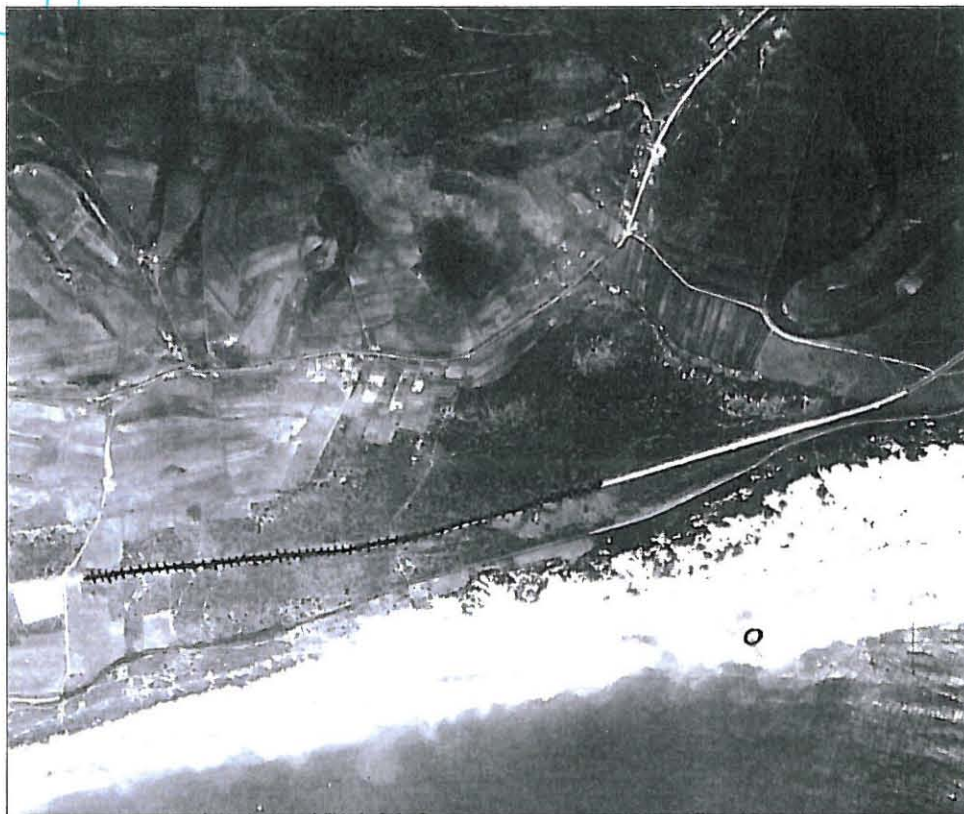


Antonia

**HERITAGE STATEMENT (NOTIFICATION OF INTENT TO DEVELOP) IN TERMS OF SECTION 38 OF THE NATIONAL HERITAGE RESOURCES ACT, 1999 (ACT 25 OF 1999):**

**PROPOSED RESIDENTIAL DEVELOPMENT: ERVEN 3075, 4637 & 4638, (GREAT BRAK RIVER) MOSSEL BAY DISTRICT**



**ON BEHALF OF: BAILEY & LE ROUX LAND SURVEYORS**

DECEMBER 2009

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FRONTPAGE: EXTRACT FROM 1940 AERIAL PHOTOGRAPH OF SITE & ENVIRONS (SOURCE:  
CDSM)

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**PERCEPTION**

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4. S.G. Diagrams

**REFERENCES and ACKNOWLEDGEMENTS:**

1. Cape Town Archives
2. George Museum Archives
3. Kathleen Schulz, social historian
4. S.G. Office, Cape Town

**1. INTRODUCTION**

*PERCEPTION* has been appointed by the developer to compile and lodge a Notice of Intent to Develop to Heritage Western Cape in terms of Section 38 of the National Heritage Resources Act, 1999 (Act 25 of 1999) to Heritage Western Cape. Details of the proposed development are as set out in paragraph 3 below. Three powers of attorney (from three respective property owners), for submission of this Notice of Intent to Develop are attached as part of Annexure 1 ("Part 5" to the NID form). This NID submission was compiled on behalf of Bailey & Le Roux Land Surveyors.

**2. BACKGROUND**

The three respective developers intends to consolidate the three properties and subsequently commissioned *PERCEPTION* to compile and submit to Heritage Western Cape a Notice of Intent to Develop (NID) and Heritage Statement for adjudication.

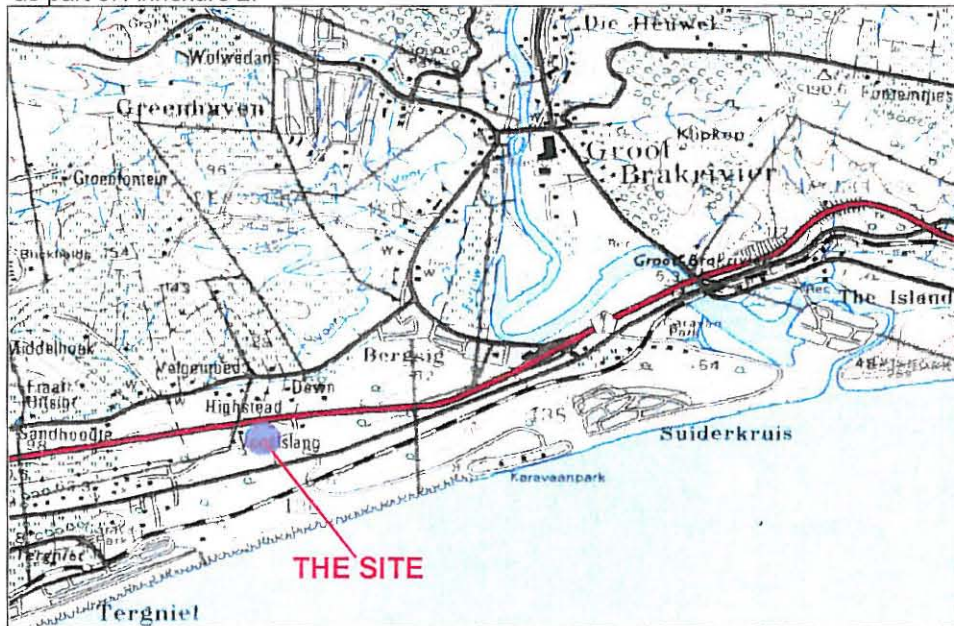
The purpose of this assessment is not only to serve as a NID application to Heritage Western Cape, but also to assist/ contribute to the project as follows:

- To identify heritage issues, development constraints and opportunities at an early stage;
- To avoid potential negative impacts of the proposed development on heritage – related aspects;
- To provide guidance for planning and design of the proposed development.

*NOTE: This Heritage Statement should be read in conjunction with the completed NID application form attached as Annexure 1 hereto.*

**3. STUDY AREA**

The roughly rectangular-shaped site (approximately 3.61 ha in extent) is situated directly south of the N2 National road, along the coastline between Great Brak River and Tergniet as indicated with the insert below. Photographs of the site are attached as part of Annexure 2.



Extract from 1:50,000 Topo-cadastral series (Source: CDSM)



The site is located along a moderate south-facing slope and bound by existing low-to-medium density residential development to the east and south. West of the site are two dwellings, a portion of vacant land and an extensive site of a former timber sawmill/ industrial site, which is in the process of being decommissioned.



Local context: aerial view of the property and environs (GoogleEarth)

Extensive earthworks undertaken during construction of the N2 resulted in the N2 road surface being at a lower level than that of the site. In addition the site's location along a south-facing slope results in it not being visible from the N2.



Close-up aerial view of site (GoogleEarth)

During the site visit undertaken on 27<sup>th</sup> November 2009 it was found that the entire site is underlain by sandy soils but that much of the site had been transformed from its former natural state. It is understood that the site had been drastically altered as a result of earthworks during construction of the N2.

In addition to a former dwelling (constructed of timber, asbestos sheeting), currently used as a carpentry workshop, there are two small, very dilapidated cottages located on the eastern portion (Erf 4638). Though exotic alien vegetation (e.g. pine, rooikrantz) was found to have invaded much of the site, we noted some remaining protected milkwood (*Sideroxylon inerme*) thickets and other pioneer indigenous vegetation. No structures older than 60 years were found on the site.

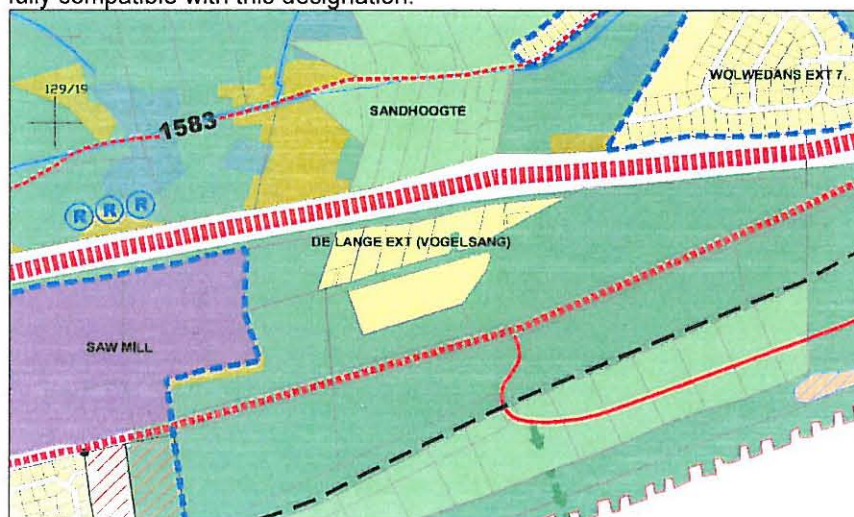
#### 4. PROPOSED DEVELOPMENT

The proposed development would firstly entail applications for consolidation of Erven 3075, and portions of Erven 4637 and 4638 and secondly rezoning and subdivision of the newly-created portion in terms of Sections 17 and 24 of the Land Use Planning Ordinance, 1985 (Ord. 15 of 1985) so as to create 44 single residential erven as well as a portion of private open space and private road. The average size of residential erven would be 220m<sup>2</sup> and access to the development would be from the existing Industria Road as shown on the site development plan attached as Annexure 3.

#### 5. RELEVANT POLICY GUIDELINES

##### 5.1 *Mossel Bay Draft Spatial Development Plan (October 2003)*

According to this draft policy guideline document the site is clearly earmarked for residential development (yellow). The proposal is therefore considered fully compatible with this designation.

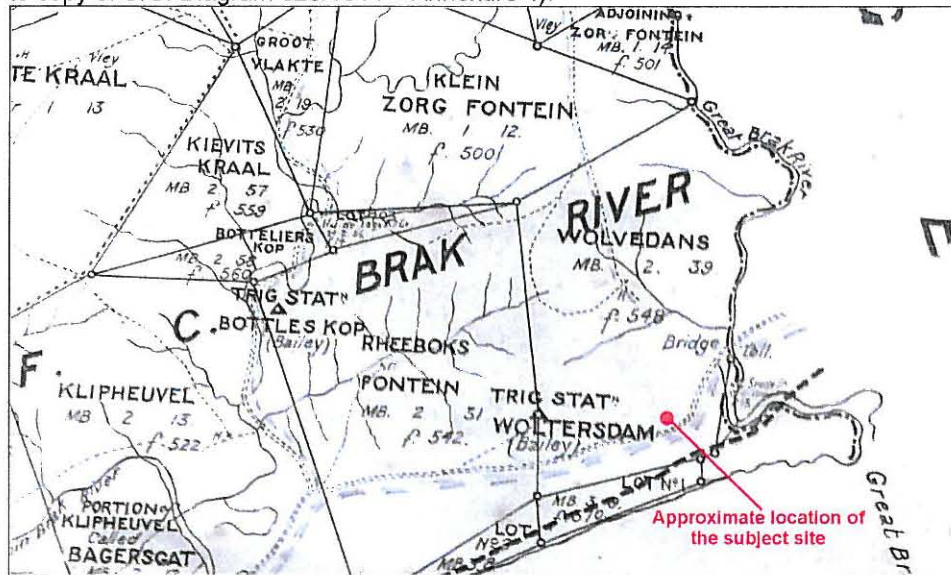


Extract from Mossel Bay Draft Spatial Development Plan

#### 6. BRIEF HISTORICAL BACKGROUND

Erven 3075, 4637 and 4638 were formerly known as three different farms, namely Rensburg Estate 137/17, Rensburg Estate 137/8 and Rensburg Estate 137/56 respectively. According to S.G. Diagram 723/1920 (Annexure 4) the original farm Rensburg Estate included an area of 225 Morgen 95 Square Roods (approximately 193 Ha). The farm Rensburg Estate formed part of the much larger farm Wolvedans

129, a loan farm granted to Heemraad Cornelis van der Watt during 1814 (Also refer to copy of S.G. Diagram 328/1814 – Annexure 4).



Extract from 1901 Map by S.G. Office (Source: George Museum Archive)

Between 1852 and 1902 members of the Terblanche family owned and occupied the farm Wolvedans. As can be seen from the deeds search by the year 1902 Wolvedans was held in 160<sup>th</sup> shares, indicating that there must have been several cottages on the farm accommodating these family members (refer to above 1814 S.G. Diagram).

The position of family homesteads is not recorded on the Surveyor General diagrams. It is highly unlikely that these homesteads would have been erected on the position of the intended development due to the sloping nature of the two properties<sup>1</sup>.

Basic historical background research, which excluded a full archival search, did not highlight any tangible or intangible heritage-related issues or resources that would warrant further investigation.

## 7. HERITAGE RESOURCES & ISSUES

### 7.1 Landscape Issues

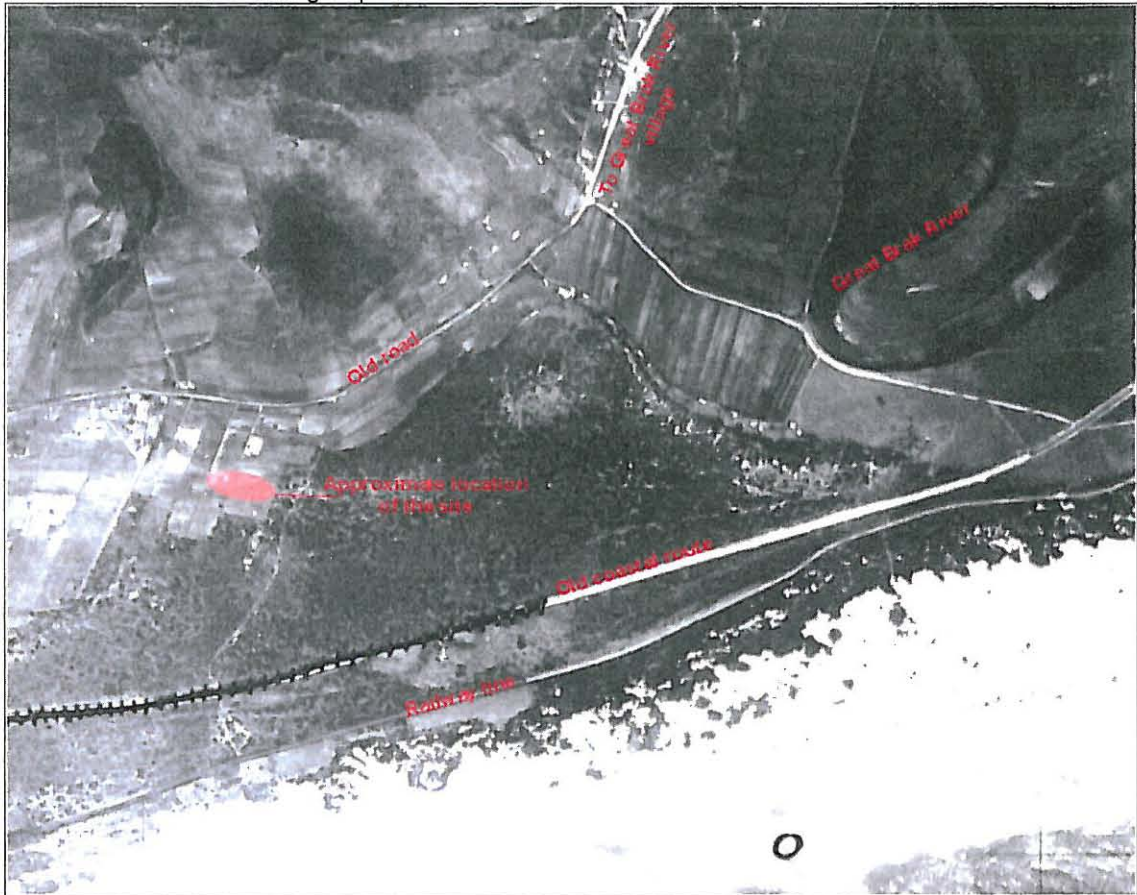
The subject site is located along a strip of land defined by the N2 National road and old coastal road connecting the hamlets of Great Brak River and Little Brak River. While somewhat isolated from the rapidly expanding Great Brak, it is directly east of the extensive and rather visually prominent former sawmill site and is further more bound by existing residential development to the east and south.

An extract from the 1940 aerial photograph illustrates land use patterns on the site and its environs at the time. Note that the photograph pre-dates construction of the current N2. No evidence of the structure visible on the said aerial photograph could be located on the site and even if so, is not considered to be of cultural significance.

While the site is bound by the N2, the site is located on a significantly higher level than the actual road surface of the N2 – mostly likely because earthworks associated within construction of the N2 required significant

<sup>1</sup> Kathleen Schulz, South Cape Social Historian

excavations thus resulting in the difference of current ground levels (also refer to photograph illustrating said height difference – Annexure 2). In addition, the portion of the site proposed to be developed is located along a south-facing slope that is not visible from the N2.



Extract from 1940 Aerial photograph (Source: CDSM)

Having regard to the existing land use patterns within the proximity of the site, we are therefore of the view that the subject site is located within a transformed landscape. While the proposal would transform the subject site to urban development, we are of the view that the proposal, when taken in conjunction with the existing pattern of development within its proximity, would not further detract from the current (highly modified) landscape character.

### 7.2 **Archaeology**

The need to assess the potential of the site yielding information pertaining to archaeological heritage resources would also have to be assessed by APM. However, we do not consider that further heritage-related studies would be warranted in this instance.

## 8. **PUBLIC PARTICIPATION**

The proposed development does not trigger any development activities listed in terms of the National Environmental Management Act, 1998 (Act 107 of 1998). A Public Participation Process will however be invoked through the Land Use Planning



Ordinance, 1985 (Ord. 15 of 1985) once the land use planning application is submitted to Mossel Bay Municipality.

**9. RECOMMENDATIONS**

Having regard to the above assessment, it is recommended:

- 9.1 That this Heritage Statement fulfils the requirements of a NID submission In terms of Section 38 of the National Heritage Resources Act, 1999 (Act 25 of 1999);
- 9.2 That a heritage impact assessment would not be required in this instance.

**PERCEPTION Heritage Planning**  
**9<sup>th</sup> December 2009**



**SE DE KOCK**  
*B-Tech(TRP) MIPI TRP(IRL) EIA Mgmt (IRL) APHP*

**ANNEXURE 1**



**PART 1: BASE INFORMATION**

| <b>1.1 PROPERTY</b>                            |  |
|--|--|
| Name of property                               | Erven 3075, 4637 & 4638 (Great Brak River), Mossel Bay   |
| Street address or location                     | Access from R102 between Great Brak River and Little Brak River  |
| Erf or farm number/s                           | As above   |
| Town or District                               | Great Brak River   |
| Responsible Local Authority                    | Mossel Bay Municipality  |
| Magisterial District                           | Mossel Bay   |
| Current use                                    | Vacant/ Carpenter's shop/ Residential  |
| Current zoning                                 | Residential zone I   |
| Predominant land use of surrounding properties | Single Residential (low density), Group Housing (medium density residential estates), N2 National road |
| Extent of the properties                       | 3.61 Ha (combined size of the site)  |

| <b>1.2 CATEGORY OF DEVELOPMENT (S. 38 (1))</b>   | X | <i>Brief description of the nature and extent of the proposed development or activity (See also Part 3.1)</i>  |
|--|---|--|
| 1. Construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier over 300m in length |   | The proposed development would entail consolidation of the three properties and re-subdivision to create 44 medium-density residential erven as set out in detail in the Heritage Statement. |
| 2. Construction of a bridge or similar structure exceeding 50 m in length  |   |  |
| 3. Any development or activity that will change the character of a site—   |   |  |
| a) exceeding 5 000 m <sup>2</sup> in extent  | X |  |
| b) involving three or more existing erven or subdivisions thereof  |   |  |
| c) involving three or more erven or divisions thereof which have been consolidated within the past five years                          | X |  |
| 4. Rezoning of a site exceeding 10 000 m <sup>2</sup>  | X |  |
| 5. Other   |   |  |

| <b>1.3 INITIATION STAGE OF PROPOSED DEVELOPMENT</b> |   |  |
|---|---|--|
| Exploratory (e.g. viability study)                  |   | <i>Notes:</i><br>Copy of final site development plan made available to us by professional land surveyor representing three respective property owners (see Heritage Statement report). |
| Conceptual  |   |  |
| Outline proposals                                   |   |  |
| Draft / Sketch plans                                |   |  |
| Other (state)                                       | X |  |

**PART 2: HERITAGE ISSUES**

| <b>2.1 CONTEXT</b>              |  |   |
|---------------------------------|--|---|
| <b>X</b>                        | <i>(check box of all relevant categories)</i>  | <i>Brief description/explanation</i>  |
| <b>X</b>                        | Urban environmental context  | The property is bound by existing low-to-medium density residential development to the east and south. N2 National road defines northern boundary and two dwellings/ vacant land located along western boundary |
|                                 | Rural environmental context  |   |
|                                 | Natural environmental context  |   |
| <b>Formal protection (NHRA)</b> |  |   |
|                                 | Is the property part of a protected area (S. 28)?  |   |
|                                 | Is the property part of a heritage area (S. 31)?   |   |
| <b>Other</b>                    |  |   |
| <b>X</b>                        | Is the properties near to or visible from any protected heritage sites?                                      | No  |
| <b>X</b>                        | Is the property part of a conservation area or special area in terms of the Zoning Scheme?                   | No  |
| <b>X</b>                        | Does the site form part of a historical settlement or townscape?   | No  |
| <b>X</b>                        | Does the site form part of a rural cultural landscape?   | No  |
| <b>X</b>                        | Does the site form part of a natural landscape of cultural significance?                                     | No  |
| <b>X</b>                        | Is the site within or adjacent to a scenic route?  | Yes, but portion to be developed not visible from N2 National road  |
| <b>X</b>                        | Is the property within or adjacent to any other area which has special environmental or heritage protection? | No  |
| <b>X</b>                        | Does the general context or any adjoining properties have cultural significance <sup>1</sup> ?               | No  |

| <b>2.2 PROPERTY FEATURES AND CHARACTERISTICS</b> |   |   |
|--|---|---|
| <b>X</b>   | <i>(check box if YES)</i>   | <i>Brief description</i>  |
| <b>X</b>   | Has the site been previously cultivated or developed?   | Yes, three dwellings noted, some portions of the site possibly used for agriculture |
|  | Are there any significant landscape features on the properties?                               |   |
|  | Are there any sites or features of geological significance on the properties?                 |   |
|  | Does the property have any rocky outcrops on it?  | None noted during site visit  |
|  | Does the property have any fresh water sources (springs, streams, rivers) on or alongside it? |   |
|  | Does the property have any sea frontage?  |   |
| <b>X</b>   | Does the property form part of a coastal dune system?   | Sandy soils, some distance north of the coastline                                   |
|  | Are there any marine shell heaps or scatters on the property?                                 | None located during site visit  |
|  | Is the property or part thereof on land reclaimed from the sea?                               |   |

| <b>2.3 HERITAGE RESOURCES<sup>2</sup> ON THE PROPERTIES</b> |  |  |
|---|--|--|
| <input checked="" type="checkbox"/>                         | <i>(check box if present on the property)</i>  | <i>Name / List / Brief description</i> |
| <b>Formal protections (NHRA)</b>                            |  |  |
| <input type="checkbox"/>                                    | National heritage site (S. 27)   |  |
| <input type="checkbox"/>                                    | Provincial heritage site (S. 27)   |  |
| <input type="checkbox"/>                                    | Provisional protection (s.29)  |  |
| <input type="checkbox"/>                                    | Place listed in heritage register (S. 30)  |  |
| <b>General protections (NHRA)</b>                           |  |  |
| <input type="checkbox"/>                                    | structures older than 60 years (S. 34)   |  |
| <input type="checkbox"/>                                    | archaeological <sup>3</sup> site or material (S. 35)   |  |
| <input type="checkbox"/>                                    | palaeontological <sup>4</sup> site or material (S. 35)   |  |
| <input type="checkbox"/>                                    | graves or burial grounds (S. 36)   |  |
| <input type="checkbox"/>                                    | public monuments or memorials <sup>5</sup> (S. 37)   |  |
| <b>Other</b>  |  |  |
| <input type="checkbox"/>                                    | Any heritage resource identified in a heritage survey (state author and date of survey and survey grading/s) |  |
| <input type="checkbox"/>                                    | Any other heritage resources (describe)  |  |

| <b>2.4 PROPERTY HISTORY AND ASSOCIATIONS</b> |  |  |
|--|--|--|
| <input checked="" type="checkbox"/>          | <i>(check box if YES)</i>  | <i>Brief description/explanation</i>                 |
| <input checked="" type="checkbox"/>          | Provide a brief history of the properties (e.g. when granted, previous owners and uses). | Refer to Historical Background in Heritage Statement |
| <input type="checkbox"/>                     | Are the properties associated with any important persons or groups?                      |  |
| <input type="checkbox"/>                     | Are the properties associated with any important events, activities or public memory?    |  |
| <input type="checkbox"/>                     | Do the properties have any direct association with the history of slavery?               |  |
| <input type="checkbox"/>                     | Are the properties associated with or used for living heritage <sup>6</sup> ?            |  |
| <input type="checkbox"/>                     | Are there any oral traditions attached to the properties?                                |  |

| <b>2.6 SUMMARY OF CULTURAL SIGNIFICANCE OF THE PROPERTIES (OR ANY PART OF THE PROPERTIES) (S. 3(3))</b> |  |                                      |
|---|--|--------------------------------------|
| <input checked="" type="checkbox"/>   | <i>(check box of all relevant categories)</i>  | <i>Brief description/explanation</i> |
| <input type="checkbox"/>  | Important in the community or <b>pattern of South Africa's (or Western Cape's) history.</b>                                  |                                      |
| <input type="checkbox"/>  | Associated with the life or work of a <b>person, group or organisation</b> of importance in history.                         |                                      |
| <input type="checkbox"/>  | Associated with the history of <b>slavery.</b>   |                                      |
| <input type="checkbox"/>  | Strong or special association with a particular community or cultural group for <b>social, cultural or spiritual</b> reasons |                                      |

|   |  |  |
|---|--|--|
|   | Exhibits particular <b>aesthetic</b> characteristics valued by a community or cultural group                       |  |
|   | Demonstrates a high degree of <b>creative or technical achievement</b> at a particular period                      |  |
|   | Has <b>potential to yield information</b> that will contribute to an understanding of natural or cultural heritage |  |
|   | <b>Typical:</b> Demonstrates the principal characteristics of a particular class of natural or cultural places     |  |
|   | <b>Rare:</b> Possesses uncommon, rare or endangered aspects of natural or cultural heritage                        |  |
| Please provide a brief <b>statement of significance</b>   |  |  |
| Site located within a former coastal landscape that has been almost completely transformed through low- and medium density urban (residential) development. We do not consider that the site contains heritage resources, nor that it has significance in terms of intangible heritage-related values |  |  |

### PART 3: POTENTIAL IMPACT OF DEVELOPMENT

|  |   |
|--|---|
| <b>3.1 PROPOSED DEVELOPMENT</b>  |   |
| Brief description of proposed development.   | Proposal would entail consolidation of the three cadastral units and re-subdivision thereof to make provision for 44 residential erven, private open space and a portion of private road. Also refer to Heritage Statement. |
| Monetary value.  | Uncertain   |
| Anticipated starting date.   | Uncertain   |
| Anticipated duration of work.  | Uncertain   |
| Does it involve change in land use?  | Yes – rezoning to make provision for proposed use   |
| Extent of land coverage of the proposed development.   | 3.61 Ha   |
| Does it require the provision of additional services? (e.g. roads, sewerage, water, electricity)   | Yes   |
| Does it involve excavation or earth moving?  | Yes   |
| Does it involve landscaping?   | Yes   |
| Does it involve construction work?   | Yes   |
| What is the total floor area?  | Uncertain   |
| How many storeys including parking?  | Two stories (in terms of relevant zoning scheme)  |
| What is the maximum height above natural ground level?   | Uncertain   |
| <b>3.2 POTENTIAL IMPACT</b>  |   |
| What impact will the proposed development have on the heritage values of the context of the properties? (e.g. visibility, change in character)   | Transform site to medium-density urban (residential) development  |
| Are any heritage resources listed in Part 2 affected by the proposed development? If so, how?  |   |
| Please summarise any public/social benefits of the proposed development.   |   |
| Apart from creating temporary work opportunities during the construction phase as well as some permanent work opportunities during the operational phase, it is not considered that the proposal would |   |

not be of any significant public and/or social benefit.

**PART 4: POLICY, PLANNING AND LEGAL CONTEXT**

| X | (check box if YES)   | Details/explanation  |
|---|--|--|
| X | Does the proposed development conform with regional and local planning policies? (e.g. SDF, Sectoral Plans)                    | Yes, refer to Heritage Statement   |
| X | Does the development require any departures or consent use in terms of the Zoning Scheme?                                      | No, refer to Heritage Statement  |
|   | Has an application been submitted to the planning authority?   |  |
|   | Has their comment or approval been obtained? (attach copy)   |  |
| X | Is planning permission required for any subdivision or consolidation?  | Consolidation, subdivision of three properties would be required                         |
|   | Has an application been submitted to the planning authority?   |  |
|   | Has their comment or approval been obtained? (attach copy)   |  |
| X | Are there title deed restrictions linked to the property?  | Uncertain  |
|   | Does the property have any special conservation status?  |  |
| X | Are there any other restrictions on the property?  | Not as far as could be determined  |
|   | Is the proposed development subject to the EIA regulations of the National Environmental Management Act (Act 107 of 1998)?     |  |
|   | Has an application (or environmental checklist) been submitted to DECAS? What are the requirements of DECAS?                   |  |
|   | At what stage in the IEM process is the application (scoping phase, EIA etc.)  |  |
|   | Has any assessment of the heritage impact of the proposed development been undertaken in terms of the EIA or planning process? |  |
|   | Are any such studies currently being undertaken?   |  |
| X | Is approval from any other authority required?   | Mossel Bay Municipality (in terms of Land Use Planning Ordinance, 1985 (Ord. 15 of 1985) |
|   | Has permission for similar development on this site been refused by any authority in the past?                                 |  |
|   | Have interested and affected bodies have been consulted? Please list them and attach any responses.                            |  |

**PART 5: APPLICANT DETAILS**

NOTE: See Insert on next page




**PART 6: ATTACHMENTS**

|   |   |
|---|---|
| X | Plan, aerial photo and/or orthophoto clearly showing location and context of property.  |
|   | Site plan or aerial photograph clearly indicating the position of all heritage resources and features.                              |
| X | Photographs of the site, showing its characteristics and heritage resources.  |
| X | Relevant sketch proposals, development plans, architectural and engineering drawings and landscaping plans.                         |
|   | Responses from other authorities.   |
|   | Responses from any interested and affected parties.   |
|   | Any archaeological reports or other reports that may have been carried out on the property or properties within the immediate area. |
| X | Any other pertinent information to assist with decision-making.   |

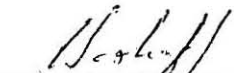
**PART 7. RECOMMENDATIONS BY HERITAGE SPECIALISTS**

It is recommended that this section be completed in order to expedite the approval process.

| <b>7.1 RECOMMENDATIONS OF ARCHAEOLOGIST/PALAEONTOLOGIST</b>   |                                     |                                     |
|---|-------------------------------------|-------------------------------------|
| <i>Further investigation required</i>   | <i>Yes/No</i>                       | <i>Describe issues and concerns</i> |
| Palaeontology   | <b>No</b>                           |                                     |
| Pre-colonial archaeology  | <b>No</b>                           |                                     |
| Historical archaeology  | <b>No</b>                           |                                     |
| Industrial archaeology  | <b>No</b>                           |                                     |
| No further archaeological or palaeontological investigation   | <b>No</b>                           |                                     |
| Other recommendations (use additional pages if necessary)   | Please refer to Heritage Statement. |                                     |
| I have reviewed the property and the proposed development and this completed form and make the recommendations above. |                                     |                                     |
| Name of Archaeologist/Palaeontologist .....   |                                     |                                     |
| Qualifications, field of expertise .....  |                                     |                                     |
| Signature.....Date.....   |                                     |                                     |

| 7.2 RECOMMENDATIONS OF GENERALIST HERITAGE PRACTITIONER   |   |   |
|---|---|---|
| <i>Further investigation required</i>   | <i>Yes/No</i>   | <i>Describe issues and concerns</i>   |
| Existing Conservation and Planning Documentation  | Yes   | Relevant applications to be submitted to Mossel Bay Municipality and DEA&DP |
| Planning  | Yes   | Rezoning, subdivision application to follow                                 |
| Urban Design  | No  |   |
| Built Environment   | No  |   |
| Architecture  | No  |   |
| Cultural Landscape  | No  |   |
| Visual Impact   | No  |   |
| History   |   |   |
| Archival  | No  |   |
| Title Deeds Survey  | No  |   |
| Published Information   | No  |   |
| Oral History  | No  |   |
| Social History  | No  |   |
| Other specialist studies (specify)  | No  |   |
| Public Consultation   |   |   |
| Specialist Groups   | No  |   |
| Neighbours  | No  |   |
| Open House  | No  |   |
| Public Meeting  | No  |   |
| Public Advertisement  | No  |   |
| Other   | No  |   |
| No further specialist conservation studies required   | No  |   |
| Heritage Impact Assessment required, to be co-ordinated by a generalist heritage practitioner                         | No  | No further heritage-related studies considered necessary.                   |
| Other recommendations (use additional pages if necessary)   |   |   |
| I have reviewed the property and the proposed development and this completed form and make the recommendations above. |   |   |
| Name of Heritage Practitioner   | S. DE KOCK  |   |
| Qualifications, field of expertise  | APHP, TRP, EIA MGMT (IRL)   |   |
| Signature   |  | Date 11/12/2009   |

PART 5: APPLICANT DETAILS

|   |   |      |           |
|---|---|------|-----------|
| REGISTERED PROPERTY OWNER/ DEVELOPER: PROPOSED DEVELOPMENT: RENSBURG ESTATE 137 (GREAT BRAK RIVER), DISTRICT MOSSEL BAY |   |      |           |
| Name  |   |      |           |
| Address   | Postbus 437 GROOT BRAKRIVIER,<br>J BOSHOFF  |      |           |
| Telephone   | 044 620 2254 0725378990   |      |           |
| Fax   | --  |      |           |
| E-mail  | --  |      |           |
| Signature   |  | Date | 1/10/2009 |

**POWER OF ATTORNEY**

I, JOHANNES BOSHOFF, the undersigned being the Client, in my capacity as Registered Owner of the property *Portion 56 of the Farm RENSBURG ESTATE No. 137 (GREAT BRAK RIVER), DISTRICT MOSSEL BAY*, hereby nominate Stéfán de Kock of *PERCEPTION Heritage Planning*, with power of substitution, to be my agent in name, place and stead, (as set out in their quotation dated 15<sup>th</sup> September 2009) to sign on my behalf and submit to the appropriate authorities the following application, which mandate shall, without limiting the generality of the a foregoing, include:

- a.) Notification of Intention to Develop (NID) for a proposed residential development on the said property as required in terms of Section 38 of the National Heritage Resources Act, 1999 (Act 25 of 1999).

I hereby accept the Terms of Agreement as set out in paragraphs 5, 6 and 7 of the abovementioned quotation dated 15<sup>th</sup> September 2009

Signed at *Great Brak river* on *1/10/1*

*J. Boshoff*  
Registered Property Owner

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

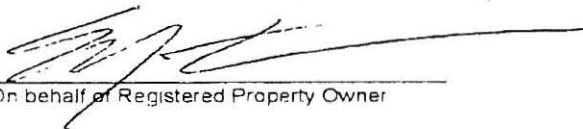
**POWER OF ATTORNEY**

I Jacques Gerhard Esterhuizen the undersigned, in my capacity as person holding power of attorney for Winners-Circle 102 (PTY) LTD, the Registered Owner of *Portion 17 of the Farm RENSBURG ESTATE No 137 (GREAT BRAK RIVER), DISTRICT MOSSEL BAY*, hereby nominate Stéfán de Kock of *PERCEPTION Heritage Planning*, with power of substitution, to be my agent in name, place and stead, (as set out in their quotation dated 15<sup>th</sup> September 2009) to sign on my behalf and submit to the appropriate authorities the following application, which mandate shall, without limiting the generality of the a foregoing, include

- a) Notification of Intention to Develop (NID) for a proposed residential development on the said property as required in terms of Section 38 of the National Heritage Resources Act, 1999 (Act 25 of 1999)

I hereby accept the Terms of Agreement as set out in paragraphs 5, 6 and 7 of the abovementioned quotation dated 15<sup>th</sup> September 2009.

Signed at BELLVILLE on 11/11/2009



On behalf of Registered Property Owner

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

044 - 874 5345


**POWER OF ATTORNEY**

CARL VOS, the undersigned being the Client in my capacity as Registered Owner of the property *Portion 8 of the Farm RENSBURG ESTATE 137 (GREAT BRAK RIVER), DISTRICT MOSSEL BAY*, hereby nominate Stefan de Kock of *PERCEPTION Heritage Planning*, with power of substitution, to be my agent in name, place and stead, (as set out in their quotation dated 15<sup>th</sup> September 2009) to sign on my behalf and submit to the appropriate authorities the following application, which mandate shall, without limiting the generality of the a foregoing, include

- a) Notification of Intention to Develop (NID) for a proposed residential development on the said property as required in terms of Section 38 of the National Heritage Resources Act, 1999 (Act 25 of 1999)

I hereby accept the Terms of Agreement as set out in paragraphs 5, 6 and 7 of the abovementioned quotation dated 15<sup>th</sup> September 2009.

Signed at BEN FOUQUEN on 10/11/2009

  
\_\_\_\_\_  
Registered Property Owner

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Witness

**ANNEXURE 2**



*Former residence now used as carpenter workshop*



*(Two sequenced) Facing east towards existing residential development bounding site*



*(Two sequenced) Facing southeast towards two small dilapidated cottages on southern portion of Erf 4638*



*Facing west, taken from N2/ site boundary – note difference in ground level height*





*(Three sequenced) Facing northeast as viewed from Industria Road/ northwest corner of the property. Note remaining milkwood thickets*



*Facing east: Existing residential development along eastern site boundary*

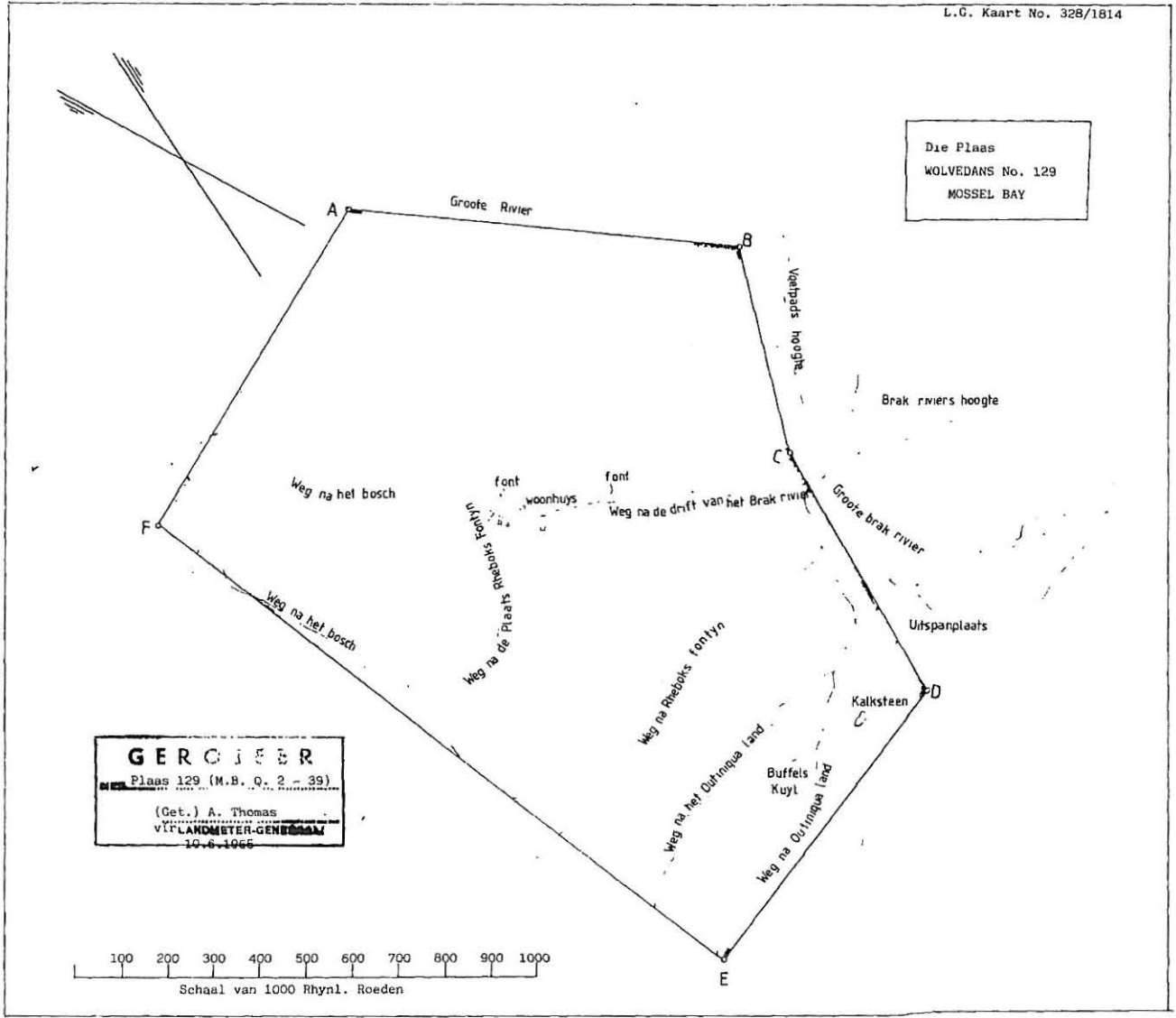


*(Two sequenced) Facing west along southern site boundary. One recent/ dilapidated cottage visible to the right.*

**ANNEXURE 3**

**ANNEXURE 4**

Die Plaas  
WOLVEDANS No. 129  
MOSSEL BAY



Die Plaas  
WOLVEDANS No. 129  
MOSSEL BAAL

Evenstaande figuur ABCDEF verbeeld de Leenings plaats Wolvedans waarvan thans den Heemraad Cornelis van der Watt Bezitter is, groot 2632 Morgen en 140 Quadraat Roeden, geleege in 't District George, onder de Veldcornet Schap Mosselbaay, en aldaar <sup>aan het</sup> de Groote Brak rivier

1814  
Gemeeten in de maand April door  
A.E. Petersen  
gezw. Landmeter

Gecopieerd door my  
(Get.) Jno Melvill  
gezw. Gou. Land

Afskrif van kaart geheg aan  
Geo. Q 1 - 9

*W.F. Mey*

Nms. Landmeter-Generaal  
Datum 08-11-1991

AL-1ABR (3574)

LS

No. 644

723

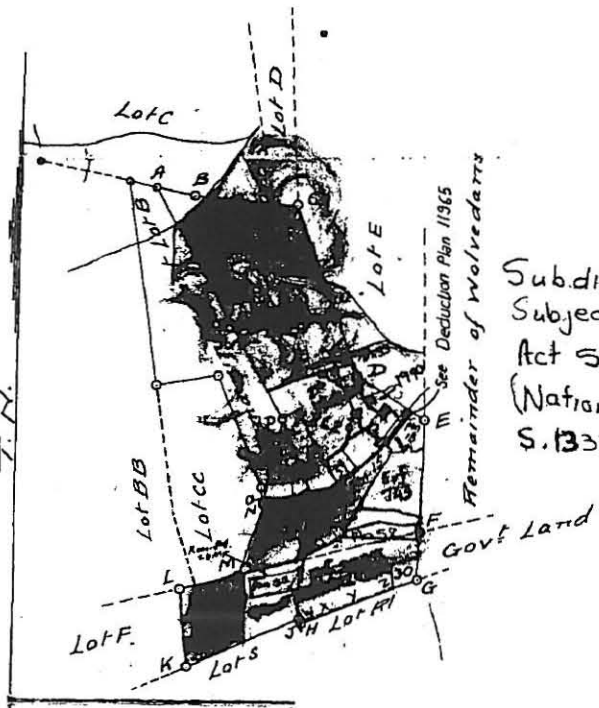
1920

See S. 640 S. 6363

Approved N<sup>o</sup> 1482

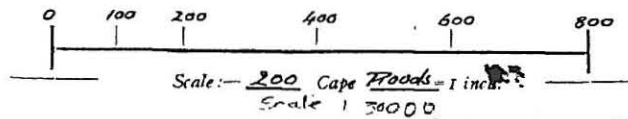
J. R. Brook  
for Surveyor General  
9.4.1920

| SIDES<br><i>Cape Floods</i> |         | ANGLES |              |
|-----------------------------|---------|--------|--------------|
| AB                          | 55.51   | A      | 149° 17' 20" |
| BC                          | 155.06  | B      | 187° 8' 0"   |
| CD                          | 267.84  | C      | 114° 21' 0"  |
| DE                          | 118.31  | D      | 219° 9' 0"   |
| EF                          | 166.48  | E      | 119° 0' 20"  |
| FG                          | 40.87   | F      | 180° 32' 40" |
| GH                          | 184.91  | G      | 112° 46' 0"  |
| HJ                          | 6.02    | H      | 93° 46' 50"  |
| JM                          | 186.42  | J      | 268° 20' 40" |
| KL                          | 115.38  | K      | 72° 1' 20"   |
| LM                          | 90.31   | L      | 98° 54' 40"  |
| MA                          | 111.66  | M      | 236° 17' 50" |
| NO                          | 3.64    | N      | 200° 15' 30" |
| OP                          | 128.55  | O      | 167° 17' 0"  |
| PA                          | 385.87  | P      | 220° 51' 50" |
| <i>Additional Data</i>      |         |        |              |
| FM                          | 279.90  | LEM    | 106° 22' 10" |
|                             |         | KFM    | 56° 17' 50"  |
| CO-ORDINATES                |         |        |              |
| A                           | -337.16 | -      | 358.81       |
| B                           | -391.76 | -      | 348.77       |
| C                           | -546.57 | -      | 339.52       |
| D                           | -642.85 | -      | 89.95        |
| E                           | -745.53 | -      | 31.18        |
| F                           | -743.27 | +      | 135.28       |
| G                           | -742.98 | +      | 206.15       |
| H                           | -572.19 | +      | 277.01       |
| J                           | -569.52 | +      | 271.61       |
| K                           | -400.10 | +      | 342.38       |
| L                           | -306.68 | +      | 324.79       |
| CO-ORDINATES                |         |        |              |
| P                           | -531.92 | -      | 35.68        |



Subdivision  
Subject to  
Act 54 (1971)  
(National Roads)  
S. 13336/3 page 36

THE FARM Rensburg Estate 1357  
MOSSEL BAY



The above diagram ABCDEFGHIJKLMNQP represents 235  
Morgen 95 Sq. roods            Sq. feet of land situate in the Field Cornetcy of Brak River  
Division of Mossel Bay, being "Rensburg Estate No 1"

comprising: (1) Fig. ABCDEFGHIJKLMNQP in extent 170 Morgen  
570 Sq. rods, a portion of Lot B, Wolvedarris transferred to  
Jacobus Janse Van Rensburg, H. Son, 28/1/1871.  
(2) Fig. FGHIJKL in extent 54 Morgen 185 Sq. rods  
a portion of Lot No 1, granted to Jacobus Janse Van Rensburg 1871/2/1/1871.

Bounded N by Lot C & Lot D & by Lot CC & Lot BB  
E " Lot E & Remainder of Wolvedarris & by Govt Land  
NE " Lot E  
SE " Lot S & Lot R  
W " Lot E & Lot CC & by Remaining Extent Lot B  
S.W " Remaining Extent Lot E

Surveyed and beaconed by me according to Regulations.

T. Deurban Moodie (6268) (662)  
(3576)  
Government Land Surveyor.  
December 1920. 137/

23<sup>rd</sup> Aug. 1921.  
officiating as Surveyor General  
No. P. Provencher & 2 others  
C. E. P. E. S.

87. 1921/7983



| SYE<br>Meter |        | RIGTINGS<br>-HOEKE | KOÖRDINATE<br>Stelsel |           | Alles plus<br>Lo 23° X |
|--------------|--------|--------------------|-----------------------|-----------|------------------------|
|              |        | Konstante          | Y                     | X         |                        |
| AB           | 48,02  | 106 25 30          | A                     | 0,00      | 3 700 000,00           |
| BC           | 123,10 | 73 51 30           | B                     |           |                        |
| CD           | 45,70  | 282 48 30          | C                     | 73 162,42 | 70 020,22              |
| DE           | 54,94  | 86 52 20           | D                     | 73 116,72 | 70 020,00              |
| EF           | 61,56  | 108 24 30          | E                     | 73 119,46 | 70 074,87              |
| FG           | 53,96  | 179 59 00          | F                     | 73 178,47 | 70 092,41              |
| GA           |        | 60 38 30           | G                     |           |                        |
| HJ           | 5,43   | 108 00 10          | H                     |           |                        |
| JK           | 47,80  | 189 24 20          | J                     |           |                        |
| KL           | 92,91  | 62 52 40           | K                     |           |                        |
| LM           | 55,10  | 119 00 20          | L                     |           |                        |
| MH           |        | 60 42 40           | M                     |           |                        |
|              |        | (88) Zandhoogte    | Δ                     | 72 251,88 | 69 593,15              |
|              |        | (148) Geo 36       | Δ                     | 78 224,34 | 72 810,70              |

Komponente

- Die figure ABFG en HJKLM wat die Restant van Gedeelte 7 van die plaas Rensburg Estate Nr. 137 voorstel  
Kaart No. 1906/1937 Tpt. No. 1937 - - 12274
- Die figuur CDEF wat Gedeelte 55 van die plaas Rensburg Estate No. 137 voorstel  
Kaart No. 2390/95 Tpt. No. 1998 - - 71857

figure  
Die figuur ABCDEFG en HJKLM  
stel voor 1,7232 hektaar grond, synde  
Gedeelte 56 van die plaas Rensburg Estate No. 137 en bevat 1. en 2. hierbo  
geleë in Munisipaliteit Groot Brakrivier Administratiewe Distrik  
Mosselbaai Provinsie Kaap die Goeie Hoop  
Saangestel  
Opgemaak in Februarie 1995  
deur my. *O.J.A. Goosen*

O.J.A. GOOSEN (0220) Professionele Landmeter

|                            |   |                      |
|----------------------------|---|----------------------|
| Hierdie kaart is geheg aan | Die oorspronklike kaarte is soos hierbo aangenaal | Lêer Nr. 3/Mos B 137 |
| Nr. gedateer t.g.v.        | Nr. geheg aan                                     | M.S. Nr. K770/95.    |
| Registrateur van Aktes     | Transport/Grensbet.                               | Komp. AL-1AED (3576) |
|                            | Nr.   | ALNB-3114 (M2726)    |

VERKLEINDE KOPIE  
VAN 'N OORSPRONKELIKE  
BOUWTEKENING (KART)

LG.Nr.

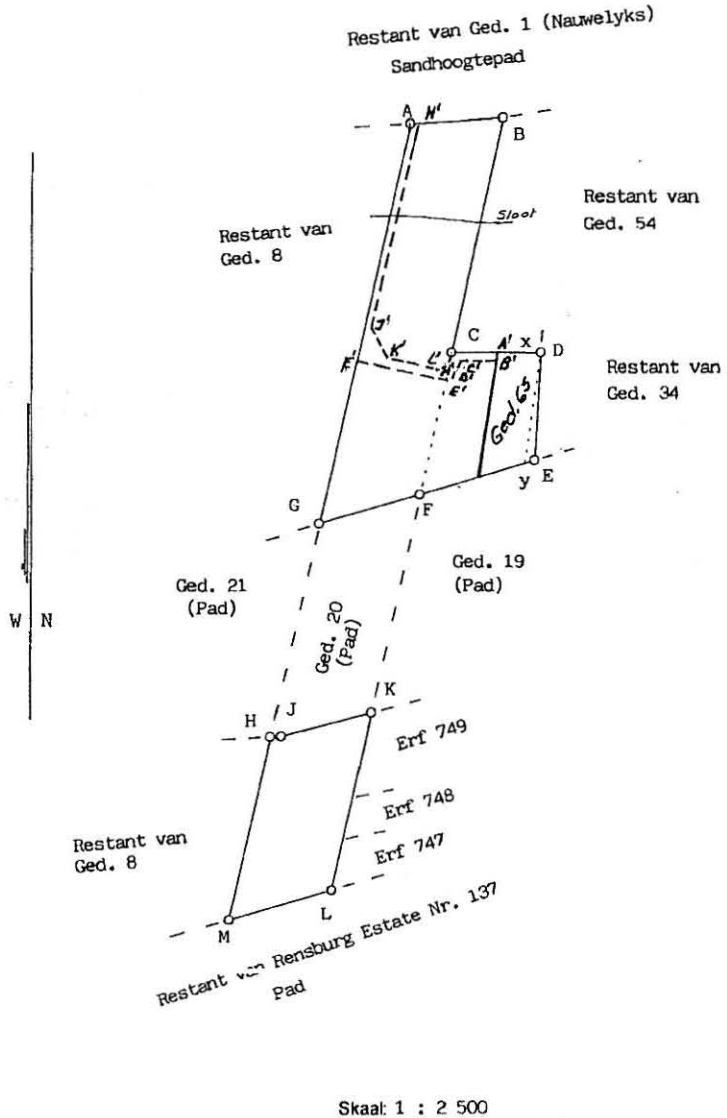
2391/95

Goedgekeur

*[Handwritten Signature]*  
n. Landmeter-generaal  
1995.04.19

Bakenbeskrywing

A,B,L,M Ysterpyp 1,5 meter x 50 mm,  
152 mm hoog  
C,D,E 16 mm ysterpen  
F 20 mm ysterpen



B  
1/1

**VOORSTEL:**

1. Die blou omlýnde figuur A B C D E stel voor 5416 vierkante meter grond voorheen synde Ged. 17 van die Plaas Rensburg Estate No. 137, nou Erf 3075 Groot Brakrivier;
2. Die groen omlýnde figure F G H J en C K L D stel voor 1,4938 hektaar grond voorheen synde Restant van Ged. 8 van die Plaas Rensburg Estate No. 137, nou Erf 4637 Groot Brakrivier; en
3. Die rooi omlýnde figure G M N P Q H en K R S T L stel voor 1,5727 hektaar grond voorheen synde Restant van Ged. 56 van die Plaas Rensburg Estate No. 137, nou Erf 4638 Groot Brakrivier.

geleë in die Munisipaliteit en Administratiewe Distrik van Mosselbaai, Provinsie Wes-Kaap.

**Voorstel 1:**

Daar word voorgestel om Erf 4637 te onderverdeel in 'n restant (F G H J) en Eenheid A (C K L D)

**Voorstel 2 :**

Daar word voorgestel om Erf 4638 te onderverdeel in 'n restant (G M N P Q H) en Eenheid B (K R S T L)

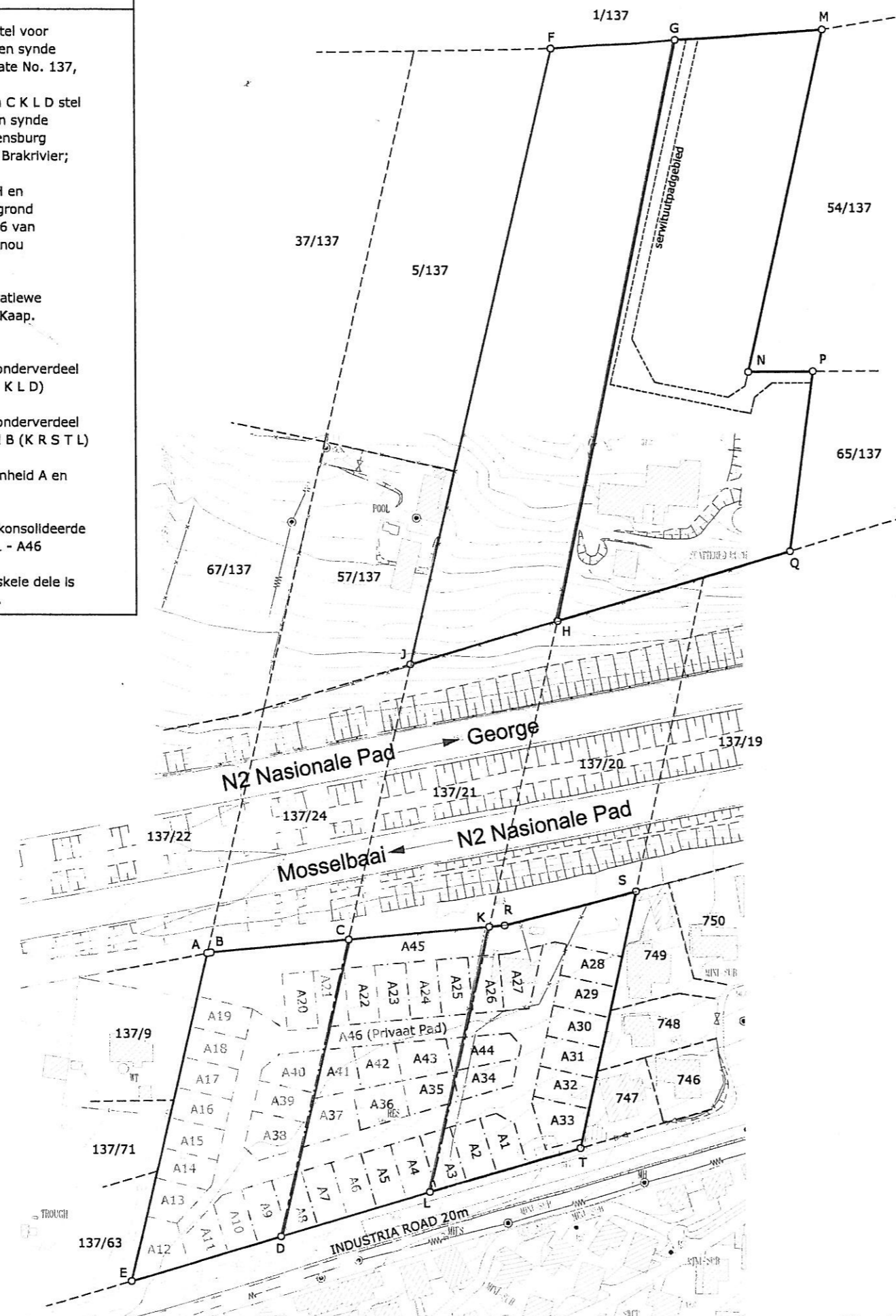
**Voorstel 3 :**

Daar word voorgestel om Erf 3075, Eenheid A en Eenheid B te konsolideer.

**Voorstel 4 :**

Daar word voorgestel om die nuwe gekonsolideerde erf te heronderverdeel in Gedeeltes A1 - A46 soos getoon.

Die benaderde groottes van die onderskeie dele is soos uiteengesit in die area skedule.



**AANSOEK OM ONDERVERDELING**  
I.T.V. ARTIKEL 24 VAN ORDONNANSIE 15 VAN 1985

**AANSOEK OM HERSONERING**  
I.T.V. ARTIKEL 16 VAN ORDONNANSIE 15 VAN 1985

**SKAAL 1 : 1250**

1. EIENDOM: Erf 3075 GROOT BRAKRIVIER  
EIENAAR: WINNERS-CIRCLE 102 (EDMS) BPK  
L.G. KAART: No. 1978/1967  
NOTERING: AL-1ABD (3576)
2. EIENDOM: Erf 4637 GROOT BRAKRIVIER  
EIENAAR: MNRE. VOS  
L.G. KAART: No. 1907/1937  
NOTERING: AL-1ABD (3576)
3. EIENDOM: Erf 4638 GROOT BRAKRIVIER  
EIENAAR: JOHANNES BOSHOFF  
L.G. KAART: No. 2391/1995  
NOTERING: AL-1ABD (3576)



Professionele Landmeters  
Meestraat 88, Posbus 9583  
GEORGE 6530, Telefoon (044) 8745315  
Faks (044) 8745345

**PLAN No. 3576MF3A-E**

Hoeveelheid eenhede per hektaar:  
Figuur A B R S T E = 30  
Gemiddelde erf grootte:  
A1 - A44 = 225 vierkante meter

| Skedule van Grondgebruik |                     |              |
|--------------------------|---------------------|--------------|
| Sonering                 | Oppervlak           | % van geheel |
| Residensieel             | 9891 m <sup>2</sup> | 66,9         |
| Privaat Oopruimte        | 2009 m <sup>2</sup> | 13,6         |
| Privaat Pad              | 2890 m <sup>2</sup> | 19,5         |

| AREA SKEDULE:<br>(vierkante meter) |      | AREA SKEDULE:<br>(vierkante meter) |      | AREA SKEDULE:<br>(vierkante meter) |       |
|------------------------------------|------|------------------------------------|------|------------------------------------|-------|
| Ged. No.                           | Area | Ged. No.                           | Area | Ged. No.                           | Area  |
| A1                                 | 208  | A17                                | 220  | A33                                | 248   |
| A2                                 | 220  | A18                                | 220  | A34                                | 209   |
| A3                                 | 220  | A19                                | 220  | A35                                | 208   |
| A4                                 | 220  | A20                                | 220  | A36                                | 241   |
| A5                                 | 220  | A21                                | 220  | A37                                | 272   |
| A6                                 | 220  | A22                                | 220  | A38                                | 265   |
| A7                                 | 220  | A23                                | 220  | A39                                | 217   |
| A8                                 | 220  | A24                                | 220  | A40                                | 231   |
| A9                                 | 220  | A25                                | 220  | A41                                | 221   |
| A10                                | 216  | A26                                | 220  | A42                                | 215   |
| A11                                | 197  | A27                                | 250  | A43                                | 227   |
| A12                                | 288  | A28                                | 220  | A44                                | 252   |
| A13                                | 207  | A29                                | 220  | A45                                | 2 009 |
| A14                                | 219  | A30                                | 220  | (Privaat Oopruimte)                |       |
| A15                                | 220  | A31                                | 220  | A46                                | 2 890 |
| A16                                | 220  | A32                                | 220  | (Privaat Pad)                      |       |

Alle mates is metries en by benadering