erf 398 of the Townlands of Pietermaritzburg, as created in Deed of Transfer No T. 3468/1957.

ISSUED FOR INFORMATION ONLY





WHEREFORE the said Appearer, renouncing all right and title which the said

1. DILLON NEIL LANGLEY, Married as aforesaid
2. VIV!EN JOY LANGLEY, Married as aforesaid

heretofore had to the premises, did in consequence also acknowledge them to be entirely dispossessed of, and disentitled to the same, and that by these presents, the said

1. PELHAM PETER HENWOOD, Married as aforesaid
2. CHERYL RALTON HENWOOD, Married as aforesaid

their Heirs, Executors, Administrators or Assigns, now are and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R440 000,00 (FOUR HUNDRED AND FORTY THOUSAND RAND).

IN WITNESS WHEREOF, I the said Registrar, together with the Appearer, have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.


THUS DONE and EXECUTED at the Office of the Registrar of Deeds at Pietermaritzburg on

2003 -12- 02



q.q.

In my presence

  
\_\_\_\_\_  
REGISTRAR OF DEEDS

ISSUED FOR INFORMATION ONLY

