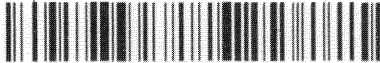


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DEPT OF CULTURAL AFFAIRS AND SPORT

**ARCHAEOLOGICAL / HISTORICAL IMPACT ASSESSMENT**

**ERF 825**

**18 Hill Street**

**THE STRAND**

**A report prepared for**

**MALAKAI 53 BK**

**Nico Malanstraat No 2**

**The Strand 7140**



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**e-mail: useemann@telkomsa.net**

**June 2007**

## EXECUTIVE SUMMARY

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Dr Ute A Seemann, historical / archaeological contract archaeologist was commissioned by Mr Johan Meyer on behalf of the developers MALAKAI 53 BK, The Strand, to undertake an archaeological / historical / assessment of erf 825, 18 Hill Street, The Strand. The developer plans to demolish the present structures and erect 16 residential units on the property (Annexure A). The developer is simultaneously applying for rezoning from single to general residential. The majority of erven surrounding the property are zoned General Residential and the apartment buildings erected recently.

Erf 825 is situated outside the designated Historic Strand CBD as well as outside the 'Supportive Conservation Zone'.

Erf 825 contains a residential dwelling, a garage and a car-port. The dwelling was erected between 1901 and 1919. The house is situated with its back (kitchen, bathrooms) to the street.

A mature indigenous *Ficus* tree is present at the property. According to a specialist report (Annexure B) the tree can be transplanted.

A surface survey around the property conducted on 29 May 2007 revealed no historical / archaeological remains.

**Importance of the finds: low**

**Significance: low**

**Suggested Mitigation: NONE**

### RECOMMENDATION:

**It is recommended that**

- **A demolition permit for the buildings be granted.**
- **Rezoning application for General Residential be approved.**
- **The mature indigenous *Ficus* tree be transplanted.**

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## 1. INTRODUCTION

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### 1.1 The brief

Dr Ute A Seemann, historical / archaeological contract archaeologist was commissioned by Mr Johan Meyer on behalf of the developers MALAKAI 53 BK, The Strand, to undertake an archaeological / historical assessment of erf 825, 18 Hill Street, The Strand. The developer plans to erect 16 residential units within four three-storey and two double –storey buildings. A central passage will connect the complex residential units (Annexure A). The developer is applying for rezoning from single to general residential. The majority of the erven to the south and west of the property are zoned General Residential and the apartments are of recent construction.

The building on erf 825, older than 60 years, was to be evaluated as to its historical / archaeological / architectural value according to Section (38) of the National Heritage Resources Act (25 of 1999).

This report ascertains the historical significance of the property, the cultural landscape in which it is situated and traces the owners as far as possible.

A surface survey of the property was conducted on 29 May 2007.

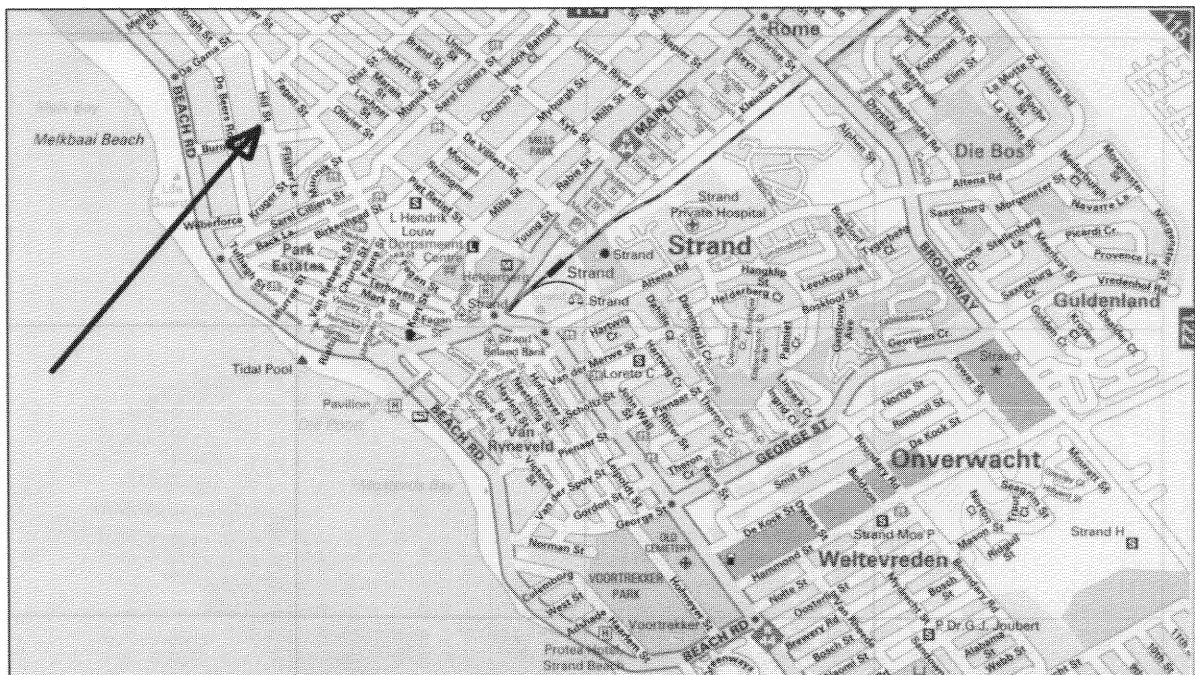


Fig. 1. Location of erf 825, 18 Hill Street, The Strand 2005. (Cape Town & Peninsula street map, 1:20 000, 13<sup>th</sup> Edition, Map Studio).

## 1.2 Baseline description

The property with which we are concerned here, is situated within the Helderberg Administration (The Strand) jurisdiction, about 150m west of Beach Road and 700m north east of The Strand CBD (Fig. 2). It is situated outside The Strand Urban Core Conservation as well as the Supportive Conservation Zone (Fig. 3). The geographical co-ordinates are approximately 34°06'45"S, 18°49'10"E<sup>1</sup>.

The property contains a dwelling, garage, car-port and garden dominated by an indigenous, mature *Ficus* tree.

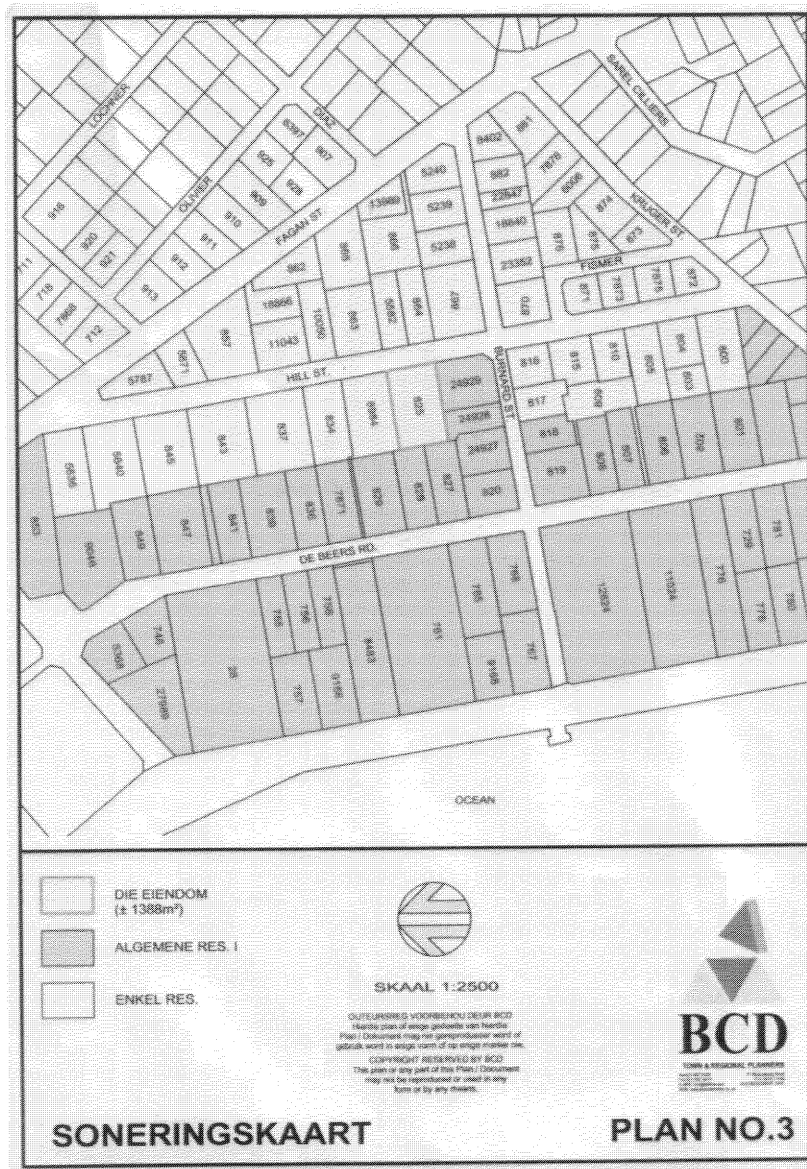


Fig. 2 Location plan of erf 825 (blue lined).

<sup>1</sup> Chief Directorate: Surveys and Mapping Mowbray, map 3418BB, Somerset West, 1:50 000 compiled in 2000.

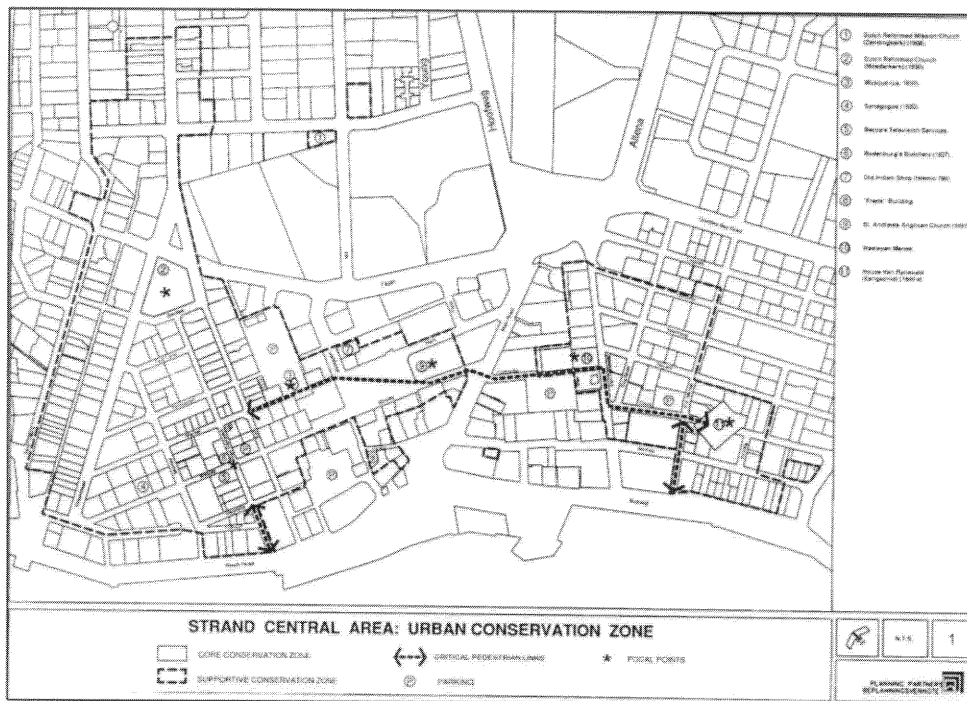


Fig. 3 The Strand Urban Conservation Zone. Hill Street is to the middle left outside the drawing. (Helderberg Municipality Strand Central Area Urban Conservation Zone, draft, May 2001, Planning Partners).

An aerial photograph puts the property in relation to the Strand CBD area and the beach. The built-up area continues for a further 2 km along the beach to the north-east (Fig. 4)



Fig. 4. Erf 825, 18 Hill Street in the context of The Strand CBD and the beach, 2004. Arrow points to the garden with the *Ficus* tree and shows the dwelling's "front".



## 2. HISTORICAL BACKGROUND

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Before Europeans reached Table Bay to settle permanently in 1652, two groups of indigenous people, the Khoi-San known to the newcomers as 'Strandloopers' and the nomadic Khoi-Khoi peopled the Cape Peninsula and the Cape flats<sup>2</sup>. The 'Strandloopers', late stone age people, had visited the shore for thousands of years. The main attraction for living near the coast was the availability of seals and shellfish. Shell middens (accumulations of shellfish, bone and stone artifacts) dating to within the last two thousand years are still to be found along the False Bay coast, but at The Strand almost all of them have been obliterated by developments.

The Khoi kept fat-tailed sheep and indigenous cattle. It was probably the tribe known as Chainoquas who grazed their cattle near the wetlands situated near Mosterts Bay and they, who created the track over the Hottentot Hollands Kloof on their fixed yearly transhumance migration. Almost all material traces of these nomadic earlier inhabitants have consequently been obliterated by European colonists.

Shortly after the founding of the outpost in Table Bay the Dutch East India Company (VOC) committed itself to a permanent settlement policy. In 1699 the then Governor WA van der Stel granted himself the estate 'Vergelegen', consisting of the lands around the VOC *buitepos* and a fishing post at the Strand<sup>3</sup>.

A Muslim community developed at what was – at the beginning of the 18<sup>th</sup> century – known as Mosterd's Bay. The Malay fishermen were followers of Sheik Yussuf of Bantam, exiled to the Cape in 1694 and buried at the *kramat* in Macassar. David du Boisson was the first to farm the lands around Vloobaai, which much later became the property of the Morkel family. By the 1830s several beach cottages had sprung up at "The Strand", besides the

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<sup>2</sup> The area between the Table Mountain chain and the Hottentots Holland Mountains.

<sup>3</sup> Sleigh, Daniel. 1993. Die Buiteposte. VOC-buiteposte onder Kaapse bestuur 1652-1795. Pretoria: HAUM, page 163.

Muslim fisherman's cottages at the little harbour of Mosterd's Bay<sup>4</sup>, "occasionally visited by invalids and others for the purpose of using the sea bath"<sup>5</sup>. Figure 5 shows two views of The Strand, copied from the seminal work of Peggy Heap<sup>6</sup>.



22 The Strand, 1864, by an unknown artist.



23 The Strand just over one hundred years later.

Fig. 5a. The Strand, ca 1864, view to the north east. It is behind these dunes where the present northern parts of The Strand and Hill Street are located.

Fig. 5b. The same stretch of coast a hundred years later.

(Reference: Heap, Peggy. 1970. The Story of Hottentots Holland. Cape Town: AA Balkema)

By the mid-nineteenth century *landrost* van Ryneveld of Stellenbosch lived in his beach cottage at Mostert's Bay and allowed others to erect holiday homes there. The settlement was thereafter known as Van Ryneveldsdorp (Fig. 6). Its development was boosted by a railway link, which was extended to The Strand in 1905<sup>7</sup>.

<sup>4</sup> Fransen, Hans. 2004. The Old Buildings of the Cape. Cape Town: Jonathan Ball Publishers, p 253.

<sup>5</sup> Cape Archives. Cape Almanack for 1835.

<sup>6</sup> Heap, Peggy. 1970. The Story of Hottentots Holland. Cape Town: AA Balkema, page 149.

<sup>7</sup> Burman, Jose. 1984. Early Railways at the Cape. Cape Town: Human & Rousseau, p 124.



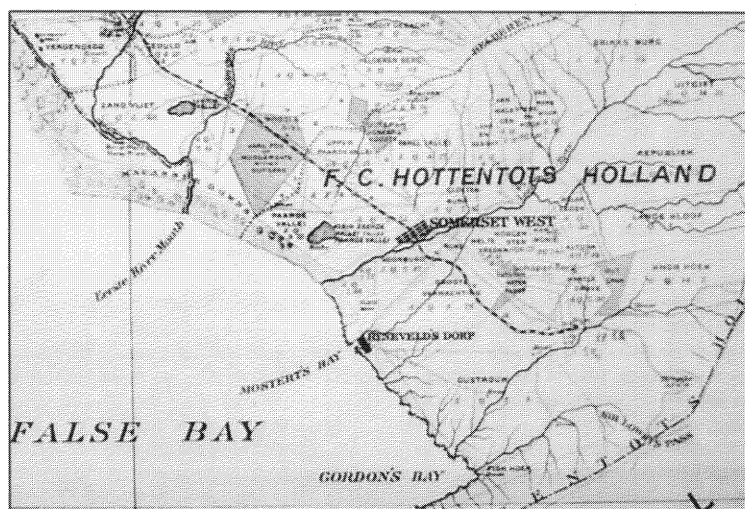


Fig. 6. Divisional map of Stellenbosch, FC Hottentots Holland, 1890 (Reference: Cape Archives, M3/1752).

The village became a municipality in 1897, its boundaries almost identical with the farm 'Vloibaai', which had been granted in 1833 to "Johan van Blommestein, Peter Cousins Son" (Fig. 7).

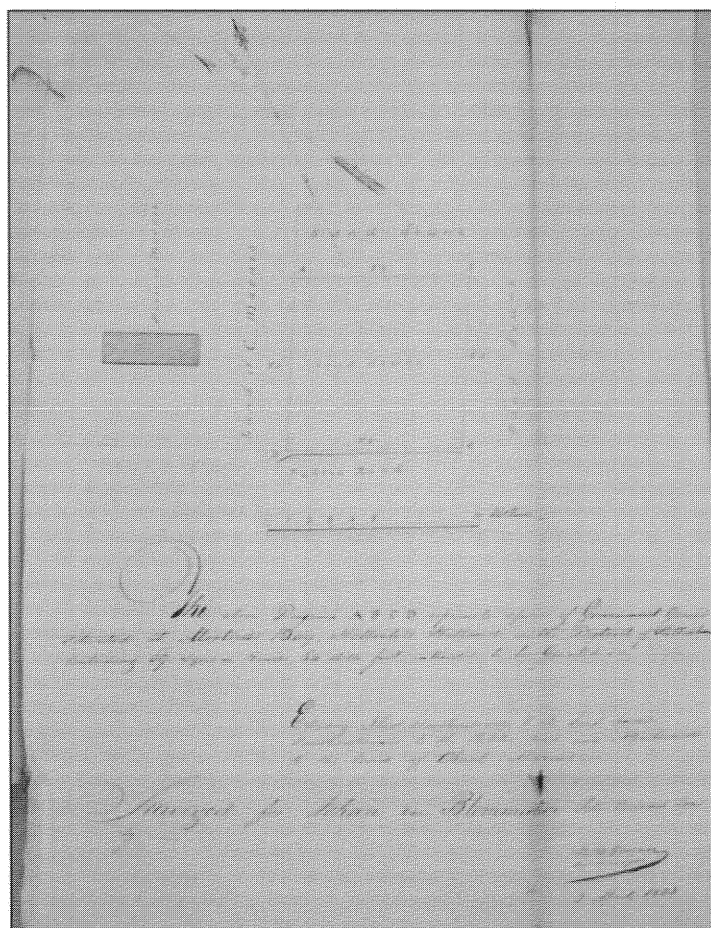


Fig. 7 First grant of the farm Vloibaai, dated 1833, which became the north eastern part of The Strand. (Cape Archives, CO 4376, Survey map Mosterts Bay, drawing enclosure to letter No 2/2 dated 6 April 1833).



Fig. 8 The Strand in the late 19<sup>th</sup> century before the north east portions around Hill Street were surveyed. (Reference: District Mail Special Edition, Somerset West, Strand, Gordons Bay, Stellenbosch, Elgin, Grabow, Helderberg 2000", dated 1 January 2000).

After 1901 the built-up area expanded in the north-east direction towards the Lourens River mouth and the AECI factory premises. This was at Melkbaai, the long stretch of beach beyond the original little fishing harbour of Mosterd' Bay / van Rhyneveldsdorp.



Fig. 9. The Strand, beach scene to the north, early 1920s. (Cape Archives, AG 16370). Electricity arrived in town in 1921.

Building activities in this area gained momentum during the 1940s and 1950s (Fig. 10), obliterating all trace of the original dune *veld*.

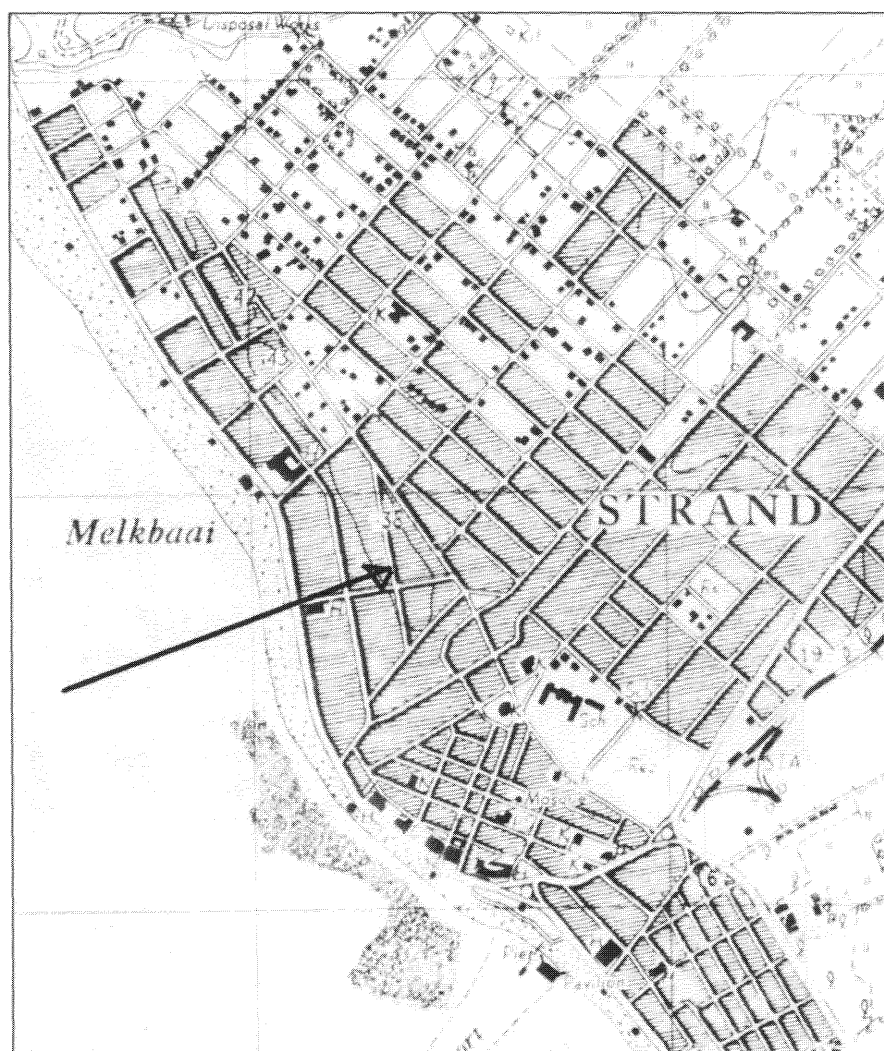


Fig. 10. Topographical survey 1959. Erf 825, 18 Hill Street, The Strand is marked with an arrow. (Reference: Chief Directorate: Surveys and Mapping, Mowbray, topographical sheet No 1899, 3418 B7 Somerset West).

In time The Strand became a thought-after retirement village, and, as the population increased and municipal services improved young families settled there as well. It remains popular with Afrikaans holiday makers from the hinterland and up-country, foreigners and day trippers from the Cape Peninsula.

### 3. DEEDS OFFICE and other RECORDS

#### 3.1 Survey diagrams

In 1880 a triangular piece of Crown Land to the north-east of Mosterts Bay along the beach front was surveyed with a view to subdivide it and sell the plots to private individuals (Fig. 11).

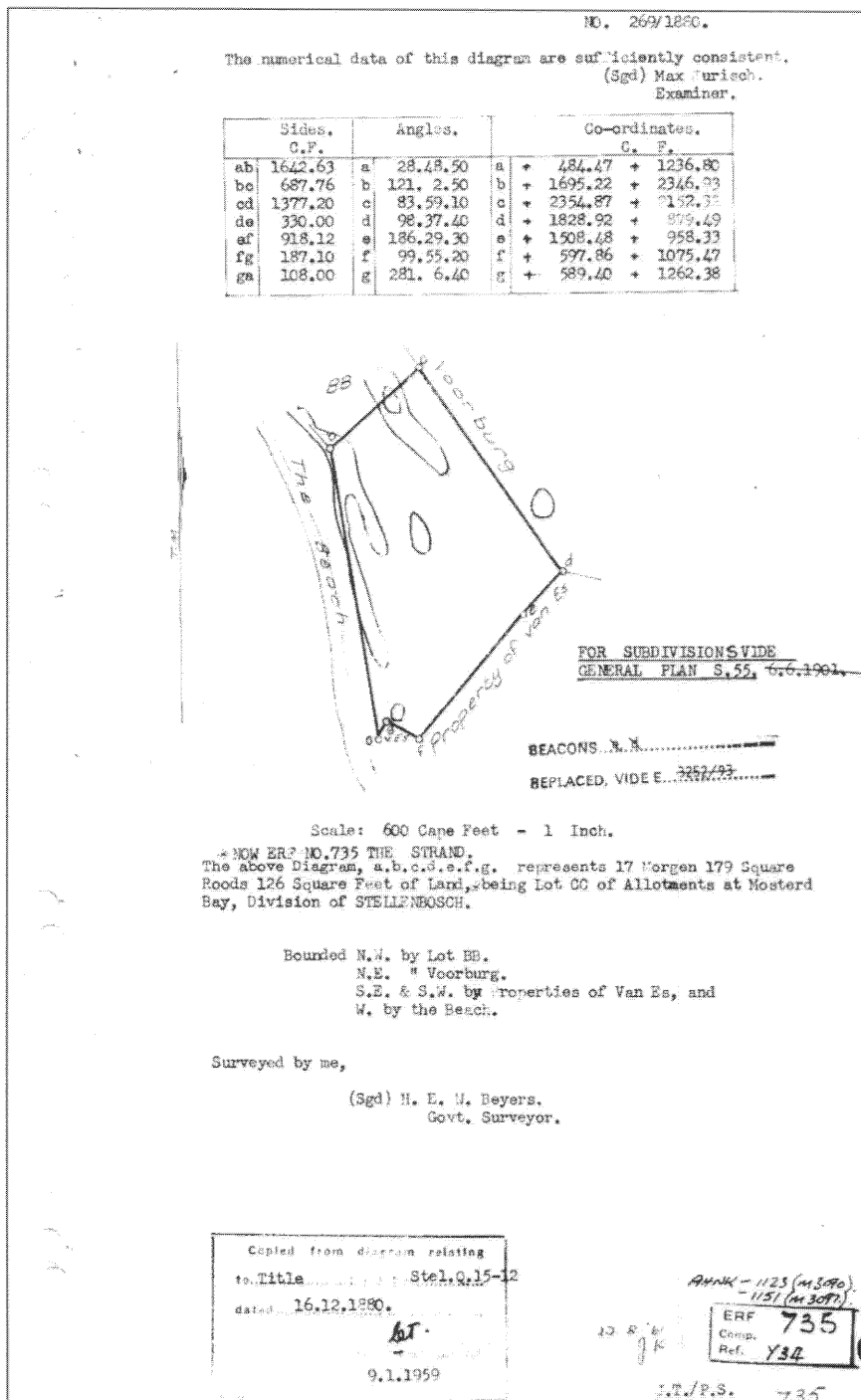


Fig. 11 Erf 735 – the parent erf of 823, (Surveyor General Cape Town, Sdg 269/1880).

The subdivision was finally achieved in 1901 (Fig. 12)

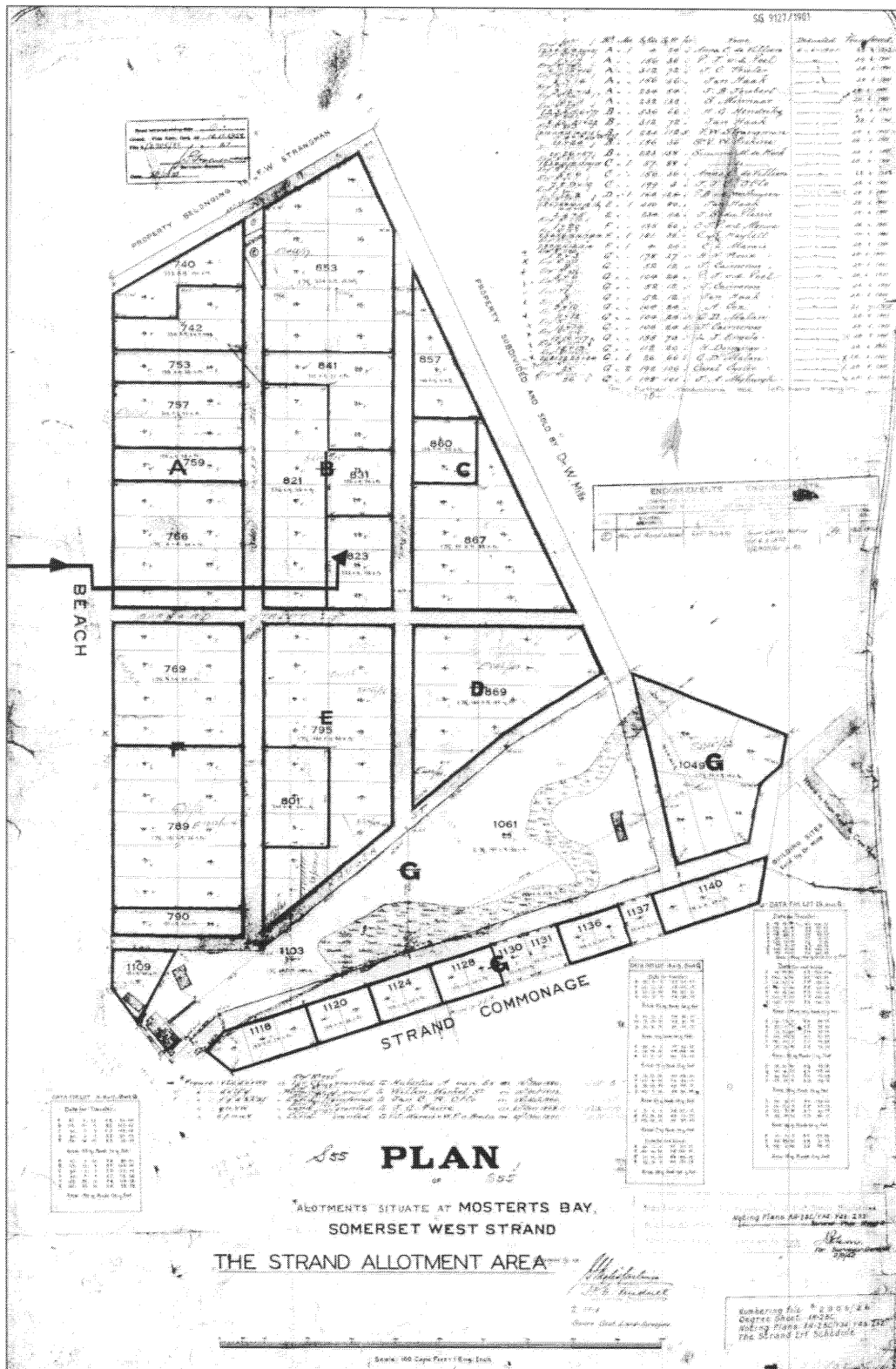


Fig. 12. General Plan of Mosterts Bay Somerset West Strand, dated 1901, The Strand, Division of Stellenbosch at Somerset West. **Arrow points to erf 823**, the parent erf of 825. (Reference: Surveyor General, Cape Town, Numbering file S 2905/26, Degree Sheet AH-2BC, Noting Plans AH-2BC/Y34:Y43:Z32).

Shortly thereafter the properties were sold to private developers. A survey diagram dated 1901 shows erf 823, which was the parent erf of 825 (Fig. 13).

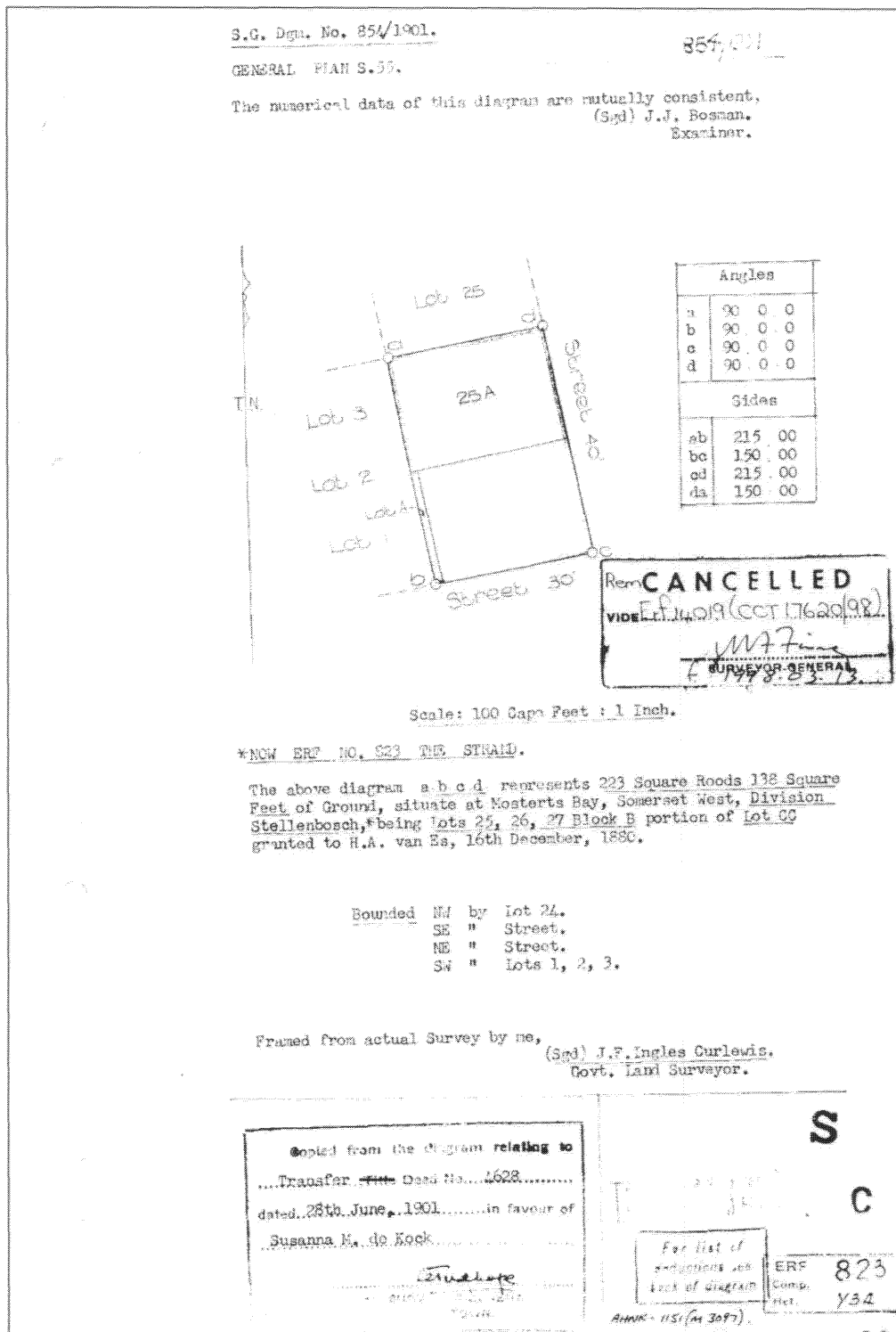


Fig. 13. Erf 823, the parent erf of 825. Survey Diagram 854/1901, Surveyor General, Cape Town.



Susanna M. de Kock, the first owner, subdivided the property between 1901 and 1919. It is not clear who erected the dwelling on the northern portion, portion 25A, which was to become erf 825 in 1919. This is the dwelling under investigation, almost unchanged in its dimension when we inspected it in 2007.

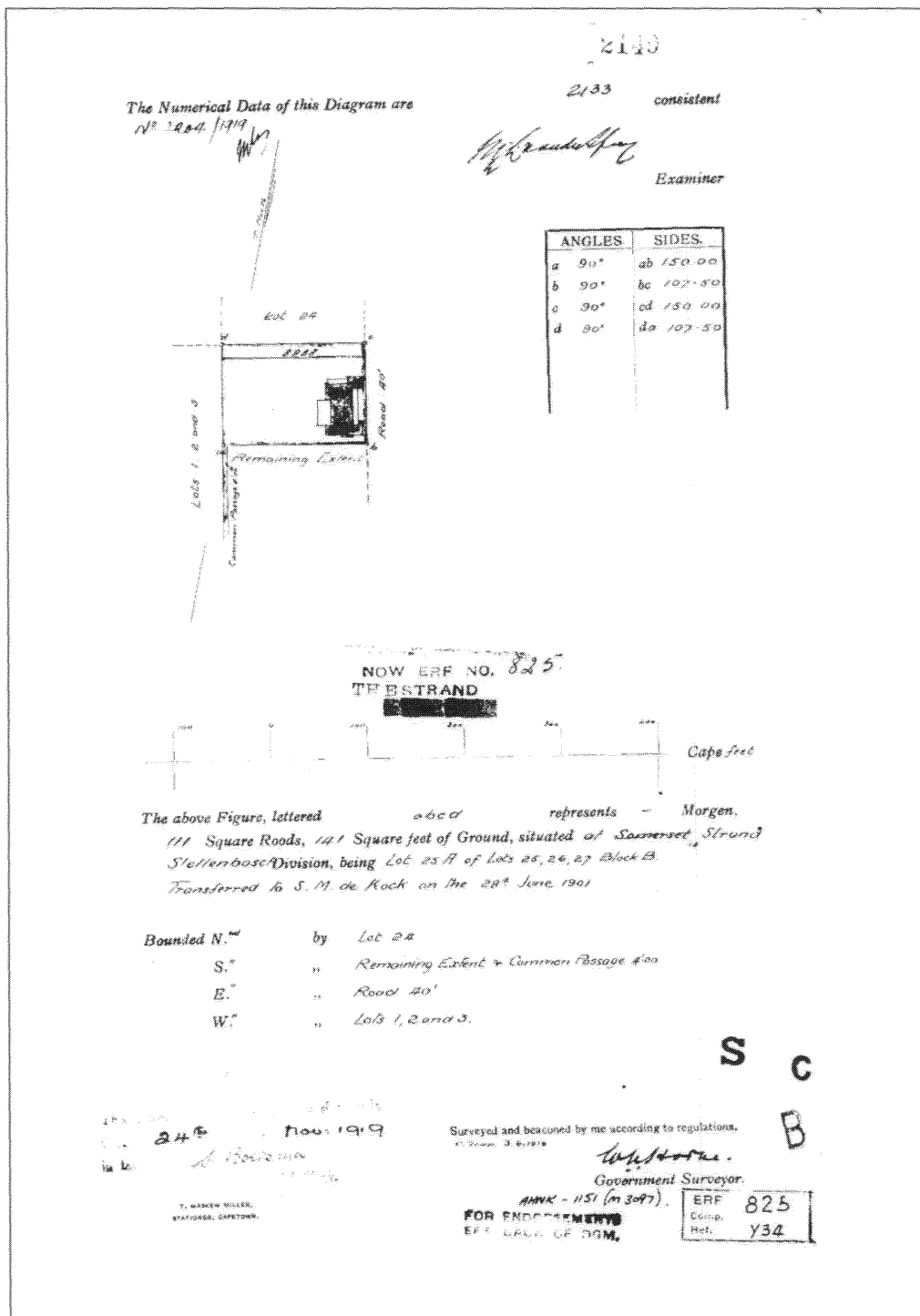


Fig. 14. Survey Diagram 2204/1919, showing the dwelling on the new erf number 825. Surveyor General, Cape Town.

### 3.2 Transfer History of erf 825

- Lots 25, 26, 27 Block B, portion of lot CC granted to HA van Es on 16 December 1880.
- Lot 25A, now erf 825, transferred to Susanna M. de Kock on 28 June 1901
- Erf 825 changed hand sometime between 1901 and 1919 and became the property of GL Murray
- 24 November 1919 GL Murray to Sietse Boersma (Transfer Deed 13694/1919)
- 15 September 1928 S. Boersma to Gertrude Elizabeth Edwards, Spinster (TD 9369/1928)
- 18 March 1935 GE Edwards to Elizabeth Debra van der Merwe born Retief, formerly Steyn (TD 1897/1935)
- 8 February 1946 ED van der Merwe to Gertruida Anna Rood geb Marais (TD 1525/1946)
- 27 March 1963 GA Rood to Christoffel Francois Stephanus Albertyn Le Riche (born 6 December 1915) **Blanke Groep**<sup>8</sup> (TD 4110/1963)
- 10 April 1973 CFSA Le Riche to Edith Caroline Delpont (geb Phillips op 13 September 1910) **Blanke Groep**, TD 9117/1973.
- 30 August 1981 EC Delpont to Andries Tobias Kotze (geb. 11 December 1934) **Blanke Groep**, TD 14010/1981.
- 3 November 2003 Andries Tobias Kotze to MALAKAI Drie & Vyftig CC, the present owners (TD 5153/2004).

#### Summery

Ownership of Erf 825, 18 Hill Street, changed hands relatively seldom between 1919 and 2004. There were only ten owners over almost ninety years - most of them women – and long occupation periods.

It must be mentioned that the property had (according to Helderberg Municipal records) previously held the rights for an apartment block, i.e. the property was zoned General Residential.

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<sup>8</sup> Declared a White Group Area, after the Group Areas Acts of 1950 and 1957.

#### 4. THE SURVEY, erf 825, 18 Hill Street, The Strand

The National Heritage Resources Act (NHR) (Act No 25 of 1999), the overarching national legal framework, protects *inter alia* structures older than 60 years and mature, indigenous trees. Section 3(3) of the NHR Act provides a range of criteria for the identification of sites and assessments of places of cultural significance. In the Western Cape the provincial heritage authority (HWC) is tasked with managing Section 38 of the NHR Act. This survey will aid HWC to assess the significance of the buildings, their cultural context, the mature indigenous tree on the property and make recommendations as to the site's future.

Part 2: General Protection, Section 34 of the National Heritage Resources Act (No 25 of 1999) Heritage Western Cape, empowers BELCOM as part of HWC, to receive and decide on an application to demolish any structure older than sixty years.

A surface survey of the property and buildings thereon was conducted on foot by myself and one assistant according to professional standards on 29 May 2007. Access was granted by the owners. No restrictions to the survey in the form of physical obstacles were encountered.

##### 4.1 The built environment

The main dwelling on erf 825, 18 Hill Street, The Strand, was erected between 1901 and 1919 (Fig. 15).

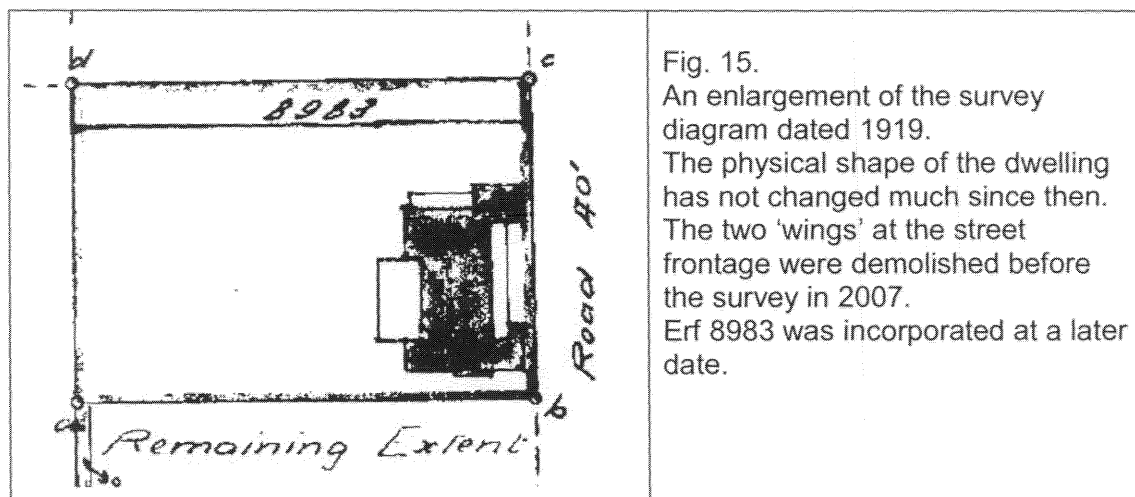


Fig. 15.  
An enlargement of the survey diagram dated 1919. The physical shape of the dwelling has not changed much since then. The two 'wings' at the street frontage were demolished before the survey in 2007. Erf 8983 was incorporated at a later date.

The site itself is divided into two levels, sloping towards the NE, affording a partial view from the main *stoep* towards False Bay and the beach area.

At present the main dwelling, garage and covered parking bay are situated at street level, the main garden area with a mature indigenous *Ficus* tree at the lower level.

A diagram of existing above-ground features is shown in Figure 16.

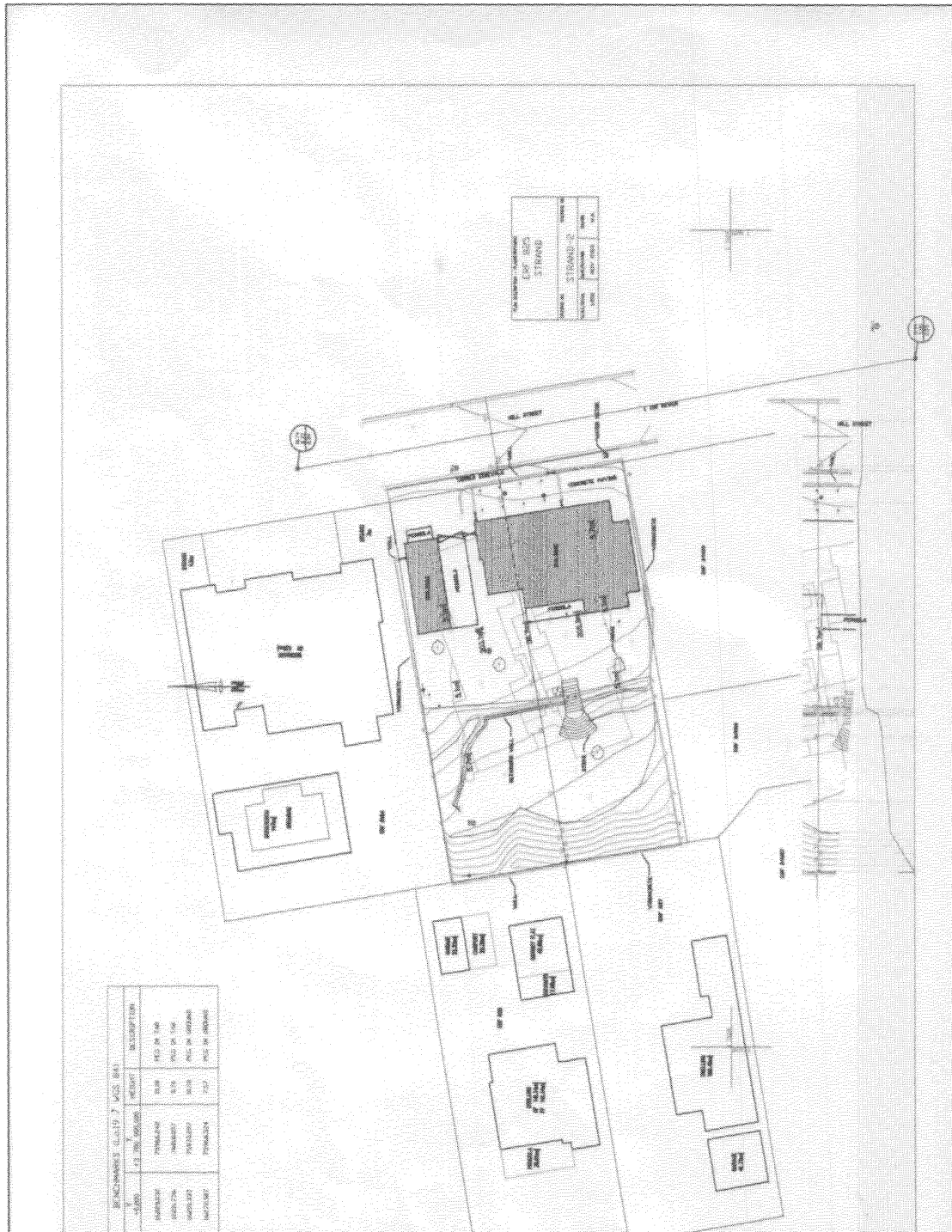


Fig. 16. Survey diagram of erf 825, 18 Hill Street, The Strand, with adjoining erven. North is to the left.

A detailed photographic record of the dwelling and its surrounds is presented in Figures 17-20.



Fig. 17a. The street façade, 18 Hill Street, 2007. Note the back of the house faces the street. The *stoep* is cemented over. To the left an enclosed yard, accessed from the kitchen. No front garden was retained.

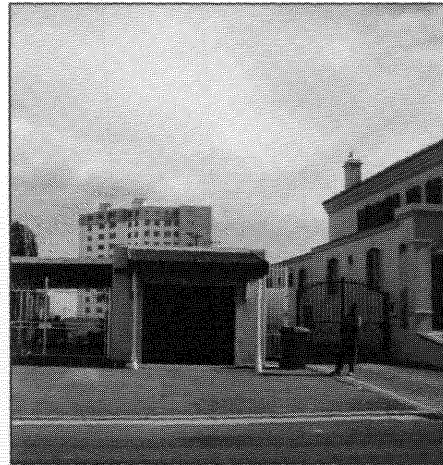


Fig. 17b. Garage and car-port to the right of the dwelling, 2007. These are structures erected during the last forty years. No 20 Hill Street, a double / triple storey building to the far right



Fig. 17c. The dwelling as seen from the lower garden level, 2007. The *Ficus* tree in the foreground.

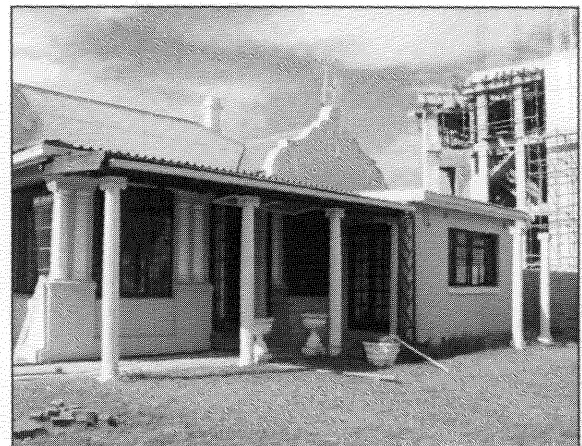


Fig. 17d. The main entrance to the dwelling is at the rear, facing the garden area.

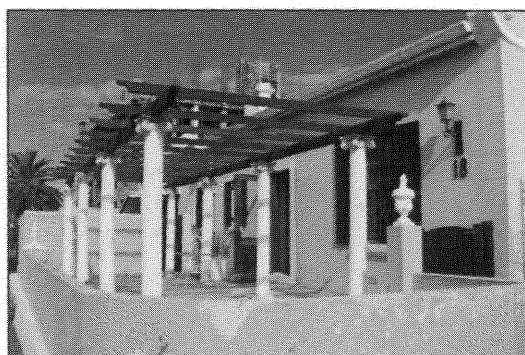


Fig. 17e. The street front is concreted over.

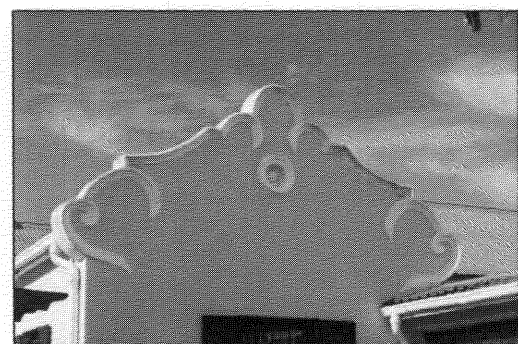


Fig. 17f. One of the four Cape Dutch revival gables with edge moulding and ornamental circles.

Fig. 17. Photographic record of the building and garden at erf 825, 18 Hill Street, The Strand, 2007.

The interior of the dwelling has been re-modelled and renovated during the last thirty or so years. It is possible that the fireplace is a feature of the early house (Fig. 18).

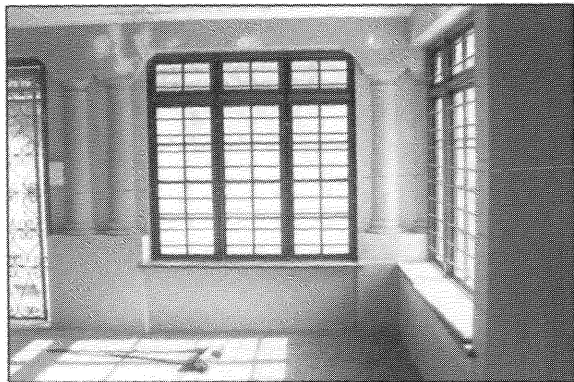


Fig. 18a. The veranda at the garden side of the dwelling was probably enclosed during the last decade. It served as the main entrance.



Fig. 18b. The kitchen, dating from the 1960, faces the street.

Fig. 18c. The fireplace in the lounge, probably from the original dwelling, dated to the pre-1920s.

No distinguishing archaeological / historical / architectural features were found which would set this building apart from other dwellings of the period in the historic Strand CBD. These free standing buildings have pitched roofs, Cape Dutch revival gables with edge moulding and ornamental circles and concrete columns. The verandas were sometimes closed with windows and incorporated into the interior space of the house.

Numerous examples of this building style can be found in the Strand historic CBD and its supportive conservation zone; also in, for instance, the old Fish Hoek CBD. However, the dwelling on 18 Hill Street is the last of its category in this part of town.

Figure 19 shows several views up and down Hill Street.





Fig. 19a.  
The view down Hill Street  
towards the Strand CBD.

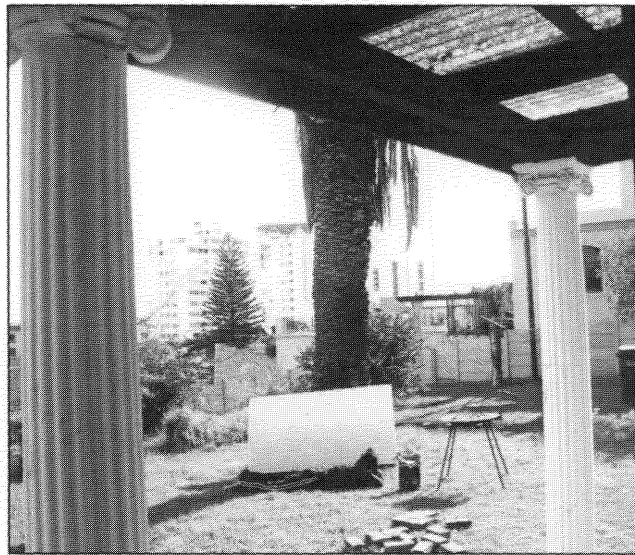


Fig. 19b. View towards the beach  
front from the main *stoep*.

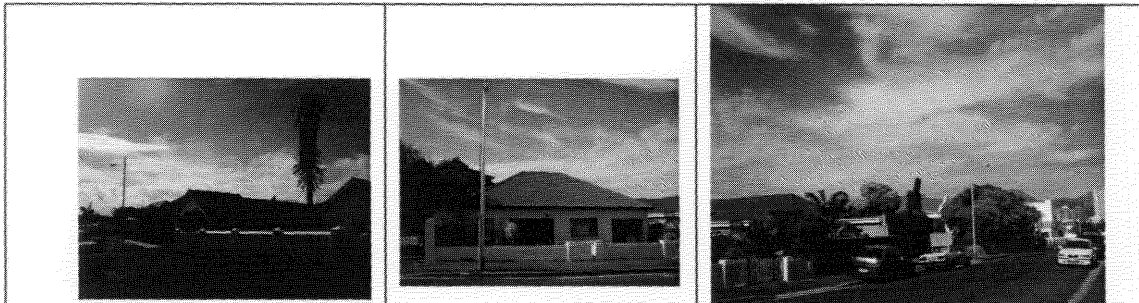


Fig. 19b. Panorama of the opposite side of 18 Hill Street

## 4.2 The *Ficus* tree

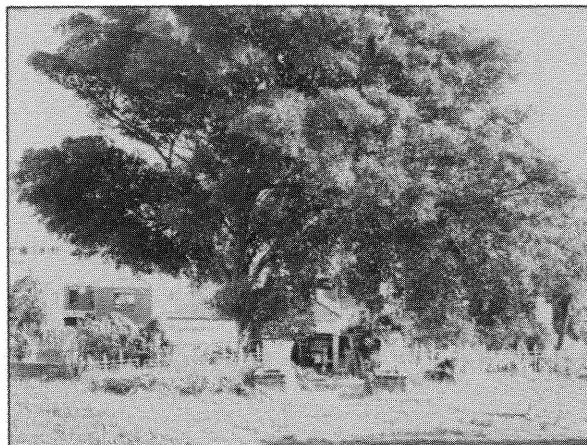


Fig. 20. The *Ficus* tree in the lower part of the garden.

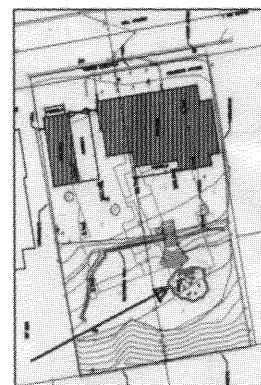
The mature *Ficus* tree in the garden of 18 Hill Street is one of a number of tree species characteristic of The Strand. Planted probably during the early decade of the 20<sup>th</sup> century, i.e. contemporary with the dwelling, it is thought to be 80 to 100 years old.

The tree has been identified as *Ficus craterostoma* (rare forest fig) or possibly *Ficus natalensis* (wild fig). It is uncommon to find this species so far south as its natural habitat is Natal and Zimbabwe.

This tree is not on the "Red Data" list of endangered species. According to a report by horticulturalist WD Cloete (Annexure B) the fig tree can be transplanted, provided that it is professionally trimmed.

### Summery

- The property 18 Hill Street is situated outside the proposed urban conservation zone.
- Archaeological / historical / architectural features of the dwelling are found in numerous buildings in the historic conservation zone.
- The interior of the dwelling has been re-modelled / renovated, windows and doors replaced.
- Garage and car port of recent construction
- *Ficus* tree to be retained or transplanted on the property as it has high landscape value.



## 5. RECOMMENDATION and MITIGATION

---

**Importance of the finds: low**

**Significance: low**

**Suggested mitigation:**

**It is recommended that**

- a demolition permit be granted for the buildings.
- the *ficus* tree to be retained / transplanted on the property.

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---

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## 7. Acknowledgements

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Many thanks to Ora and Jack Prescott for the Deeds Office and Surveyor General research,

To Hennie Prince, assistant archaeologist,

And to Malakai 53 BK, Mr Johan Meyer, for awarding us this contract.

*Ute A. Seemann*

(Dr Ute A Seemann)

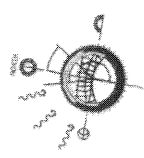
Cape Town, June 2007

## **ANNEXURE A**

**Proposed development for the property erf 825  
18 Hill Street, The Strand**



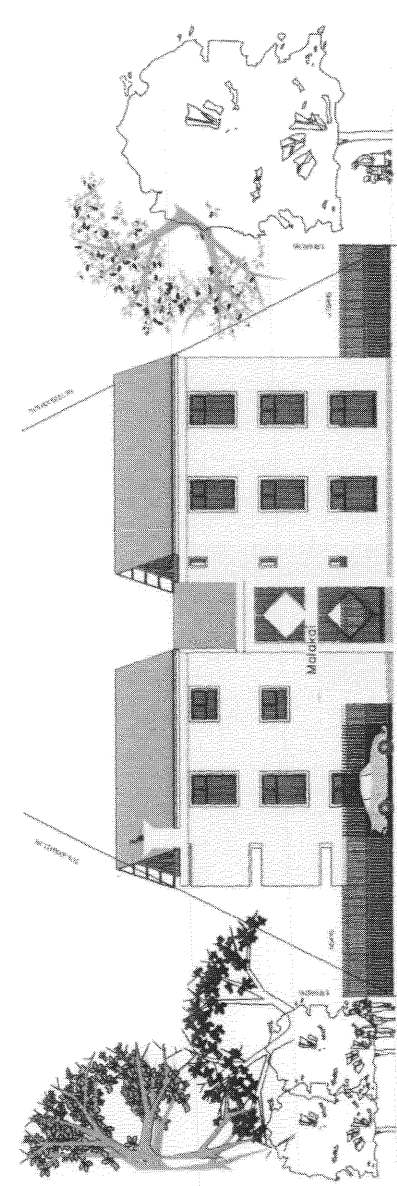
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709/SP4/03  
 MALAKAI WOONSTELLE  
 HELLSTRAAT 1B  
 STRAMTANEG

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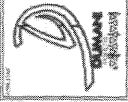
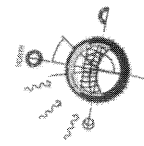
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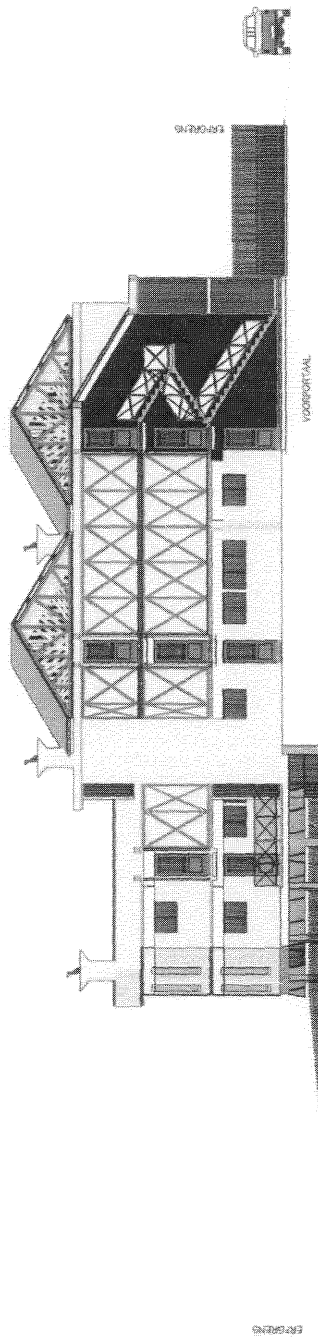
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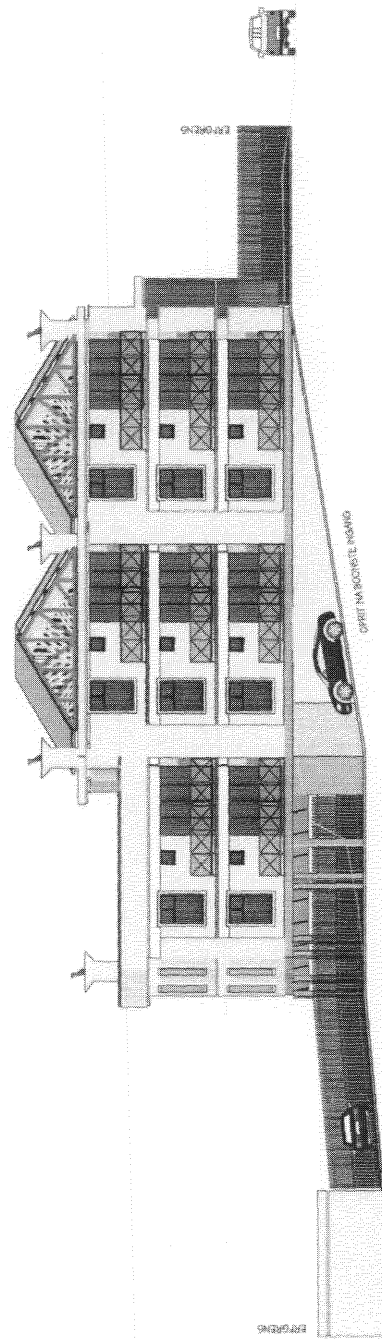
SAETSPLAN 4

TYPE	U/PDO	DATE	21-04-2005
STAND	ABO	PROJECT	TOPKAO2
PROJECT	ECONOMISCH	SCALE	1:100
DATE	21-04-2005	DESIGNER	TOPKAO2
PROJECT	ECONOMISCH	SCALE	1:100

TOPKAO2/02



LENGTIGT SNAAL 1100



SUDANIG SNAAL 700

Our ref: 3.229/07009

05 FEBRUARY 2007

Director: Town Planning  
Helderberg Administration: City of Cape Town  
P.O. Box 19  
SOMERSET WEST  
7129

ATTENTION: JOHAN VAN WYK

Sir

**PROPOSED REZONING AND DEPARTURE FROM THE ZONING SCHEME REGULATIONS:  
ERF 825, 18 HILL STREET, STRAND (APPLICATION 90554)**

Herewith our letter of motivation for the rezoning and departure application (Application 90554) of Erf 825, Strand.

**PROPOSED REZONING AND DEVELOPMENT:**

**REZONING**

According to Municipal records, Erf 825 previously held the rights for an apartment block; however, apartments were never constructed. These rights have since lapsed, which requires the owner to reapply for these rights. The objective of this application is therefore to obtain the correct permanent rezoning for the construction of apartments.

Since the majority of the erven to the South and West of the property are zoned General Residential, the proposed rezoning and development of Erf 825 is not expected to have a significant impact on the immediate surroundings.

**DEVELOPMENT (Plan no. 3.229.01 and Annexure F)**

**Residential Units:**

The proposed architectural development plan (Plan no. 709/SP4/01A) by Dumani Architects makes provision for 16 residential units within four three-storey and two double-storey buildings (see cross-section diagram). A central passage will connect the complex residential units to the stairwell as shown on the architects plan.

A total coverage area of 535,1m<sup>2</sup> is proposed, which covers approximately 38.6% of the erf. If the area of the parking shelters area is excluded from this calculation, the total development foot-print becomes only 32.0% of the total erf. This is just below the maximum coverage area of 1/3. Bulk is provided at 0.79, which is lower than what is proposed by the relevant scheme regulations.

**Building lines:**

The building lines are proposed as follows:

Front	6m
Back	3m
Side (North)	3m
Side (South)	4.50m

The scheme regulations require that the minimum combined width of the two side building lines is 7.5m. The proposal meets these requirements.

**Parking**

A total of 21 parking bay's are provided, which corresponds to 1.3 parking spaces per residential unit. Two of these parking bay's will be situated outside the complex wall, 14 will be under-cover parking and the remaining 5 will be provided as visitors parking.

**Services**

Since Erf 825 is already a developed erf, no problems are expected regarding municipal service connections. The services will be discussed in more detail in the final building and engineering plans.

#### DEPARTURES / CONCESSIONS:

According to the scheme regulations, the developer may cross the rear building line of the property for the construction of the proposed under-cover parking area, with the understanding that the structure may only cross the building line by an amount equivalent to a maximum of half (50%) of the height of the structure. In other words, if the building is 2 m high, the building line may be exceeded with 1m.

As a result of a sudden slope over the Western part of the property, the developer is required to build a retaining wall of approximately 3 m high on the boarder in order to allow a parking area with sufficient circulation space. Together with the height of the building (2.67 m) which will accommodate the undercover parking, the total proposed height for the western boarder is approximately 5.67 m.

Since it is impossible for the developer to forego the circulation area ( $5.67\text{m} / 2 = \pm 2.835\text{m}$ ) between the parking area and the main building, this application includes the request for departure from the rear building line. This departure implies the reduction of the rear building line from 3 m to 0 m with a height restriction of  $\pm 5.670\text{m}$  (measured from the mean natural ground level on the Western boarder of Erf 825). This concession will not only make the development of the proposed under-cover parking possible, but will also ensure that owners of erven 826 and 827 enjoy maximum privacy.

#### CONCLUSION:

In view of the above and proposed Development Plan, we request that this application for the rezoning of Erf 825 from Single Residential to General Residential I, and the departures be approved to allow the owner to construct a residential apartment block on the property.

Yours truly,

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Iwan van Wyk

## ANNEXURE B

### Report on the fig tree on 18 Hill Street, The Strand

#### BOOM VERSLAG

##### Op wie van toepassing

Die boom ter sprake is gelee te Hillstraat 18, Strand.

Die boom is nie 'n *Ficus capensis* soos daar vermoed was nie, maar wel 'n *Ficus craterostoma*, of te wel, Bosvy (Rare forest fig)

Die moontlikheid bestaan dat dit dalk 'n *Ficus natalensis* kan wees (Gewone wildevy). Die spesifieke boom se blare is net effens te liggroen en wortels vanuit die stam ontbreek.

Ek skat dat die boom tussen 80 en 100 jaar ou is.

Dit is buitengewoon vir die tepe vy om so ver suid voor te kom aangesien sy natuurlike habitat Natal en Zimbabwe is. Dit sal dus jammer wees om die boom af te saag en te laat verlore gaan.

As die boom korrek terug gesnoei word, sal dit moontlik wees om dit te kan verplant.

Die uwe



W.D. Cloete  
N.H.D. Tuinbou(K.T.)