

# **Archaeological Impact Assessment on a portion of Erf 39170**

**Magisterial District: Bellville  
Municipality of Cape Town  
Western Cape Province**

Prepared for:  
**Barinor Holdings Ltd**

on behalf of:  
**D'Aria Vineyards (Pty) Ltd**

21 September 2011

Prepared by:

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## **Executive Summary**

The author was appointed by Barinor Holdings Ltd on behalf of the landowner, D'Aria Vineyards (Pty) Ltd, to conduct an Archaeological Impact Assessment on a portion of Erf 39170 located within the historic farm Door De Kraal, Bellville Magisterial District, Cape Town. The property is located on Jip de Jager Drive, close to this road's northern end point.

The property is zoned “undetermined” and designated for Agricultural Use in terms of the Guide Plan; it is currently under vine cultivation. The proposed development is for a mixed use, consisting of office, commercial and residential components with associated infrastructure. It applies for the sub-division and rezoning of approximately 5 hectares of the eastern portion of Erf 39170 as Urban Development.

The proposed development is subject to Section 38(1) of the National Heritage Resources Act (No 25 of 1999). As this Archaeological Impact Assessment was commissioned prior to the Notification of Intent to Develop being submitted to Heritage Western Cape, there has been no Record of Decision issued by that authority specifying the terms of reference for this study. An Environmental Assessment Practitioner has been appointed to undertake a basic assessment to be submitted as part of the development application to the Department of Environmental Affairs and Development Planning. If this basic assessment is deemed sufficient under the relevant legislation, then Heritage Western Cape will be a commenting authority on this development application in terms of Section 38(8) of the same Act (No. 25 of 1999).

A Phase 1 field-walking survey of the site recorded a small artefact scatter comprising three stone artefacts, with one Early Stone Age and one Middle/ Late Stone Age component. In addition, there was a general diffuse spread of historic ceramics across the property, none of which were older than 100 years. These archaeological remains are considered to be of low significance and sufficiently mitigated by the data presented in this report.

Subject to the approval of Heritage Western Cape, it is recommended that:

- the proposed development be allowed to proceed with no further archaeological mitigation required;
- a plan of action is in place in the event that subsurface archaeological remains (such as graves, refuse dumps) are uncovered in the course of development. All contractors are to be informed of the potential for finding archaeological material and be fully briefed on the procedures set out in that plan;
- a specialist visual impact assessment of the proposed development is undertaken, particularly with reference to the watercourse and forest trail along the southern border of the property.

## Contact details of landowner, applicant and EAP

<b>Project title</b>	<b>Door De Kraal Plein</b>
Project applicant	D'Aria Vineyards (Pty) Ltd
Landowner	D'Aria Vineyards (Pty) Ltd P.O. Box 3556 Tygervallei contact person: Gerald Boshoff tel: (021) 912 3500 email: gerald@barinor.co.za
Environmental Assessment Practitioner	Gerhard Erasmus Planning Services Cabernet House Vineyards Office Estate 99 Jip de Jager Drive Bellville 7530 tel: 084 955 1060 email: planserv@icon.co.za

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## **Abbreviations**

AIA– Archaeological Impact Assessment

BP – years Before Present

c. – *circa*; approximately

EAP – Environmental Assessment Practitioner

ESA – Early Stone Age

HWC – Heritage Western Cape

*in situ* – in the original position

LSA – Late Stone Age

MSA – Middle Stone Age

# 1. Introduction

The proposed development of a portion of Erf 39170 by the landowner, D'Aria Vineyards (Pty) Ltd, entails the construction of a mixed use development consisting of office, commercial and residential components, with associated infrastructure. An Environmental Assessment Practitioner (EAP), Mr. Gerhard Erasmus, has been appointed to undertake a basic assessment to be submitted as part of the development application to the Department of Environmental Affairs and Development Planning. The project proposal is described in more detail in the LUPO application for Guide Plan amendment, rezoning and subdivision, which accompanies that application.

The author was contacted by Mr. Ashley Lillie to undertake an Archaeological Impact Assessment (AIA) of the area that would be impacted by the proposed development, and on 30 August 2011 was appointed to do so by Mr. Gerald Boshoff of Barinor Holdings Ltd. This report presents the results of the AIA and is a Specialist Study to be incorporated with the basic assessment for the above-mentioned development application.

## 1.1 Site location and description

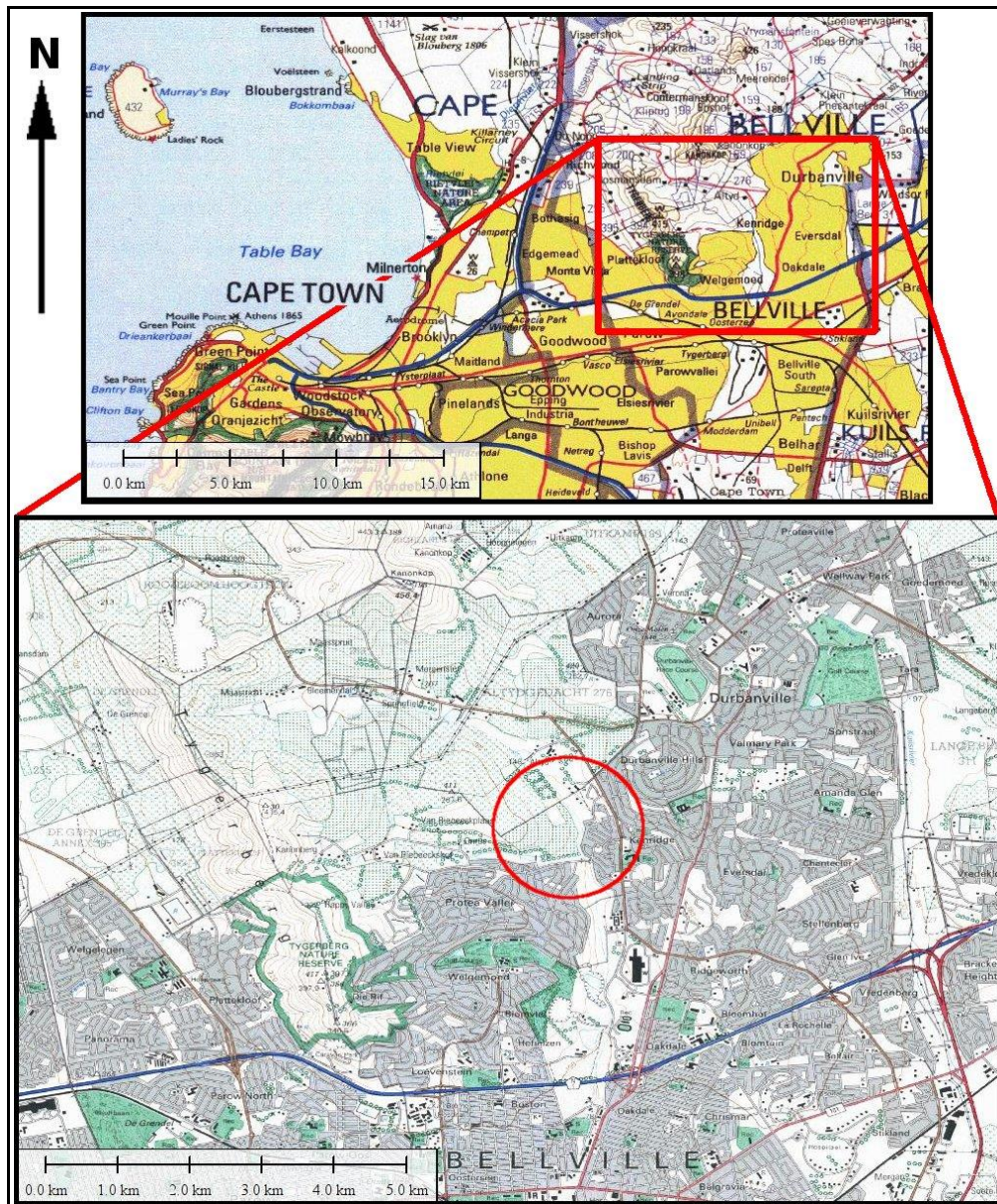


Fig. 1: Maps showing site location outlined in red. 1:250,000 map 3318 (above) and 1:50,000 map 3318DC (below); © Chief Directorate Surveys and Mapping.

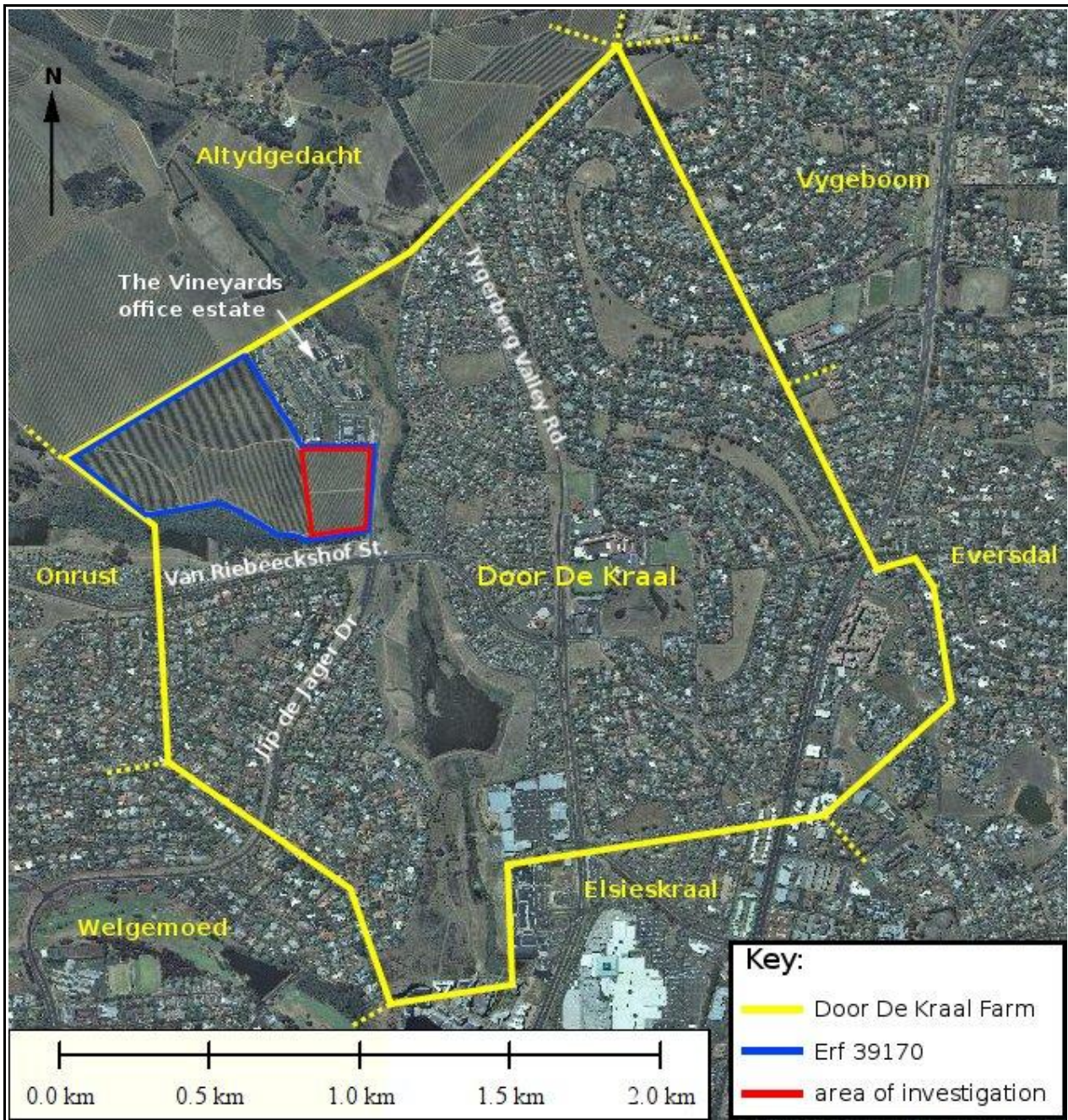


Fig. 2: Aerial photograph showing property boundary and area of investigation within the historic farm of Door De Kraal; © Chief Directorate Surveys and Mapping.

Erf 39170 is located on Jip de Jager Drive, close to this road's northern end point, and north of Van Riebeeckshof Street. The proposed development applies for the rezoning of approximately 5 hectares along the eastern side of the property, which is currently zoned “undetermined” and designated for Agricultural Use in terms of the Guide Plan. This portion of Erf 39170 will be referred to as the area of investigation, or “the site”, as shown in Figure 2.

The site is bordered by The Vineyards office estate to the north and Jip de Jager Drive along its eastern side. The south edge of the site is limited by a tributary of the Elsiekraal River, flowing from west to east, with a surrounding area that forms part of the designated Majik Forest Trails (Fig. 3). To the south of this tributary and running roughly parallel to it is Van Riebeeckshof Street. To the east of Jip de Jager Dr. and also roughly parallel to it is another tributary of the same river, flowing from north to south, with a confluence of both water courses to the south-east of the site. The area to the west is cultivated with vines.

The site is currently under cultivation with vines planted in rows aligned north-south. The area gradually slopes down to the east and south, ranging in height between 160m and 120m above sea level (1:50 000 topographical map; Fig. 1). It is situated on the south-east facing slope of a hill with a summit at a height just under 270m, located c. 1.4km west by north-west of the site. Other than the vines themselves, vegetation cover consisted of tall grass growing within every alternate gap in the rows of vines. Although this impaired visibility of possible artefact scatters along those specific gaps, every other gap had no vegetation therefore allowing an even coverage with good ground visibility across the site.

The areas used as farm tracks around the vines and running east-west across the centre of the site are laid with gravel that was brought to the site and are therefore considered to be disturbed ground, or not representative of the area of investigation.

## **1.2 Background**

### **1.2.1 Archaeology**

The Tygerberg Hills were first occupied by Early Stone age and Middle Stone Age communities from as early as 700 000 years BP (Deacon & Deacon 1999). Agriculture since early colonial times and modern urbanisation has had a significant impact on the archaeological evidence for these communities. Many sites of this period in this area, consisting predominantly of surface and sub-surface stone artefact scatters, are likely to have been destroyed with the expansion of Cape Town's Northern Suburbs without a record of them being made.

A few Middle Stone Age artefacts were recorded close to the study area, between De Bron Road and De Villiers Road, as well as relatively large numbers of Early and Middle Stone Age artefacts along the proposed route for the N21 (R300) to the north of the study area (Kaplan 2002; precise locations not given). A field-walking survey for a proposed pipeline along the northern edge of Erf 39170 recorded five ESA flakes on the hill up to the north-west within 1.2 km of the area of investigation (Hart 2005).

Further afield, two large ESA cores and an LSA assemblage typical of the Wilton industry were recovered from surface collection and test-pit excavations on Vissershok Farm (Deacon & Goosen 1997), c. 9.0 km north-west of the area of investigation; and close to the Vissershok site, two LSA stone artefact scatters (one of them extensive) were recorded on Welbeloond Farm (Kaplan 2000), situated c. 9.7 km to the north-west.

Several ESA isolated artefacts and an MSA flake were also recorded on Joostenbergs Vlake farm (Halkett 2009), c. 12 km to the north-east. Other archaeological surveys in the vicinity of Joostenbergs Vlake and Phesantekraal farms recorded ESA, MSA and LSA artefact scatters, as well as silcrete outcrops (Halkett 2008, Halkett & Hine 2008, Hart 2000 and Smuts & Orton 2008).

The majority of the archaeological sites outlined above occurred as surface scatters on agricultural land. There is therefore potential for finding similar sites within the study area.

### **1.2.2 History**

Farmland in the Tygerberg Hills was granted to European settlers as early as the late C17<sup>th</sup>, though occupation of the area by the settlers may have preceded the official date of grants by a few years. Erf 39170 is situated on the historic freehold farm Door De Kraal, also known as Doodekraal, granted in



1698 as Farm No 283 and later recorded as Erf 11615 (Fig. 2). A historical review and archival study of this farm has been undertaken by Proactive Archaeology as part of an earlier Archaeological Impact Assessment (Wurz & Deacon 2005). A summary of this study is presented here:

Doodekraal was granted by Simon van der Stel to the widow of Gysbert Verwey, Tryntje Theunisse in 1698 (Fagan 1994). The farm sustained a large number of cattle and the land was cultivated with vines, rye and wheat.

There are historical references to the presence of a group of Khoekhoen living in close proximity to the European farmers during the late C17<sup>th</sup> and early C18<sup>th</sup>, with a reference from that period to Doodekraal as 'de oude kraal'. Some of the Khoekhoen built their own huts on the farm and enjoyed positive reciprocal relations with the landowner (Du Plessis 1998). Cumulative pressures on these indigenous groups in the form of smallpox epidemics, land expropriation, and economic and military subjugation by the European colonists throughout the C18<sup>th</sup> resulted in only a fraction of the original Khoekhoen population surviving. The few thousand who survived mostly lost their ethnic identity with the breakdown of their social structure.

Doodekraal Farm had exchanged hands over eighteen times by 1838, with the de Villiers family buying the farm in the late C19<sup>th</sup>. The property was subdivided repeatedly after 1924 and, particularly with the establishment of the suburb of Kenridge in 1948 and other portions being subsequently sold-off or appropriated, Doodekraal Farm as an identifiable entity began to disappear.

A survey undertaken in 1978 of the Doodekraal farmstead recorded a T-shaped house, stable and a granary. Architectural features, namely six yellow-wood panel doors, indicated a C17<sup>th</sup> date for the construction of the original dwelling (Fagan 1994).

Since the 1700's, the main agricultural activities in the Tygerberg area were grain and grape cultivation. Common ancillary produce on these farms came from farming dairy cattle, vegetables and fruit. In the latter half of the C20<sup>th</sup>, production shifted almost entirely towards the wine industry. Only Altydgedacht Farm, bordering Doodekraal to the north-west, is preserved practically in its entirety as agricultural land, and currently operates as a wine estate. The neighbouring farms of Onrust and Welgemoed to the west and south west; and Vygeboom and Eversdal to the east and south-east have, like Doodekraal, been almost completely encroached by urban development.

This survey shows that Doodekraal Farm, along with most of the surrounding farms, underwent considerable social and economic change in the course of history. Not least of the factors contributing to this change is the recent urbanization of the area into the Bellville and Durbanville suburbs of Cape Town. This has resulted in a significant impact on the landscape, the social structure of traditional farmer and farmworker communities, and the link between those communities and the landscape, with links between those communities and specific parcels of land having largely been lost.

*(after Wurz & Deacon 2005: pg. 5-6)*

All of Erf 39170 is currently used for grape farming, and this (or grain farming) is likely to have been the historic use of this land-parcel since the establishment of Door De Kraal Farm in the late C17<sup>th</sup>. The property is currently zoned "undetermined" and designated for Agricultural Use in terms of the Guide Plan. It is currently outside the urban edge.

### **1.3 Terms of reference**

Section 38(1) of the National Heritage Resources Act (No 25 of 1999) states that the responsible heritage resources authority (in this case Heritage Western Cape), must be notified of any proposed development categorised as:

- (c) any development or other activity which will change the character of a site-
  - (i) – exceeding 5 000m<sup>2</sup> in extent;
- (d) the re-zoning of a site exceeding 10 000m<sup>2</sup> in extent.

The area of investigation comprises approximately 50 000m<sup>2</sup>, currently zoned “undetermined” and designated for Agricultural Use in terms of the Guide Plan. The proposed development applies for the rezoning of this portion of Erf 39170 as Urban Development, making both these paragraphs applicable.

Once it has been notified of the intent toward such a development, Section 38(2) of the same Act (No. 25 of 1999) states that HWC may request a report to assess the impact the proposed development will have on heritage resources. As this report has been commissioned prior to the Notification of Intent to Develop being submitted to HWC, the terms of reference have been determined by the author in conjunction with the applicant's representative, Mr Ashley Lillie.

The aims of this AIA are to:

- identify and map all archaeological sites/ heritage resources within the study area;
- assess the significance of heritage resources within the study area;
- assess the impact of the proposed development on heritage resources;
- make recommendations for the mitigation or conservation of such resources.

An Environmental Assessment Practitioner (EAP), Mr. Gerhard Erasmus, has been appointed to undertake a basic assessment to be submitted as part of the development application to the Department of Environmental Affairs and Development Planning (in terms of the National Environmental Management Act (No. 107 of 1998), and the Environmental Impact Assessment Regulations, 2010). If this basic assessment is deemed sufficient under the relevant legislation, then Heritage Western Cape will be a commenting authority on this development application in terms of Section 38(8) of the National Heritage Resources Act (No 25 of 1999).

The proposed development will encroach further on what has been historic farmland for over 300 years. The visual impact that a hard-edged urban development will have on the area's 'sense of place' must also be assessed. This will be addressed in greater detail by a specialist Visual Impact Assessment to accompany the development application.

## **2. Archaeological investigation**

A Phase 1 field-walking survey was conducted by the author on 2 September 2011. The entire area of the proposed development was covered in rough transects approximately 25m apart to search for surface artefacts. The location of archaeological remains, as well as tracks of the transects walked across the site, were recorded on a Garmin ETrex GPS receiver using map datum WGS 84 to an accuracy of 4.0m (Fig. 3). Photographs of the site were taken using a Canon PowerShot SX20 IS digital camera, and general views of the site are presented as Plates 3 to 10 (Appendix 2). In addition to detailed description of any archaeology encountered, notes were taken on geological features and ground conditions.

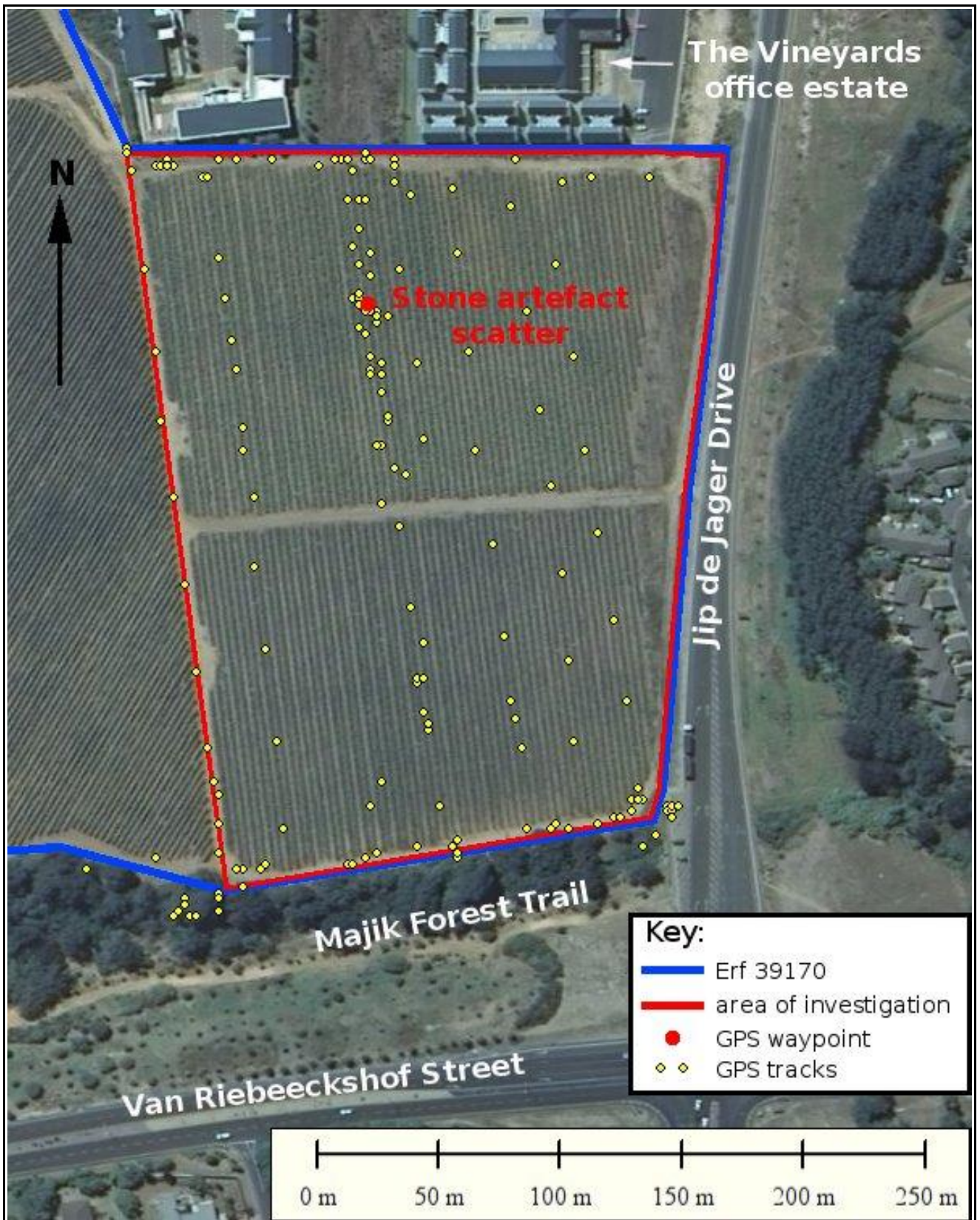


Fig. 3: Aerial photograph showing recorded artefact scatter and GPS survey tracks;  
 © Chief Directorate Surveys and Mapping.

### **3. Results**

The only noteworthy archaeological remains recorded from the field-walking survey were three isolated stone artefacts, described below. There was also a general scatter of C20<sup>th</sup> glass and ceramics across the site, examples of which are shown in Plates 8 and 9 (Appendix 2).

#### **3.1 Recorded site**

##### **Isolated stone artefacts**

S 33.8576467° E 18.6258243°

A total of three stone artefacts were found within 7.0m of the above co-ordinates:



*Plate 1: MSA/ LSA quartzite flake with retouch or use-wear on lateral edge; 1cm scale segments.*



*Plate 2: ESA quartzite core; 10cm scale.*

- Middle Stone Age/ Late Stone Age quartzite flake with a thick dorsal-ventral profile. Flake had use-wear (or retouch from the dorsal side) along the thinner lateral edge. Material was fine grained with a pale greenish-grey colour (Plate 1).
- Early Stone Age quartzite core, worked bifacially with several hinge-fracture scars; possible initial shaping of a hand-axe that was discarded during production. Fine grained material with a pale grey colour (Plate 2).
- Flaked piece; fine grained quartzite, similar material to the above-mentioned flake (Plate 7, Appendix 2).

All were found on the ground surface between adjacent gaps in the rows of vines. Although found in close proximity to each other, the ESA core and MSA/ LSA flake are unrelated and each should be recorded as an individual find spot of its respective period. These artefacts are likely to have been disturbed by ploughing and ongoing agricultural work, and are not in their primary (*in situ*) context.

The area in the immediate vicinity of this find spot was more thoroughly searched for associated finds with no result. A similar thorough search of the slope down to Jip de Jager Drive along the northern edge of the site, where artefacts may have collected through hill-wash processes, also yielded no archaeological artefacts.

### **3.2 Significance of site**

There was a sparse occurrence and low density of archaeological artefacts encountered during field-walking across the study area. The one recorded find spot, consisting of three stone artefacts from two distinct periods in prehistory, is of low significance. Their exact position is also of low significance given the likelihood of disturbance as a result of agricultural activities. Their occurrence within the area of investigation, however, is further evidence that this area was occupied by people from Early Stone Age times (c. 700 000 years BP).

A record of the location of where the artefacts were found, together with the description and photos presented in this report, is considered to be sufficient mitigation of this site.

- **Significance of site: low**
- **Suggested mitigation: none required**

## **4. Conclusion**

No significant archaeological remains were encountered within the area of investigation. The recorded isolated stone artefacts are of low archaeological significance. The logging of their location and description presented in this report is an adequate mitigation of this resource.

No significant historical remains were encountered within the area of investigation. The sparse scatter of ceramics and glass noted across the area of investigation is likely to be the result of informal, small-scale dumping nearby subsequently spread by farming activities; none were over 100 years in age.

The absence of evidence for any historical dwelling, together with the sparse occurrence of ceramics and glass across the site, means it is unlikely there are buried household refuse dumps within the area of investigation. Their occurrence, however, should not be entirely discounted. The same can be said of human remains, both from prehistoric and historic graves, that can be found anywhere in the landscape.

The proposed development calls for the rezoning of a portion of Erf 39170 from its designated Agricultural Use to Urban Development. This will result in the urban edge extending further into land that has been farmed for over 300 years, thus further eroding the site's historic 'sense of place'. However, when assessing the impact the development will have on this heritage resource, it is important to consider the site-specific context. In this case, the property is already considerably encroached by urban development, with the farm to which it is historically linked, Door De Kraal, having been almost entirely developed as residential suburbs (Fig. 2). In addition, the proposed development's northern edge would be bordered by The Vineyards office estate (itself outside the urban edge), and its western extent would be in line with the office estate's western edge (Ashley Lillie pers. com.). The rezoning would thus consolidate the urban edge in line with the rear of an existing urban development.

The negative impact of the proposed development on the site's historic 'sense of place' is therefore considered to be low to negligible. A similar assessment of the impact it may have on the watercourse and associated woodland (designated as part of the Majik Forest trail) along the south edge of the site; and the watercourse and wetland to the east and north-east, should also be made as part of a specialist Visual Impact Assessment.

## **5. Recommendations**

Subject to the approval of Heritage Western Cape, it is recommended that:

- the proposed development be allowed to proceed with no further mitigation required;
- a plan of action is in place in the event that subsurface archaeological remains (such as graves, refuse dumps) are uncovered in the course of development. All contractors are to be informed of the potential for finding archaeological material and be fully briefed on the procedures set out in that plan;
- a specialist visual impact assessment of the proposed development is undertaken, with particular reference to the watercourse and forest trail along the southern border of the property.

It must be noted that unmarked prehistoric graves may occur anywhere in the landscape. In cases where human remains (or any other archaeological material) are exposed during the course of development all earth-moving work should cease immediately. The find site and surrounding area must be cordoned-off, and HWC consulted on how to proceed before on-site work is allowed to continue.

## **6. References**

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Wurz, S. & Deacon, H.J. 2005 *Phase 1 Archaeological Impact Assessment of Doordekraal Farm, Triangle Erf (Portion of Erf 11615), Bellville, now known as Erf 39169, Bellville.* Unpublished report prepared for Andre van der Spuy Environmental Consultants. Stellenbosch: Proactive Archaeology.

# 7. Appendix 1 – deed plans

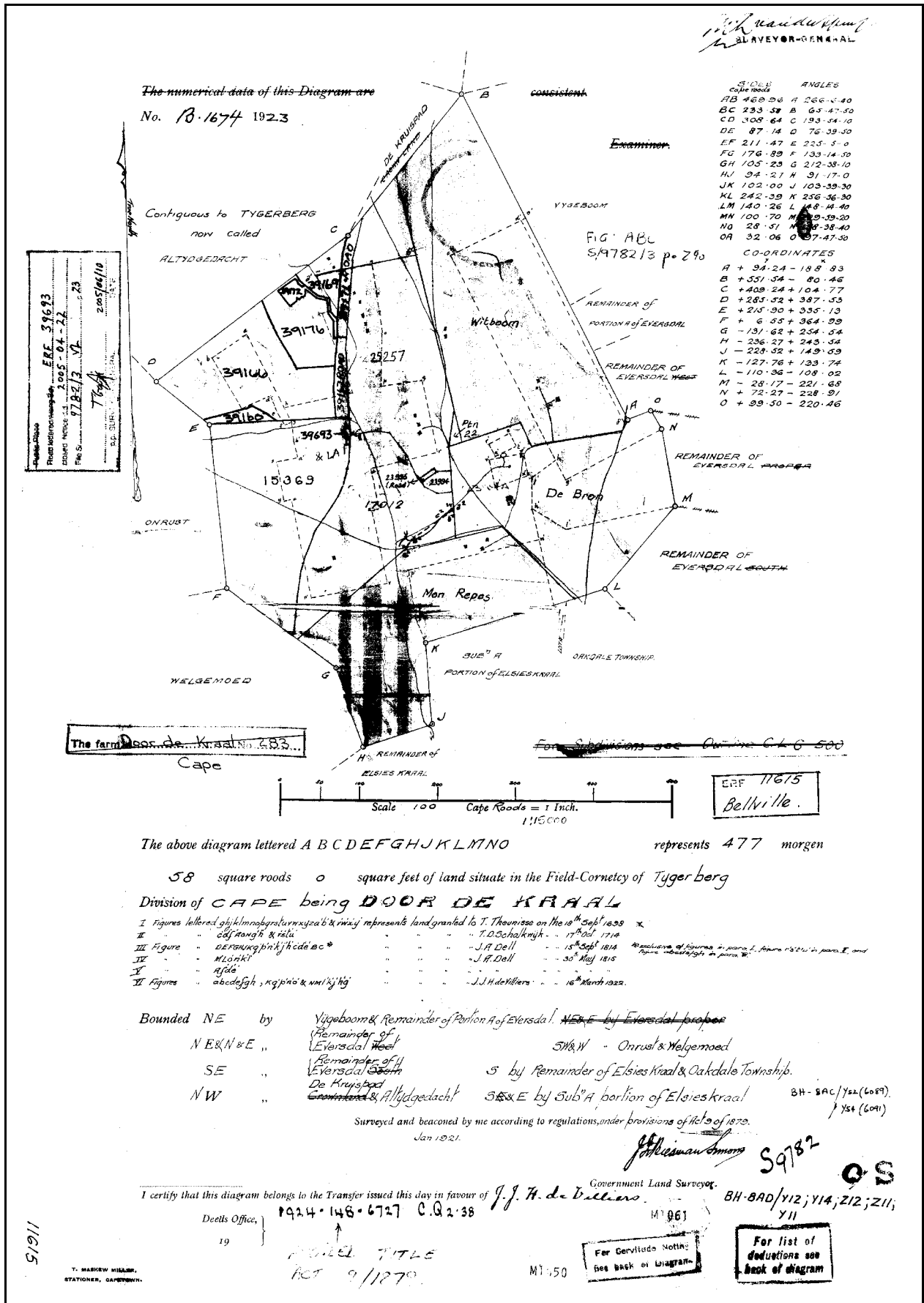


Fig. 4: Deed plan of the historic farm Door de Kraal, No 283, subsequently registered as Erf 11615; © Chief Surveyor General.



**Components**

- 1) The figure A B C D E F G H J K a R S T U V W represents Erf 39166 Bellville Vide Dgm. 5103/2002 annexed to D/T 2003- -51498
  - 2) The figure a b e d c u t s N P Q represents Erf 39161 Bellville Vide Dgm. 2793/2005 annexed to D/T
  - 3) The figure b c d e represents Erf 39162 Bellville vide General Plan TP 8836 Vide Dgm. ~~annexed to D/T~~
  - 4) The figure s t u v w x represents Erf 39163 Bellville vide General Plan TP8836 Vide Dgm. ~~annexed to D/T~~
  - 5) The figure x w v K L M represents Erf 39164 Bellville Vide Dgm. 2796/2005 annexed to D/T 2007. .23966
- 2) - 5) Situate in Bellville Township Extension No 26

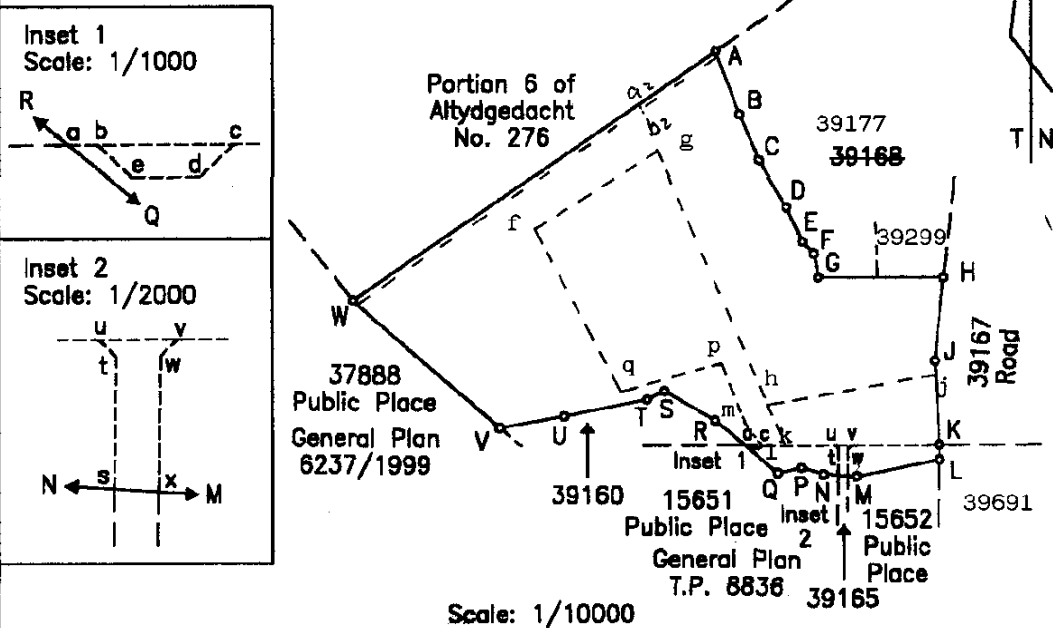
S.G. No.  
2798/2005

Approved

*Dennis*

for  
SURVEYOR-  
GENERAL

2007-07-15



The figure A B C D E F G H J K L M N P Q R S T U V W represents 28,8043 hectares of land being

ERF 39170 BELLVILLE  
(comprising components 1 - 5 above)  
situate in the City of Cape Town  
Administrative District of Cape  
Province of the Western Cape

Compiled  
Surveyed in May 2001 - August 2002 by me

*Dennis*  
G.A. DENNIS. (PLS 0879)  
Professional Land Surveyor

This diagram is annexed to No. 1 23968/2007 d.d. i.f.o. Registrar of Deeds

The original diagrams are as quoted above Beacon W and boundaries VW WA established vide B/A 004/1923 LPI C0160002

File S/9782/3 Vol.2 S.R. Compiled G.P. BHST-3151(M1061) Comp. BHST-3152(M1062) BHST-3121(M1049) BHST-3123(M1055) BHST-3124(M1056)

FOR ENCLOSURES  
SEE BACK OF DIAGRAM

ERF 39170 BELLVILLE

Fig. 5: Deed plan of Erf 39170; © Chief Surveyor General.