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HERITAGE IMPACT ASSESSMENT

In terms of Section 38 of the National Heritage Resources Act

prepared for
ASLO PROJECTS GLOBAL

March 2009 (Revision)

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Erf 4695 & Erf 12928, Main Road Paarl

EXECUTIVE SUMMARY

Erven 4695 & 12928 – Paarl HERITAGE ASSESSMENT

In terms of Section 38(1) of the National Heritage Resources Act (Act 25 of 1999)

vidamemoria consultants were appointed to undertake an assessment for the proposed development where the primary aims are to fulfill the statutory requirements of Sections 34 & 38 of the National Heritage Resources Act (NHRA, Act 25 of 1999) and to provide an assessment of impacts of proposed intervention. The terms of reference for the heritage impact assessment have been determined by the Record of Decision pertaining to the notification of intent to develop as submitted to Heritage Western Cape (HWC). Heritage Western Cape would function as the relevant authorising agency with regard to this application.

Application is made in terms of Section 34 of the NHRAct for proposed alterations, additions and demolitions; and Section 38 of the NHRAct for proposed consolidation, subdivision and rezoning for Erven 4695 and 12928, Paarl measuring 3257m² and 2258m² respectively.

The site falls within the Noorder Paarl area. The de Villiers House located on site was found to possess intrinsic historical significance, aesthetic quality and architectural value. The site is significant in terms of association to the earlier grants in Noorder Paarl. In terms of documents consulted, the implications of the proposed development were found to be of a general positive nature and the proposed intervention does not conflict with provisions as set out within such documentation. Historical background research conducted has revealed limited historical and architectural significance.

The key findings positive impacts in terms of the proposed development with regard to issues relating to economic benefit and opportunities for the interpretation of the historical significance within the site context. The development would contribute to economic benefits to but neither result in a negative heritage impact. Furthermore, based on surrounding land use, zoning, relevant planning documentation and locational attributes, it is evident that the proposed development would contribute positively to the existing urban fabric.

The overall development proposals do not detract from the heritage value of the subject property. Consideration however needs to be given to the relationship between Main Road and proposed parking provisions in terms of landscaping and visual impact. It is found that proposed intervention compliment each other by representing particular periods and retaining historic layers as evidence of respective evolution. Based on the findings of the assessment, the proposed alterations, additions and demolitions as well as the proposed consolidation, subdivision and rezoning are supported from a heritage perspective as the impact of the proposal within its setting does not constitute a negative heritage impact. The intrinsic and local significance of the Jock de Villiers site could accommodate interventions without detrimental heritage impact.

It is therefore recommended that:

1. The heritage impact report be endorsed as meeting the requirements of Section 38 of the NHRAct (Act 25 of 1999)
2. That requirements as set by AKSO be endorsed
3. A decision be taken that the following may proceed in terms of Section 38(4)(a)
4. Design diagrams illustrating architectural detailing / treatment plan be submitted to the local authority for scrutiny
5. Landscape plan and estimate be submitted to the local authority for scrutiny

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INTRODUCTION

A. Introduction

A Notification of Intent to Develop was considered by Heritage Western Cape for the subdivision, consolidations and rezoning of Erven 4695 and 12928, Main Road, Paarl to accommodate mixed use office and commercial development. The decision was taken that a Heritage Impact Assessment be compiled and submitted to HWC for consideration. In this regard, *vidamemoria* has been appointed by ASLO Projects Global on behalf of Trendware 75 (Pty) Ltd to undertake the heritage impact assessment for the proposed intervention. The primary aims are to fulfill the statutory requirements of the National Heritage Resources Act (NHRA, Act 25 of 1999) and to provide heritage input into the planning and design processes. The assessment includes findings and recommendations arising from the study and serves to inform the preparation of the subdivision submission and the design development and decision-making processes. The application considers provisions in terms of Section 34 as well as Section 38. Should Heritage Western Cape grant authorisation in terms of Section 38(4), the provisions of Section 34 will, in accordance with Section 38(10) not be applicable.

Queries made to Heritage Western Cape by *vidamemoria* dates back to April 2008 in terms of submissions made to HWC by any party other than a heritage consultant for the Jock de Villiers project. It is acknowledged that the nature in which applications have been made to HWC have resulted in misunderstandings within HWC and BelComm. Thus, further to discussion held with the project team as well as a meeting held with an official from HWC dated 26.09.08, the following way forward was identified:

- *vidamemoria* would liaise with Heritage Western Cape with regard to the project and on behalf of the client
- Any heritage concerns from the architects, planner or project manager should be directed to *vidamemoria*
- A comprehensive NID be submitted to Heritage Western Cape considering aspects of Section 34 and Section 38
- *vidamemoria* will conduct the necessary impact assessment as discussed with Heritage Western Cape

Applications for the Jock de Villiers site have previously been submitted in an ad hoc fashion. To date, three separate applications have been submitted to Heritage Western Cape for consideration. These are:

1. Section 34 application as submitted by JVR Architecture
Application made for Store (barn) to the rear of the site incorporating a heritage statement as prepared by Chris Snelling
Response from HWC dated 12.10.2007 approved proposals as depicted in drawings as submitted
2. Section 34 application as submitted by JVR Architecture
Application made for No. 376 & 378 Main Road
Response from HWC dated 18.06.2008 approved proposals as depicted in drawings as submitted
3. Section 38 NID as submitted by JHP Architects and Planners dated 27.03.2008
Response from HWC dated 22.08.2008 requested that a heritage statement be conducted

Responses from Heritage Western Cape in this regard are attached as Annexure A

This assessment focuses on interventions proposed in terms of Section 34 for existing structures older than 60 years, demolition of outbuildings and consolidation, subdivision and rezoning of Erven 4695 and 12928.

B. Structure of the report

The structure of the report has been informed by the requirements of Section 38 (3). The report is thus divided into distinct components as outlined below:

- | | |
|------------------|--|
| <i>Section 1</i> | INTRODUCTION
outlines brief, scope and study approach, site description, description of proposals, details of consultant team, result of consultation, overview of legal framework and assumptions and limitations |
| <i>Section 2</i> | HERITAGE RESOURCES
Identification and mapping of heritage resources, policy and document review, summary statement on the evolution of the site, assessment of significance of resources and statement of significance |
| <i>Section 3</i> | ASSESSMENT OF IMPACTS
provides a set of heritage indicators, assessment of impact on heritage indicators, and evaluation of impact relative to social and economic benefits |
| <i>Section 4</i> | CONCLUSION AND RECOMMENDATIONS |

C. Site description

The site for consideration within this assessment – referred to as 'Jock de Villiers' is located along Main Road, Paarl. The site is located in close proximity to the Lemoenkloof Sportsgrounds and Police Training College and falls within a commercial corridor developing along Main Road. Berg River Boulevard via Sanddrift Road and Optenhorst Street. Erf 4695 and 12928 measures 3257m² and 2258m² respectively and are zoned for single residential purposes. The surrounding context is characterized by a variety in scale, density and uses ranging from institutional to range of residential densities, business and large scale industrial. The responsible Local Authority is Drakenstein Municipality. The property is ungraded, falling within a general area identified as an area of potential conservation / area of heritage interest in terms of the relevant zoning scheme. Access is obtained directly from Main Street.



Figure 1: Locality Plan & Aerial photograph

Existing structures located on site include:

1. Store (barn)
2. 376 & 378 Main Road
3. Semi-detached unit older than 60 years
4. de Villiers House
5. Outbuildings

Structures to be considered for the purposes of this application are the semi-detached units older than 60 years located along Main Road as well as number of recently constructed outbuildings.

Contextual and site photographs are inserted as Figure 3

Survey diagrams attached as Annexure B



Figure 2: Identification of structures

D. Description of proposals

An incremental development approach has been adopted for the Jock de Villiers site. The breakdown of the phasing of the project encompasses the following aspects:

Phase I

- Upgrading of store (barn) as approved by HWC 12.10.2007
- Upgrading of store No. 376 & 378 Main Road as approved by HWC 18.06.2008

Phase II

- Conversion of semi-detached units and house into office space
- Demolition of outbuildings
- Provision of parking

Phase III

- Consideration of low density residential development on proposed subdivided portion. Development options have not been commissioned for such residential development as such is to form part of further studies and assessment to HWC and the Local Authority at a later stage.

The purpose of this application is to consider *Phase II* of the Jock de Villiers project in terms of Section 34 aspects as well as Section 38 application for subdivision, consolidation and rezoning with regard to Phase III of the project. The rationale in compiling the submission in this manner is based on the legal requirements of the NHRAct, albeit the client commencing with necessary design process for Phase III at a later stage. Furthermore, the structuring of the application aims to prevent applications being made in an ad-hoc manner.

Section 34 Intervention: Alterations and additions to structures older than 60 years & demolition of structure older than 60 years

Interventions are to accommodate applicable land use change from residential to business purposes to accommodate office use. Intervention includes the following:

- Semi-detached units: raising roof height to height of the adjacent structure, additions to existing opening and change in fixtures, additions to existing structure and provision of staircase (*refer elevations*).
- 77.14m² of covered patio, 45m² open balconies and a total of 831.43m² office space
- Demolition of structures not older than 60 years located to rear of store to accommodate additions (*refer (1) site plan*)
- Demolition of existing structures not older than 60 years to facilitate pedestrian access (*refer (2) on site plan*)
- Demolition of structure older than 60 years to accommodate parking (*refer (3) on site plan*)
- Demolition of structure not older than 60 years to facilitate vehicular access (*refer (4) on the site plan*)
- Removal of tree to facilitate vehicular access (*refer (5) on site plan*)
- Internal arrangement of existing structures
- Total of 42 parking bays and cobble paving
- Landscaping along Main Road
- Proposed boundary fencing along Main Road

Site Plan, Elevations and floor plans are attached as Annexure C

Section 38 Application for consolidation, subdivision and rezoning (site exceeding 5000m²)

Rezoning is to consider split zoning for the property to include a Special Business Zone to accommodate office space as well as Residential Zone to accommodate possible low density residential development within Phase III of the development. Application is thus for:

- Subdivision of Erf 4965 into Portion 1 and remainder
- Subdivision of Erf 12928 into Portion 1 and remainder
- Consolidation of Portions Erf 4695 and Erf 12928 to constitute 'Erf A': 1942m²
- Consolidation of remainder Erf 4695 and Erf 12928 to constitute 'Erf B' 3139m²
- Rezoning of 'Erf B' from single residential purposes to Special Business
- Portion of Erf 1229 ceded for road servitude purposes

Proposed subdivision, consolidation and re zoning plans are attached as Annexure D

E. Legal Framework

Section 38 of the National Heritage Resources Act (No 25 of 1999) specifies that a development listed in terms of Section 38 requires at the very earliest stages of initiating a development an *Intent to Develop Form* be submitted to the responsible heritage resources authority. The formal response to the Intent to Develop has served as the brief for further work conducted.

The proposed development falls within the ambit of the following provisions of Sections of the NHRAct:

- *Section 38(1)(c)(i) exceeding 5000 m² in extent*
- *Section 34 (1) Structures older than 60 years*

Section 38 (4) of the NHRA requires that the outcome of HWC review of the limited review include the following considerations, which would form the basis for the recommendations for the future heritage management of the site:

- Whether or not the proposed development may proceed; any conditions that should be applied, what general protections may apply, what formal protections should be applied, whether or not compensation is required with respect to damage to heritage resources and whether or not specialists need to be appointed as a condition of approval

The impact assessment is thus submitted to Heritage Western Cape for a decision where the requirements for the study are informed by the legal requirements of Sections 34 and 38 of the NHRA.

F. Comments: AKSO

Architectural diagrams were presented by JVR Architecture at the November 2008 meeting of AKSO held at the Drakenstein Municipality. The application was considered by AKSO on 06.11.2008 and supported in-principle.

Specific comments made by AKSO in writing to JVR Architecture encompass the following:

- Demolition of outbuildings as proposed have been supported
- Removal of tree as proposed has been supported
- Oak tree needs to be retained
- The front section of the shop portion of the de Villiers building be demolished and replaced with a Victorian shopfront
- Similar Victorian detail as proposed for the rear portion of the building should be reflected on the front façade
- That the modern pillars of the front façade of the semi-detached unit be demolished and modern window fixtures be removed and placed with Victorian elements
- That raising of the roof height of the semi-detached unit to height of the adjacent shop be supported
- That the proposed boundary fencing along Main Road be supported
- That demolition of the gables be refused

Requests made by AKSO in terms of way forward:

- That detailed plans for internal changes be submitted to AKSO for consideration
- That detailed plans for the raised roof in relation to the gable be submitted for consideration
- That consideration be given to a landscaping plan along Main Street so as to mitigate parking layout

Conclusion: Plans as submitted are supported and comments as made may be considered within application to HWC

Written comment from Chantelle de Kock with regard to AKSO comments is attached as Annexure E

G. Assumptions and Limitations

- The limited review is to provide an assessment of the proposed activities in relation to heritage significance based on categories of heritage significance
- The terms of reference specifies the assessment of proposed subdivision and Section 34 intervention
- No allowance has been made for within the scope of this review for determining archaeological potential and significance
- Assessments contained in this document have been informed by available architectural and planning information



Contextual photographs along Main Road in a northerly direction



Contextual photographs along Main Road in a southerly direction



View to east of site



View to west of site



Site as viewed from Main Road in a westerly direction



Access to site from Main Road along northern boundary



Access to site from Main Road along southern boundary



Jock de Villiers site: No 376 and 378 Main Road



Jock de Villiers site: de Villiers House



Jock de Villiers site: Semi-detached units



Jock de Villiers site: Store (barn)





Jock de Villiers site: de Villiers House: Outbuildings and tree



Jock de Villiers site: outbuildings for demolition



Jock de Villiers site: Proposed Erf 'A'



A. Identification & mapping of heritage resources



Figure 4: Identification of heritage resource within immediate context

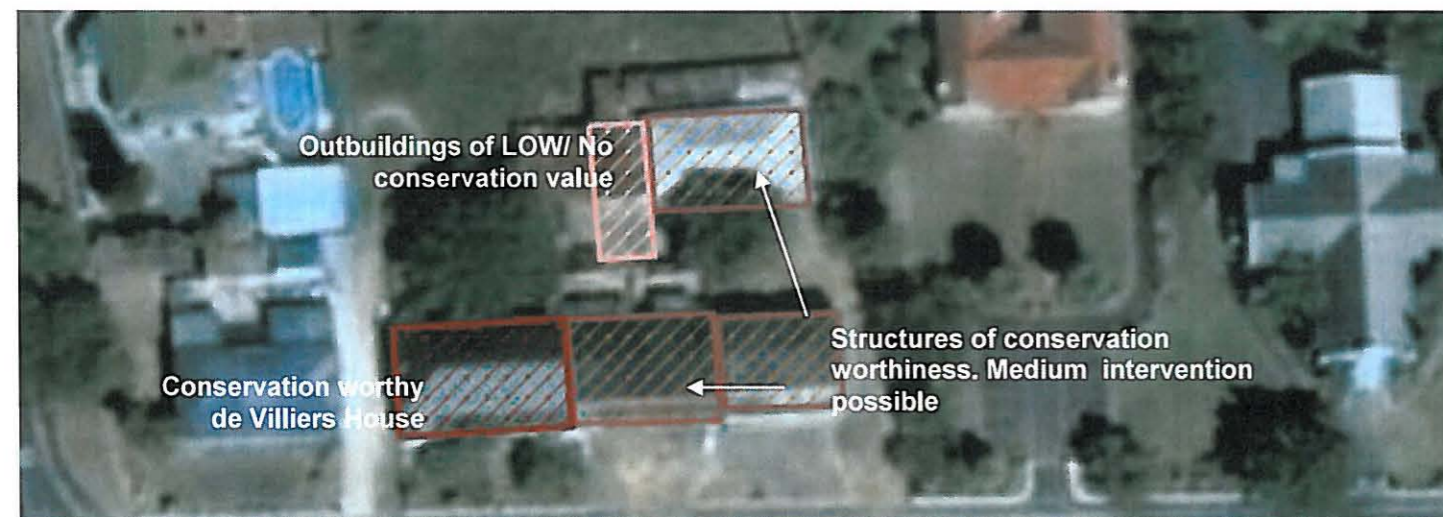


Figure 5: Significance of on site structures

B. Assessment of significance of heritage resources

Heritage resources within the study area are concentrated within the range of Grade 2 resources in terms of heritage resources and heritage management requirements as outlined within the NHRAct. While the grading system implies a hierarchical order of significance, it should relate to varying contexts to which significance may apply, namely national, provincial or local context or to appropriate levels of heritage management. In terms of the NHRAct, heritage resources declared National Monuments in terms of the National Monuments Act (1969) are considered as Grade 2 heritage resources or provincial heritage sites. Within the immediate study area, the following Grade 2 resources have been identified:

Grade	Significance	Resources within local context (Refer to Figure 4: Heritage resources)
2	Heritage resources with special qualities, which make them significant in the context of a province or a region. To be applied to any heritage resource which is significant in terms of one or more of the criteria as set out in Section 3(3) of the NHRA and / or enriches understanding of the cultural, historical, scientific and social development of the province in which it is situated	<p>Previously declared National Monuments, now Provincial Heritage Sites, according to the South African Heritage Resources Agency register:</p> <p>9/2/069/0032 419 Main Street, Paarl 9/2/069/0038 427 Main Street, Paarl 9/2/069/0039 Lemoenkloof Guest House, 394 & 396A Main Street, Paarl 9/2/069/0055 15 Plein Street, Paarl 9/2/069/0106 388 & 390 Main Street, Paarl 9/2/069/0123 486 Main Street, Paarl 9/2/069/0125 414 Main Street, Paarl 9/2/069/0162 451 Main Street, Paarl 9/2/069/0054 511 Main Street, Paarl 9/2/069/0073 Gymnasium Primary School, Gymnasium Street, Paarl 9/2/069/0086 Eikenhof, Van der Poels Avenue, Paarl 9/2/069/0161 5 Malan Street, Paarl 9/2/069/0021 Bethel Boys Hostel, Mill Street, Paarl</p> <p>List of Provincial Heritage Sites according to Heritage Western Cape register:</p> <p>The Victorian House, facing v.d. Poel Square & Upper Fish Str 1981 - 04 - 24 388-390 Main Street 1984 - 08 - 31 469 Main Street 1984 - 08 - 31 419 Main Street 1985 - 03 - 15 486 Main Street 1986 - 06 - 06 414 Main Street 1986 - 12 - 05 394 - 396 A Main Street 1988 - 05 - 27</p>

The J de Villiers site is further considered within the Statement of Significance.

C. Document review

Document review seeks to identify key implications within existing documents that would inform the heritage assessment. Review of studies relevant to the development application is thus herewith provided.

1. Application for consolidation, subdivision and rezoning, February 2008

The purpose of the application is to address Articles 17 and 24 of the Land Use Planning Ordinance (Ordinance 15 of 1985) for proposed consolidation, subdivision and rezoning of Erven 4695 and 12928, Paarl. In terms of the current scheme regulations, the property may only be utilized for single residential purposes. However, Erf 4695 has rights to operate the store for commercial purposes. There are no approved planning policy documents relevant to the subject properties, thus, planning decisions are conducted in terms of the scheme regulations and based on contextual analysis and site specific considerations. In addition, the Drakenstein Municipal Spatial Framework (Final draft) is considered as a guideline for forward planning within the study area. Implications for proposed intervention:

- Commercial use of store along Main Road
- Underutilised land to the rear of the property identified for further development
- Heritage significance of the existing structures should be respected within any proposed intervention
- Existing linear strip of economic development to be reinforced along Main Road
- Provision of residential development to cater to increased residential demand and need

Extracts of the Application for Consolidation, subdivision and rezoning is attached as Annexure F

2. Background historical Study, October 2005

A brief background historical study was conducted by Malherbe Rust Architects and Elzet Albertyn for Dawies Property Managers and Contractors CC in October 2005. The study aims to highlight previous owners of the property as well as architects involved within interventions over time. Implications for proposed intervention:

- That the de Villiers house be restored to the period 1817 – 1870
- That any proposed intervention respond accordingly to the existing structures
- That two storey development may be allowed
- That legal process required with regard to restoration, demolition and rezoning be complied with

Background historical Study is attached as Annexure G

3. Heritage Statement: Erf 4695 & 12928, Main Street Paarl

The purpose of the heritage statement was to establish design indicators and overall development potential of the site to include proposed alterations and additions to structures in terms of Section 34 of the NHRA. A site visit was conducted by Quahnita Samie and Ashley Lillie 23.04.2008 to examine existing structures and identify any structures and/or elements of significant heritage value. Subsequently, background history and general assessment was conducted by Ron Martin to ascertain the heritage significance of each structure located on the subject properties. The heritage statement sought to identify the significance and vulnerability of existing structures, establish conservation and heritage status of the property and provide an analysis of proposed intervention on heritage resources as identified. The focus of the statement was to consider the impact of intervention in relation to raising roof height of semi-detached units, demolition of later addition outbuildings, and façade treatment along Main Road.

The original parent property appears to have been a portion measuring 2 morgen 297 square roods and 96 square feet, subdivided off a portion of Farm Optenhorst (Olyfboom) (originally granted in 1713), and granted to Johannes Petrus van Blerk on 27 October 1817. The site, including neighbouring erf 8989, was subdivided off the parent erf on 18 September 1857 and transferred to P J du Toit. Erf 8989 was subdivided off the subject property in 1933. It appears that at least one dwelling structure (de Villiers building) and outbuilding existed by 1857, presumably dating from Van Blerk's ownership (c.1817). The structures with the semi-detached dwellings and shop date from c.1857 or shortly thereafter. Panoramic photographs dating 1890 and 1910 respectively show the long attached structure including the semi-detached dwellings and shop as having a pitched corrugated iron roof of continuous height, probably at the current height of that of the shop. The front elevations are, however, not clear. At least one outbuilding with a pitched roof as well as the store, reputedly a wagon-making business, to the rear of the shop also appears on the 1910 photograph. The outbuilding has since lost its pitched roof, probably due to ongoing alterations and additions to the subject property over the years, most notably 1953, 1954 and 1980.

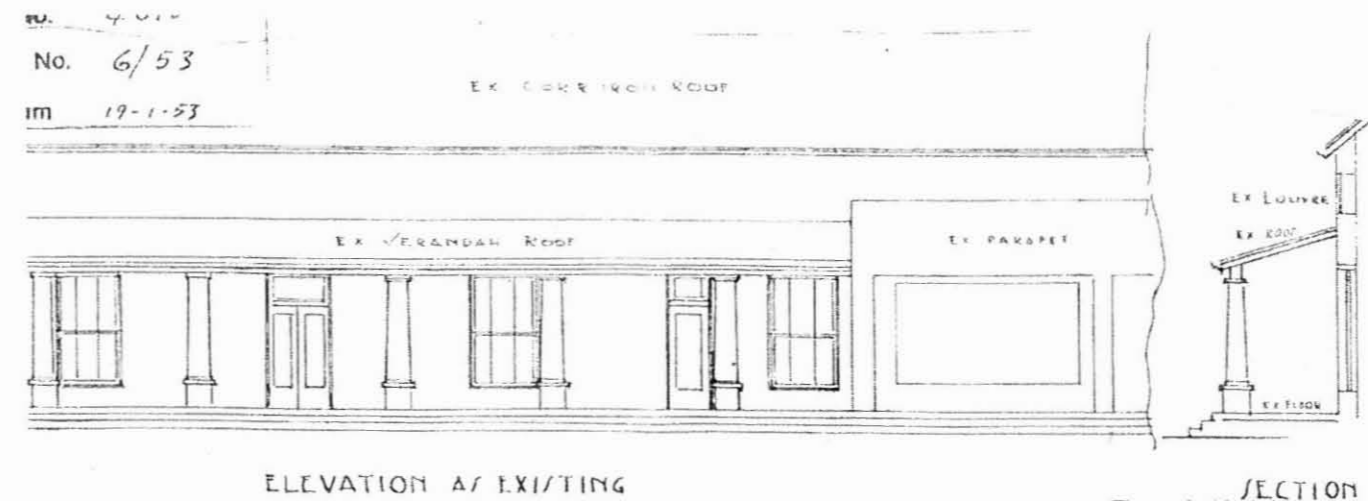


Figure 6: 1953 Alterations

It also appears that the pitch of the roof of the dwellings was lowered during the 1953 alterations, along with the insertion of elements such as face-brick masonry columns (now painted) on the stoep area to support the verandah as well as the addition of the shop verandah, also with face-brick columns. From the present configuration of the interior it appears that the structures have evolved considerably since the 1950's, especially the shop space. The de Villiers House appears to have been built as a Cape House with pitched probably thatched roof with end gables. This configuration changed sometime prior to 1910, whereby the eaves had been raised, the roof pitch lowered and the covering changed to corrugated iron. The symmetrical forward protruding wings appear to be post 1910 and just appear on the 1953 plans, although the shape and scale of their roofs and fenestration are clearly modern.

Implications for proposed intervention:

- De Villiers house and outbuilding dates back to 1857
- Number of outbuildings are later additions
- Roofline previously as pitched corrugated iron roof of continuous height (semi-detached units and store)
- Present configuration of the interior indicates that the structures have evolved considerably since the 1950's
- Symmetrical forward protruding wings appear to be post 1910
- Source property the Farm Optenhorst originally granted in 1713
- Reference made to Main Street as the wagon path

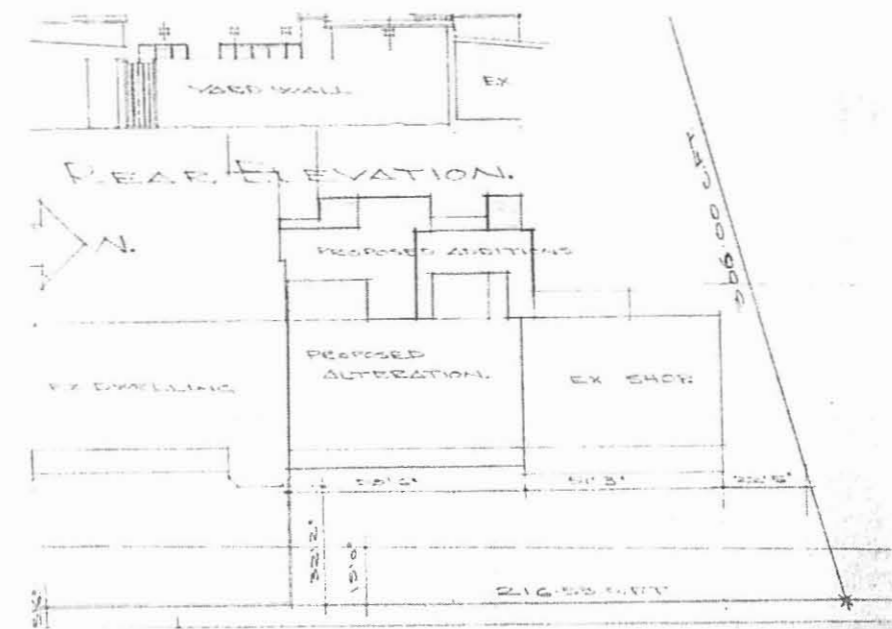


Figure 7: 1954 Alterations

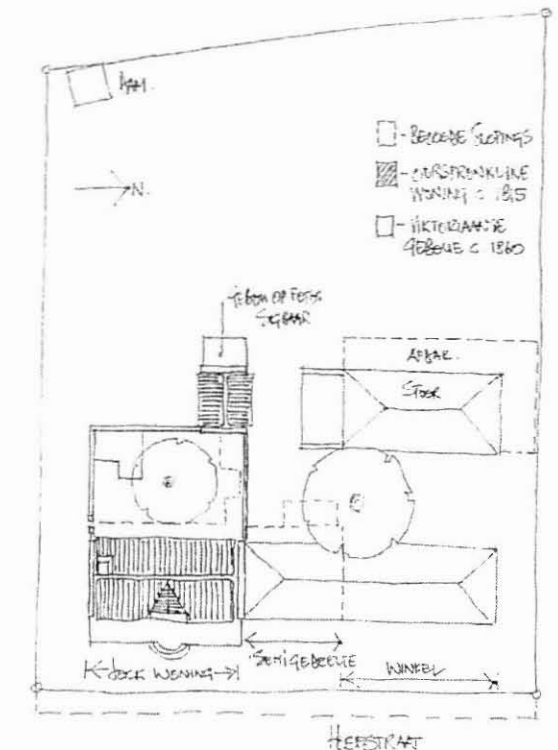


Figure 8: 1980 Assessment

D. Summary statement on the evolution of the site

The first farms in the Drakenstein Valley were granted to Dutch and French farmers in 1688. Within twelve year of granting the first 23 farms along the Berg River, white farmers were now living and farming the entire area from Franschoek in the south to the Wagenmakersvallei (now Wellington) in the north. The following farms in the vicinity if Noorder Paarl were granted: Nantes, Paarl in 1690 to Jan Colmar, Bethel, Paarl in 1692 to Louis Cordier, Vredenhof, Paarl in 1692 to Francois Bastiaansz, Fortuin, Wagenmakersvallei in 1699 to Charles Marais and Optenhorst, Wagenmakersvallei in 1699 to Hans Henske. There was a fairly close concentration of farms along the Drakenstein Valley, but especially along the Paarlberg due to the suitability for vineyards. Original farm boundaries were shared for safety against raids. 'Buurmanslaan' (neighbours' lane), running to the west of Main Street, was most likely the first road in Paarl, connecting the various farm properties.

The original old mill in Paarl, completed by 1700, was built on the Nantes farm, located more or less between current Mill Street and the Berg River. In 1803 the Nantes farm is subdivided and in 1807 the owners decide to sell the portion of the farm that includes the old mill. At this stage Mill Street is still called 'De Wagenweg' (the wagon road). Optenhorst farm in Noorder Paarl was granted to Booy Booysen in 1713. A small portion of the farm Optenhorst was deducted in 1792, apparently known as Olyvenboom, now 469 Main Street. After several further small deductions the remainder of the property was transferred to Isaac Jacobus de Villiers and later (between 1811 and 1821) it became the property of Andries Menso Horak. This remainder included the 'Nantes Ou Meul'. Horak later (c. 1842) sells this property to Pieter Jacobus de Villiers who is not related to Isaac Jacobus de Villiers, except through marriage to Horak's sister and wife. A later subdivision of this property in 1855 sees to it that Pieter Jacobus de Villiers Jnr owns the portion that includes the 'Nantes Ou Meul'. By 1855 it seems that there are two mills, 'De Kleine Molen', belonging to PJ de Villiers, located higher up and the original 'Nantes Ou Meul', belonging to PJ de Villiers Jnr, his son. At this time Mill Street is still known as Main Street. In 1900 the mill is passed on to Jacobus Pieter de Villiers. The name Meulstraat (Mill Street) is first shown on a map indicating the location of the Nantes mill in 1909. The Nantes mill, however, burnt down in 1917.

The town of Paarl was never formally founded or laid out. The move of the Huguenot church to its present site in Suider-Paarl in 1717 (where the Huguenot Museum is currently situated), decided the site of the future town. Once the church was established the population of farmers increased to include artisans and by 1735 there were almost a dozen houses located around the vicinity of the church. Small land grants by the government to artisans further encouraged the development of the town. About 70 years later, visitors describe Paarl as a long main street with about fifty houses on either side and the church in the middle. The town was located between the Berg River on the east and the Paarlberg slopes on the west. The houses built on these smaller properties became part of the developing town. Towards the end of the 19th century Van der Poelsplein was more or less the northern end point of the town of Paarl. It was a 'uitspan' for farmers, bought in 1910 by the municipality. The plain stretched from the main street to the Berg River, but has been downscaled to a small park in the corner of Plein and Main Streets. As the town developed an increasing amount of farms became subdivided into smaller erven and new streets were laid out.

The town of Paarl was originally divided into two areas, Bo-Paarl in the south up to the Town Hall, inhabited by wealthier people, and Onder-Paarl in the north. The area of Ou Tuin east of the Oude-Pastorie Museum was subdivided and became home to many coloured families, whereas the area around Breda Street was considered the Malay area and known as Jubilee. The Malay Cemetery on Hout Street further west from this area is a remnant of the previous layout of the town. From 1910 to 1939 there was immense industrialisation which in the Drakenstein Valley was largely focused on the town of Paarl. In the 1920s rows of semi-detached dwellings with various versions of neo-Cape gables were built in the area between Mill and Main Streets, in Plein Street, between Hospital Street and Lady Grey Street and parts of northern Main Street. In the 1930s the Town Council decided to re-divide the town into Suider-Paarl (from the southern Paarl entrance to Kerkplein), Paarl-Sentraal (Kerkplein to Van der Poelplein) and Noorder-Paarl (Van der Poelsplein up to the municipal boundary in the north). In the 1960s Paarl became suburbanised with satellite shopping complexes, churches and schools in areas including Lemoenskloof and Groenvlei. Group areas were enforced in 1961, with many of the houses previously occupied by those forcibly removed from Ou Tuin, Berg Street, Suider- and Noorder-Paarl, many of the houses in these areas were demolished. The development of the road network in Paarl was dynamic and only regulated at a relatively late date compared to the Cape. The main street, which would have been a wagon path, ran in a north-south direction along the Drakenstein Valley which stretched from Franschoek in the south to Wellington in the north. This road carried all traffic along the original wagon road through to Wellington and Bainskloof, en route to the interior. The routes being used at the beginning of the 19th century were largely the same as those being used by travellers in the 17th and 18th centuries. The pine trees lining the main street of Paarl were planted in the 19th

century. After 1843, with the formation of a committee for the upkeep of roads in the Drakenstein area, communities tried to have the roads affecting them declared as main roads to ensure that the respective government department would be responsible for their upkeep. Following this, the wagon road in Paarl was declared as a main road in 1854. Although the roads in Paarl were upgraded, widened and tarred over the following century, the routes remained largely unaltered. The discovery of gold and diamonds caused much growth of the town between 1850 and 1875, the number of houses rose from fifty or so at the beginning of the century to 771 by 1875. Once the Lady Grey Bridge was completed in 1857, the business centre of Paarl shifted from the main street to Lady Grey Street. It is also during the 1850s that the road between Paarl and Wellington was upgraded. The railroad from Cape Town to Wellington was completed in 1863. The roads of Paarl remained dirt roads until the 1920s when Lady Grey Street was tarred, with many complaints of dust in the summer and mud in the winter by travellers and inhabitants alike.

E. Statement of heritage significance

The significance of the 'Jock de Villiers' site has been considered on a local scale, where the significance of the structures on site has been considered at a site-specific scale. The evaluation of the historical, social, architectural and contextual significance considers contextual value as well as the intrinsic value of the site. The statement of significance acts as the principle basis for intervention. Assessing the heritage significance is concerned with the articulation and ordering of values identified during research of the study area and its resources. Consideration in terms of heritage resource management:

- De Villiers house and outbuilding date to 1857
- Source property the Farm Optenhorst originally granted in 1713
- Reference made to Main Street as the wagon path
- The site does contains heritage value in terms of the de Villiers House, semi-detached units and store older than 60 years
- The property is ungraded, however, falls within a general area identified as an area of potential conservation / area of heritage interest in terms of the relevant zoning scheme

Significance at street scale

- The site has significance within the local context due to concentration of conservation worthy structures
- The landmark quality of the de Villiers house along Main Road
- General continuity in terms of height ensure that de Villiers house, semi-detached units and store function as a legible whole
- Continuity of setback of façades
- Strong silhouette established by relatively consistent massing and form
- Quality and function of Main Road in relation to interface with the site

Significance at site scale

- The structures along Main Street as well as the store to the rear would qualify for respective gradings of 3C
- The remains of the outbuilding, having lost its roof and historic association with the main dwelling structures, would not qualify for a grading

Significance in terms of categories established within the National Heritage Resources Act

Category of significance	Contextual value	Site specific Intrinsic Value
<i>Historical</i>	The site by association dates from the earliest grants in Noorder Paarl Contributing to historical linear layout of Paarl	<ul style="list-style-type: none"> · Structures have played a role in the evolution of the area as a settlement · The site is associated with some local personalities who played their respective roles in the history of Paarl, e.g. P J du Toit (Nieuwe Plantatie). This is of some local significance
<i>Architectural</i>	Structures have played a role in the evolution of the area as a settlement Reflects varying architectural attitudes	<ul style="list-style-type: none"> · The structures along Main Street as well as the store to the rear would qualify for respective gradings of 3C · The remains of the outbuilding, having lost its roof and historic association with the main dwelling structures, would not qualify for a grading
<i>Social</i>	Social value related to role of place over time Significance of north-south wagon path	<ul style="list-style-type: none"> · No record of the site having any significance with regard to slavery · Subdivisions of the site date from pre -1834. At least one neighbouring property (lot 6) belonged to freed slave A Jardien.

A. Heritage Indicators

Outlined below are a set of heritage indicators to guide this assessment process. Indicators are addressed within various categories.

1. Landscape context

- Maximise a positive response to Main Street and resources in close proximity to the site
- Positive response to historical framework in terms of location along Main Street

2. Response to historical structuring elements

- Maintain a positive response to block-street layout, visual-spatial linkages and axial relationships
- Removal of ad hoc additions to reinforce role of key structures as structuring elements
- Retain character of 3 adjoining structures as a structuring element along Main Street

3. Retention of overall structuring elements and character

- Maintain a coherent streetscape along Main Street
- Hierarchy of structuring elements over time should be considered as design informants
- Existing linear strip of economic development to be reinforced along Main Street
- Retention of a positive building-street interface
- Retain existing building-street relationship in terms of building setbacks

4. Retention of pattern of building massing and form

- That proposed intervention at three buildings serve to compliment one another, i.e. that they serve to represent a particular period in their rich collective history, but retain all historic layers as evidence of their respective evolutions
- That the new development(s) serve to compliment, but not copy, the historic structures
- That the apparent historical uses of the store (i.e. as wagon repair/manufacture space, for example) be celebrated in some way
- Retention of general figure ground relationships within the general cadastral frame

5. Architectural treatment and front facades

- That, even though it may not be an original Cape element, consideration be given to the retention of the forward protruding bay wings of the main dwelling, as it represents a period of transitional layering of the building and complements its Anglicization from a Cape dwelling. Its fenestration and roof may be restored or altered to be more representative of its associated period
- The roof pitch of the "infill" dwelling structure be allowed to be raised to compliment that of the "shop", as enough evidence for this presents itself
- Significant elements of existing structures should be respected within proposed intervention
- Ensure positive response to existing architectural modulation
- Retention of access points so as to reinforce figure-ground relationships
- Enhance treatment of public interface
- Retention of key internal open spaces, namely de Villiers House courtyard
- The front section of the shop portion of the de Villiers building be demolished and replaced with a Victorian shopfront
- Similar Victorian detail as proposed for the rear portion of the building should be reflected on the front façade
- That the modern pillars of the front façade of the semi-detached unit be demolished and modern window fixtures be removed and placed with Victorian elements

6. Allowance for intervention

- Outbuildings be allowed for demolition
- Removal of tree as proposed be allowed
- Retention of oak tree

B. Assessment of impact on heritage resources

1. Assessment of Impacts

Proposed intervention incorporates the following:

Section 34 Intervention: Alterations and additions to structures older than 60 years & demolition of structure older than 60 years

Interventions are to accommodate applicable land use change from residential to business purposes to accommodate office use.

Intervention includes the following:

- Semi-detached units: raising roof height to height of the adjacent structure, additions to existing opening and change in fixtures, additions to existing structure and provision of staircase (*refer elevations*).
- 77.14m² of covered patio, 45m² open balconies and a total of 831.43m² office space
- Demolition of structures not older than 60 years located to rear of store to accommodate additions (*refer (1) site plan*)
- Demolition of existing structures not older than 60 years to facilitate pedestrian access (*refer (2) on site plan*)
- Demolition of structure older than 60 years to accommodate parking (*refer (3) on site plan*)
- Demolition of structure not older than 60 years to facilitate vehicular access (*refer (4) on the site plan*)
- Removal of tree to facilitate vehicular access (*refer (5) on site plan*)
- Internal arrangement of existing structures
- Total of 42 parking bays and cobble paving
- Landscaping along Main Road
- Proposed boundary fencing along Main Road

Site Plan, Elevations and floor plans are attached as Annexure C

Section 38 Application for consolidation, subdivision and rezoning (site exceeding 5000m²)

Rezoning is to consider split zoning for the property to include a Special Business Zone to accommodate office space as well as Residential Zone to accommodate possible low density residential development at a later stage. Application is thus for:

- Subdivision of Erf 4965 into Portion 1 and remainder
- Subdivision of Erf 12928 into Portion 1 and remainder
- Consolidation of Portions Erf 4695 and Erf 12928 to constitute 'Erf A': 1942m²
- Consolidation of remainder Erf 4695 and Erf 12928 to constitute 'Erf B' 3139m²
- Rezoning of 'Erf B' from single residential purposes to Special Business
- Portion of Erf 1229 ceded for road servitude purposes

Proposed subdivision, consolidation and re zoning plans are attached as Annexure D

Proposed consolidation, subdivision and rezoning

Response to indicators:

- Proposed development on this portion of the site would not negatively affect streetscape along Main Road
- Consideration would have to be given to proposed densities, where any future proposed residential development should be of a low density nature and not be visible from the streetscape
- Changes have occurred over time in terms of property boundaries and further change can be accommodated by the subject property
- Any such further development is to consider necessary approval processes



Current proposals	Extent	Duration	Intensity	Status	Probability
Without mitigation	Medium	High	Low -	/	High
With mitigation	Low	High	Low +	/	High

Semi-detached units

Proposals:

- Conversion of semi-detached units into office space
- Raise roof height, replace windows and doors, provision of a total of 14 parking bays (6 fronting semi-detached units)

Response to indicators:

- The proposals respond positively to the heritage indicators in terms of Maintaining streetscape, retention of a positive building-street interface as well as retaining existing street relationship in terms of building setbacks
- Figure ground is retained and historic informants reinforced through introduction of sensitive elements. Modern elements to be replaced in such regard.
- Raising roof level to complement adjacent store as indicated within background study
- Intervention concentrated to the rear of the property to accommodate patio, balconies and office space reduces possible negative impact on structure as a heritage resource along Main Road



	Extent	Duration	Intensity	Status	Probability
Without mitigation	Low	High	Low +	Positive	High
With mitigation	Low	High	Medium +	Positive	High

de Villiers House

Proposals:

Internal reconfiguration to accommodate office space

Response to indicators:

- The proposals respond positively to the heritage indicators as identified
- Gables have been retained as noted within comments by AKSO
- Boundary wall should be retained so as to maintain aesthetic quality Retention of structure in current form maintains the streetscape along Main Road and retaining a positive building-street relationship whilst reinforcing economic development
- No internal demolition to occur
- Parking provision along Main Road not supported



	Extent	Duration	Intensity	Status	Probability
Without mitigation	Low	Low	Low -	Positive	High
With mitigation	Low	Low	Low +	Positive	High

Demolition of outbuildings

Proposals:

Demolition of outbuildings to allow for parking and pedestrian and vehicular access Refer to site plan for indication of structures for demolition

Response to indicators:

- Positive response to indicators as outbuildings identified as possessing little intrinsic heritage value and may be allowed for demolition.



	Extent	Duration	Intensity	Status	Probability
Without mitigation	Low	Low	Low -	Positive	High
With mitigation	Low	Low	Low +	Positive	High

The overall development proposals do not detract from the heritage value of the subject property. Consideration however needs to be given to the relationship between Main Road and proposed parking provisions in terms of landscaping and visual impact. It is found that proposed intervention compliments each other by representing particular periods and retaining historic layers as evidence of respective evolution.

2. Statement of Visual Character

The proposed site is located along Main Road and currently is not screened in terms of any form of natural vegetation. The visual character along the eastern boundary of the site along Main Road is significant within its context in contributing to the character of the area. It is however believed that the receiving environment and proposed intervention would not result in a negative visual impact depending on the nature and scale of landscaping mitigation measures incorporated within the design along Main Road. A low level of control would be required in terms of visual impacts to be expected from the proposed intervention.

CONCLUSION

Assessment reveals that the intrinsic and local significance of the Jock de Villiers site could accommodate intervention without detrimental heritage impact. The proposed intervention would yield positive economic benefits without a negative impact on heritage resources. Opportunities exist for the interpretation of historical significance of the site within proposed intervention. Based on surrounding land use, zoning, relevant planning documentation as well as locational attributes is evident that proposed intervention relating to alterations, additions and demolition would not negatively impact on existing urban fabric. It is felt that the design approach is both sensitive and appropriate, where architectural and historical informants have been taken into account within design interventions.

In addition, the application for consolidation, subdivision and rezoning is supported from a heritage perspective as the impact of the proposal within its setting does not constitute a negative heritage impact.

Recommendations

It is therefore recommended that:

1. This heritage impact report be endorsed as meeting the requirements of Section 38 of the NHR Act (Act 25 of 1999)
2. That requirements as set by AKSO be endorsed, namely:
 - That detailed plans for internal changes be submitted to AKSO for consideration
 - Gables at de Villiers House be retained
 - That detailed plans for the raised roof in relation to the gable be submitted for consideration
 - That consideration be given to a landscaping plan along Main Road
 - 'Akkerboom' to be retained
3. A decision be taken that the following may proceed in terms of Section 38(4)(a)
 - Alterations and additions to semi-detached units
 - Demolition of structure older than 60 years to accommodate parking
 - Consolidation, subdivision and rezoning of Erven 4695 and 12928 as described
 - Removal of tree to facilitate vehicular access
 - Fencing along Main Road
4. Parking and treatment be endorsed, however, five (5) parking bays proposed fronting De Villiers House not be endorsed
5. Demolition of structures not older than 60 years proceed
6. Design diagrams illustrating architectural detailing / treatment plan be submitted to the local authority for scrutiny
7. Landscape plan and estimate be submitted to the local authority for scrutiny

SOURCE MATERIAL

- Baumann & Winter Heritage Consultants (May 2005) *Guidelines for involving specialists in EIA processes* for DEA&DP Review: Provincial Government of the Western Cape: Department of Environmental Affairs and Development Planning
- Jan Hanekom Partnership (February 2008) *Revised drawings consolidation, subdivision and rezoning*
- Jan Hanekom Partnership (February 2008) *Aansoek om onderverdeling, konsolidasie en hersonering Erwe 4695 en 12928, Hoofstraat, Paarl*
- JVR Architecture (November 2008) *Proposed alterations to existing buildings: Site plan, elevations and floor plan*
- Albert Geiger Geomatics Incorporated (November 2008): *Survey diagrams(draft)*
- Malherbe Rust Architects (October 2005) *Background Historical Study Erven 4695 and 12928, Paarl – with E Albertyn*
- Marquis-Kyle P and Walker M (1992): *The Illustrated Burra Charter – Making good decisions about the care of important places* as commissioned by Australia ICOMOS
- National Heritage Resources Act (Act 25 of 1999)

Historical background study

- Albertyn, E. 1992. *Die argitektuur van die Paarl tussen die twee Wereldoorloë – 'n kultuurhistoriese ondersoek*. PhD thesis, Universiteit van Stellenbosch
- Le Roux, J.G. *Drakenstein se Meul*. (Paarl Museum brochure)
- Oberholster, A.G. (ed) 1987, *Paarl Valley 1687 – 1987*, HSRC Press

RECEIVED

Enquiries: B September
e-mail: bseptemb@pgwc.gov.za
Tel: (021) 483 9778

Date: 12/10/2007



iLifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

RECORD OF DECISION

Heritage Western Cape hereby notifies:

JVR Architecture & Abre Marais
41 Malherbe Street,
PAARL,
7645

Regarding an Application for a Permit in terms of
Section 34 of the National Heritage Resources Act (Act 25 of 1999)
and Regulation 3(3)(a) of PN 298 (29 August 2003)

For: Alterations and Additions as depicted in the drawings by Johan van Rensburg Architects, and
numbered 404 1/2007/01; 02; 03; 04; 05; 06; 07; 08; 09; 10.

At: Erf 4695, corner of Main Street and Louws Ave, Paarl

Decision: To approve the proposal as depicted in the drawings referred to above
(stamped HWC 12/10/2007 and attached hereto).

Conditions: none.

NOTE:

- This decision is subject to an appeal period of 14 working days.
- The applicant is required to inform any party who has expressed a bone fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date of being informed. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- Work may not be initiated during this 14-day appeal period.
- If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

Please feel free to contact this office for any other information.

Yours faithfully,

Bewin September
for Chief Executive Officer: Heritage Western Cape
Copy to Drakenstein Municipality, P O Box 1, Paarl, 7622

www.capegateway.gov.za/culture_sport

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • Postal Address: Private Bag X9067, Cape Town, 8001
• Fax: +27 (0)21 483 9842 • E-mail: hwc@pgwc.gov.za
Straatadres: Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • Posadres: Privaatsak X9067, Kaapstad, 8001
• Fax: +27 (0)21 483 9842 • E-pos: hwc@pgwc.gov.za



iLifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

Date: 18 JUNE 2008

Our Reference: HMI PAARL

Heritage Western Cape herewith informs:

TRENDWARE 75 (Pty) Ltd
P O BOX 6078, PAARL 7620

RECORD OF DECISION
Of its intention to grant a permit in terms of
Section 34 of the National Heritage Resources Act (Act 25 of 1999)
And Regulation 3(3)(a) of Provincial Notice 298 (29 August 2003)

FOR: ALTERATIONS AND ADDITIONS ✓

AT: 410 MAIN STR & LOUWS AVE # 376, 378

FRF: 4695

DECISION:

APPROVED: ✓

NOT APPROVED:

IN ACCORDANCE WITH DRAWINGS:

No: 404 1/2007/01, 03 REV 02, 04 REV 01, 05 REV 02, 06 REV 02, 07 REV 02 & 08 REV 01, 09 REV 02 AND 10 REV 01

Dated: HWC Date Stamped: 18 JUNE 2008

By: J.V. ARGITEK TUUR

CONDITIONS:

GRADING: GRADE:

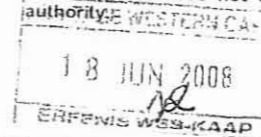
UNGRADED:

CONSERVATION AREA: INSIDE:

OUTSIDE:

NOTE:

- This decision is subject to an appeal period of 14 working days.
- The applicant is required to inform any party who has expressed a bone fide interest in any heritage-related aspect of this record of decision. The appeal period shall be taken from the date of being informed. It should be noted that for an appeal to be deemed valid it must refer to the decision, it must be submitted by the due date and it must set out the grounds of the appeal. Appeals must be addressed to the official named above and it is the responsibility of the appellant to confirm that the appeal has been received within the appeal period.
- Work may not be initiated during this 14 day appeal period.
- If any archaeological material or evidence of burials is discovered during earth-moving activities all works must be stopped and Heritage Western Cape must be notified immediately.
- This approval does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.



For the Accounting Officer: Heritage Resources Management Services
Pp Heritage Western Cape

www.capegateway.gov.za/culture_sport

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • Postal Address: Private Bag X9067, Cape Town,
• Tel: +27 (0)86 142 142 • Fax: +27 (0)21 483 9842 • E-mail: hwc@pgwc.gov.za

Straatadres: Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • Posadres: Privaatsak X9067, Kaapstad, 8001
• Tel: +27 (0)86 142 142 • Fax: +27 (0)21 483 9842 • E-pos: hwc@pgwc.gov.za



ILifa leMveli leNtshona Koloni
Erfenis Wes-Kaap
Heritage Western Cape

Our Ref: HM/Paarl/Erf 4695 & 12929
Enquiries: Ronny Nyuka
Tel: 021 483 9691
Email: Rnyuka@pgwc.gov.za
Date: 22-08-2008

Record of Decision

Heritage Western Cape hereby notifies:

Jan Hanekom Meul straat 60 Paarl 7646

Of its intention to Comment or Recommend in terms of
Section 38 (1) of the National Heritage Resources Act (Act 25 of 1999)
And Regulation 3(3) (a) of PN 298 (29 August 2003)

For: Proposed Subdivision Consolidation and Rezoning

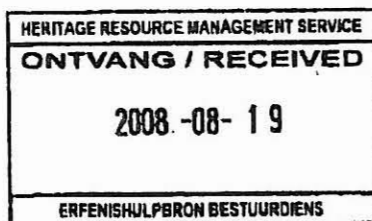
At: Erf 14409 & 3591 Paarl

Heritage Western Cape Committee: Requested a Full heritage statement.

Please do not hesitate to contact our office.

Ronny Nyuka

For Accounting Officer: Heritage Resources Management Service
P.p. Heritage Western Cape



SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES			S.G. No.	
		Y	System	X		
	Constants	±	0,00	+3700000,00		
AB	7,84	256.49.40	A	+ 3409,79	+ 33150,85	Approved for Surveyor-General
BC	100,61	0.14.20	B	+ 3402,16	+ 33149,06	
CD	1,82	80.50.50	C	+ 3402,58	+ 33249,67	
DE	31,34	179.40.10	D	+ 3404,38	+ 33249,96	
EF	27,44	179.52.20	E	+ 3404,56	+ 33218,62	
FG	4,48	88.01.20	F	+ 3404,62	+ 33191,18	
GA	40,49	179.00.50	G	+ 3409,10	+ 33191,34	
		42L8	⊕	+ 3396,49	+ 33258,73	SHEET 1 OF 2 SHEETS
		43L8	⊕	+ 3397,70	+ 33056,81	

Beacon Descriptions:

A,E,F 12mm iron peg
 B,C Not beacons
 D,G 12mm drill hole in wall

KONSEP
DRAFT

The figure A B C D E F G

represents 419 square metres of land, being

ERF 31016, a portion of ERF 4695 PAARL

situate in the Drakenstein Municipality

Administrative District Paarl

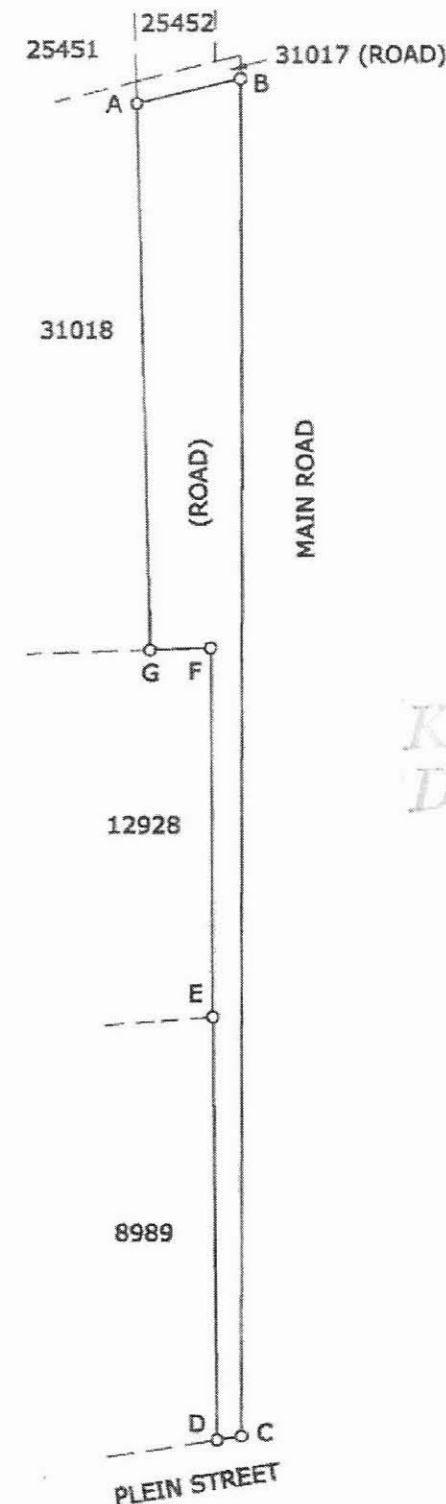
Province Western Cape

Surveyed in September -October 2008
 by us,

A GEIGER Professional Land Surveyor No 0945
 M C MARAIS Professional Land Surveyor No 1205

This diagram is annexed to	The original diagram is	File No. S.8952/132
No. dated i.f.o	No.A108/1857 annexed to Transfer	S.R. No Comp. BH-6DD/X44 (895) BH-6DD/Y421 (901)
	No. 1857.40.258	

ERF 31016, a portion of ERF 4695 PAARL Situate in Drakenstein Municipality Administrative District of Paarl Province of the Western Cape		S.G. No.
		Approved for Surveyor-General
		SHEET 2 OF 2 SHEETS



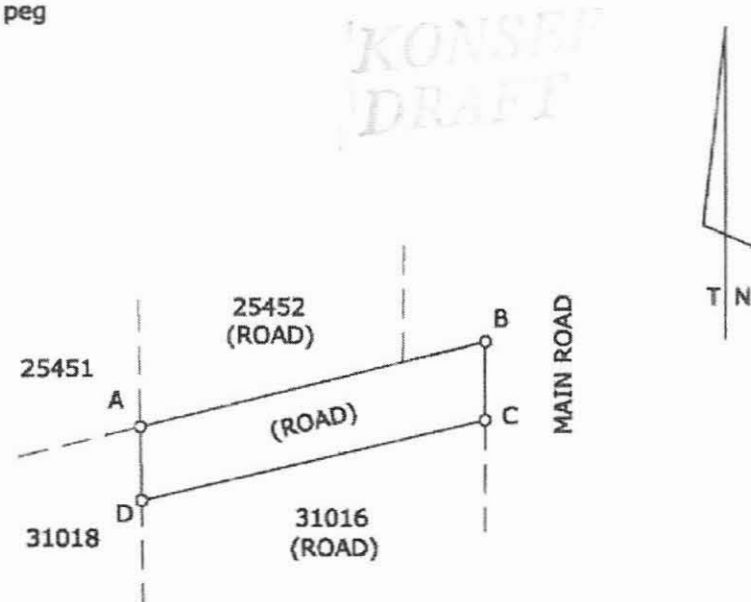
SCALE 1/500

Surveyed in September -October 2008
 by us,

A GEIGER Professional Land Surveyor No 0945
 M C MARAIS Professional Land Surveyor No 1205

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES Y System WG 19 X			S.G. No.
		Constants	±	0,00 +3700000,00	
AB 7,90	256.07.00	A	+	3409,82 + 33149,23	Approved for Surveyor-General
BC 1,73	0.19.50	B	+	3402,15 + 33147,33	
CD 7,84	76.49.40	C	+	3402,16 + 33149,06	
DA 1,62	179.00.50	D	+	3409,79 + 33150,85	
	42L8	⊕	+	3396,49 + 33258,73	
	43L8	⊕	+	3397,70 + 33056,81	

Beacon Descriptions:
 A 12mm drill hole in wall
 B,C Not beacons
 D 12mm iron peg



SCALE 1/150

The figure A B C D represents 13 square metres of land, being ERF 31017, a portion of ERF 4696 PAARL situate in the Drakenstein Municipality Administrative District Paarl Province Western Cape Surveyed in September-October 2008 by us,

A GEIGER Professional Land Surveyor No 0945 M C MARAIS Professional Land Surveyor No 1205

This diagram is annexed to	The original diagram is	File No. S.8952/132
No. dated i.f.o	No.534/1884 annexed to Transfer	S.R. No Comp. BH-6DD/X44 (895)
	No. 1884.32.561	

SIDES Metres	ANGLES OF DIRECTION	CO-ORDINATES Y System WG 19 X			S.G. No.
		Constants	±	0,00 +3700000,00	
AB 13,04	253.58.10	A	+	3495,71 + 33170,96	Approved for Surveyor-General
BC 75,57	256.07.00	B	+	3483,18 + 33167,36	
CD 42,11	359.00.50	C	+	3409,82 + 33149,23	
DE 9,13	88.01.20	D	+	3409,10 + 33191,34	
EF 2,28	357.14.20	E	+	3418,22 + 33191,65	SHEET 1 OF 2 SHEETS <i>KONSEP DRAFT</i>
FG 15,57	86.25.40	F	+	3418,11 + 33193,93	
GH 2,00	176.25.40	G	+	3433,65 + 33194,90	
HJ 4,36	89.00.30	H	+	3433,77 + 33192,90	
JK 1,59	176.29.50	J	+	3438,13 + 33192,98	
KM 18,59	86.55.00	K	+	3438,23 + 33191,39	
MN 3,94	357.20.50	M	+	3456,79 + 33192,39	
NP 33,05	86.25.40	N	+	3456,61 + 33196,33	
PA 28,11	167.27.10	P	+	3489,60 + 33198,39	
Indicatory data					
F FF 5,00	266.25.40	FF	+	3413,12 + 33193,62	
J JJ 0,12	176.29.50	JJ	+	3438,14 + 33192,86	
	42L8	⊕	+	3396,49 + 33258,73	
	43L8	⊕	+	3397,70 + 33056,81	

Beacon Descriptions:

A,E,G,H,K,M,N ... 12mm iron peg
 B Thick iron peg
 C,D 12mm drill hole in wall
 F,J Not beacons
 P 12mm iron peg in concrete wall (80mm long)
 FF Drill hole in concrete (indicatory beacon)
 JJ 12mm iron peg (indicatory beacon)

Components:

- The figure A q D E F G H J K M N P represents the Remainder of Erf 4695 Paarl Vide Diagram No A108/1857; D/T 1857.40.258
- The figure A B C q represents the Remainder of Erf 4696 Paarl Vide Diagram No 534/1884; D/T 1884.32.561

The figure A B C D E F G H J K M N P represents 2941 square metres of land, being ERF 31018 PAARL and comprising 1-2 as quoted above situate in the Drakenstein Municipality Administrative District Paarl Province Western Cape Surveyed in September-October 2008 by us,

A GEIGER Professional Land Surveyor No 0945 M C MARAIS Professional Land Surveyor No 1205

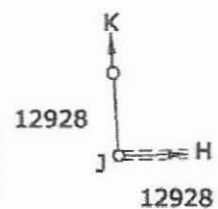
This diagram is annexed to	The original diagrams are as quoted above	File No. S.8952/132
No. dated i.f.o		S.R. No Comp. BH-6DD/X44 (895) BH-6DD/Y421 (901)

ERF 31018 PAARL
Situat in Drakenstein Municipality
Administrative District of Paarl
Province of the Western Cape

S.G. No.

Approved
for Surveyor-General

INSET
SCALE 1/10

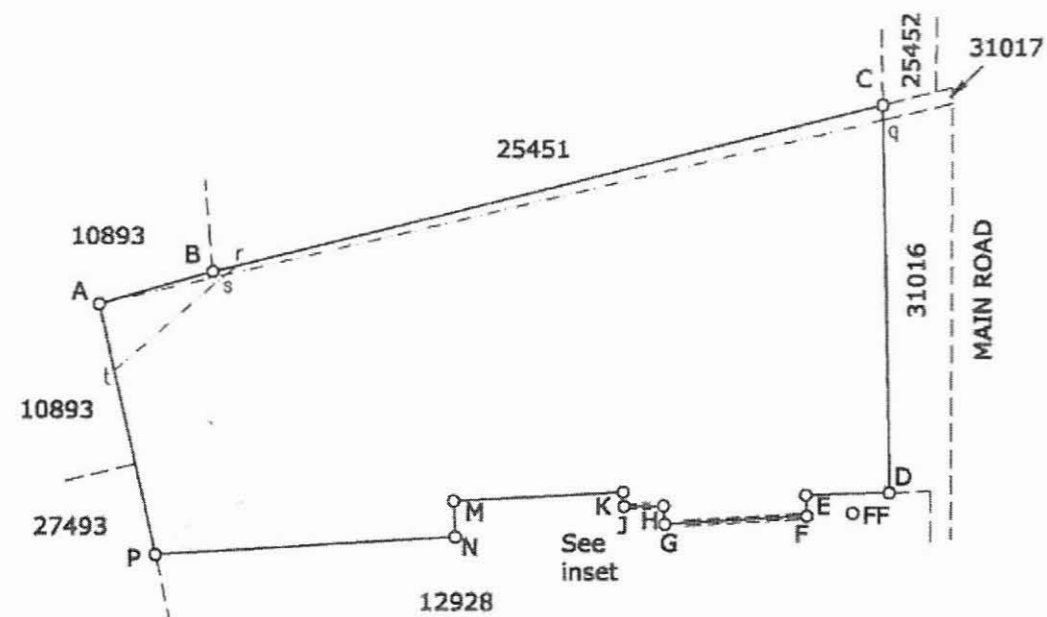


KONSEP
DRAFT

SHEET 2 OF 2 SHEETS

Notes:

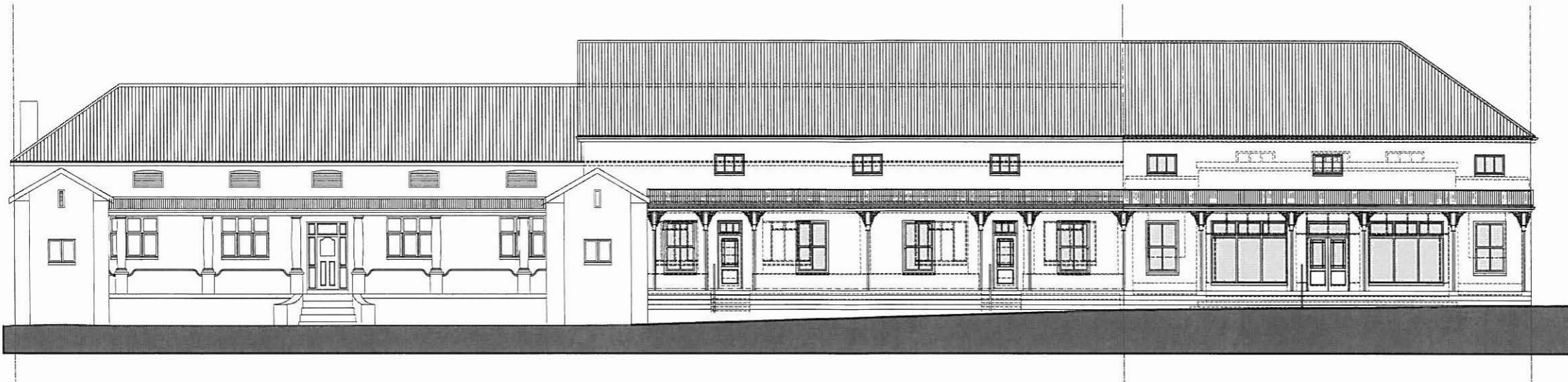
----- denotes party walls



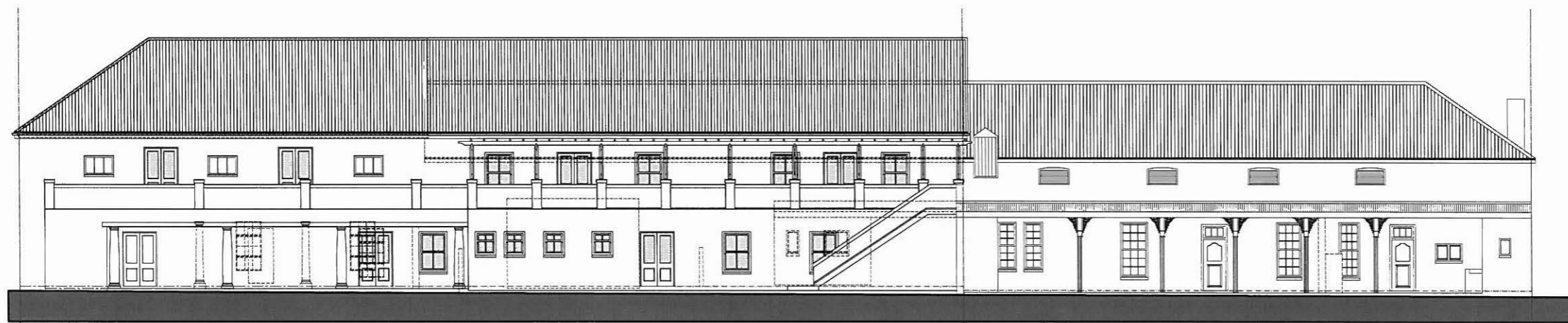
SCALE 1/750

Surveyed in September-October 2008
by us,

A GEIGER Professional Land Surveyor No 0945
M C MARAIS Professional Land Surveyor No 1205



MAIN ROAD ELEVATION
1:100



BACK ELEVATION
1:100

GENERAL NOTES:

1. This drawing and any part of it are copyright and may only be copied with the permission of the designer.
2. Written measurements apply unless otherwise stated. Measurements above local measurements.
3. This drawing must be read in conjunction with the approved plan and any discrepancies must be reported immediately to the designer before construction proceeds.
4. The contractor must check all measurements and levels on site and any discrepancies must be reported immediately to the designer before construction proceeds.

NOTES

AMENDMENTS	
DATE	DESCRIPTION
07/08	1. Add: shadow window look De Villiers street 2. Change all columns to square cross section 3. Shop section & Office 1 4. Add: bay window 5. Add: Sale/Trade units between columns

PROJECT DESCRIPTION

**ASLO
JOCK DE VILLIERS**

**PROPOSED ALTERATIONS TO
EXISTING BUILDINGS ON ERF 31018 & 12928
JOCK DE VILLIERS, MAIN ROAD, PAARL**

DRAWING TITLE

ELEVATIONS

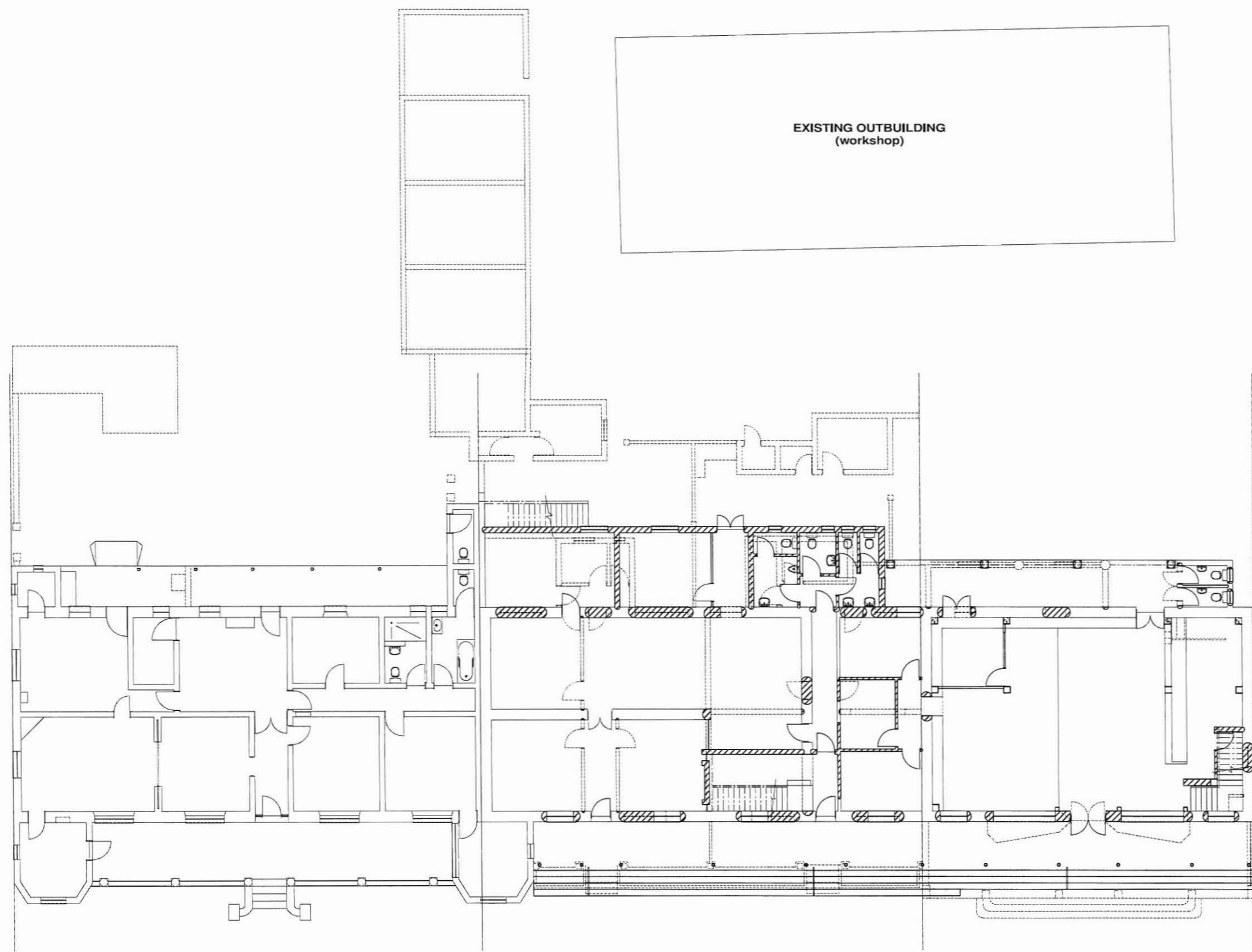
DWG No: 4041_08/SDP - akso3
REVISION: 1
REVISION DATE: 11/11/2008

SCALE: AS SHOWN

CONCEPT DRAWINGS
FOR SUBMISSION
FOR COSTING
FOR CONSTRUCTION

JVR
architectural design

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**PLAN
1:100**

GENERAL NOTES
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 2. Where measurements are given, preference shall be given to the measurements shown on the drawing.
 3. The drawing must be read in conjunction with the approved plan and any discrepancies must be reported immediately to the designer before construction proceeds.
 4. The contractor must check all measurements and levels on site and any discrepancies must be reported immediately to the designer before construction proceeds.

NOTES

DATE	DESCRIPTION
11/11/08	1. Add steelwork above main level to support 2. Change all columns to 400mm x 400mm 3. Add steelwork to Office 1 4. Add steelwork walls between columns

PROJECT DESCRIPTION
**ASLO
 JOCK DE VILLIERS**

**PROPOSED ALTERATIONS TO
 EXISTING BUILDINGS ON ERF 31018 & 12928
 JOCK DE VILLIERS, MAIN ROAD, PAARL**

DRAWING TITLE
FLOOR PLAN

DWG No: 4041/08/SDP - akso2 REVISION: 1 REVISION DATE: 11/11/2008

SCALE: as shown

CONCEPT
 DRAWINGS
 FOR
 SUBMISSION
 FOR
 COSTING
 FOR
 CONSTRUCTION

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MEMBERS:
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 41 WALHERDE STREET, PAARL, 7845
 P.O. BOX 8137, MAIN STREET, PAARL, 7622

1 TOTAL DEMOLITION OF EXISTING BUILDINGS



2 TOTAL DEMOLITION OF EXISTING BUILDINGS



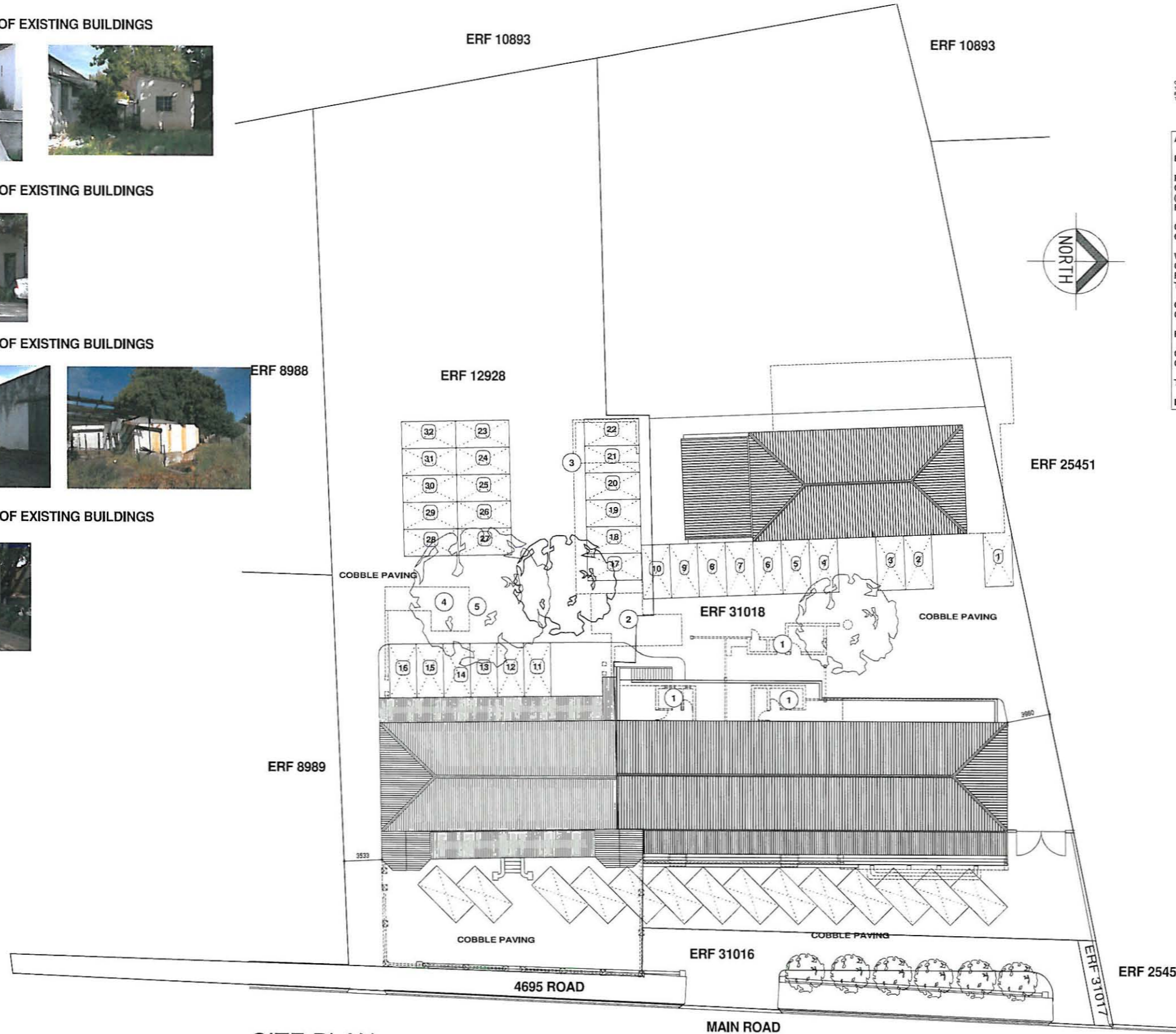
3 TOTAL DEMOLITION OF EXISTING BUILDINGS



4 TOTAL DEMOLITION OF EXISTING BUILDINGS



5 REMOVAL OF TREE



SITE PLAN
1:200

GENERAL NOTES
1. ALL LINES DRAWN WITH
PEN LINE INDICATE EXISTING BUILDINGS
TO BE DEMOLISHED.

AREAS:
ERF - 3257 sqm
PAARL TV & VIDEO
Ground Floor - 136.56 sqm
(+ 34.63 sqm)
First Floor - 132.44 sqm
Covered patio's - 77.14 sqm
Open balconies - 45.02 sqm
Workshop:
Ground Floor - 226.6 sqm
First Floor - 173.35 sqm
Total - 399.95 sqm
OFFICES
Ground Floor - 162.82 sqm
(+ 44.81 sqm - mutual area)
First Floor - 183.80 sqm
Covered patio's - 41.71 sqm
Open balconies - 72.88 sqm
TOTAL - 1208.8 sqm
EXISTING HOUSE - 440 sqm



GENERAL NOTES
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2. Written measurements enjoy preference above scaled measurements.
3. This drawing must be read in conjunction with the approved plan and any discrepancies must be reported immediately to the designer before construction proceeds.
4. The contractor must check all measurements and areas on site and any discrepancies must be reported immediately to the designer before construction proceeds.

NOTES

DATE	DESCRIPTION
11/11/2008	1. Added phantoms of existing house to erf 31016 2. Changed all columns to indicate where columns 3. Strip section & Office 1 4. Added staircase walls between columns

AMENDMENTS

DATE	DESCRIPTION
11/11/2008	1. Added phantoms of existing house to erf 31016 2. Changed all columns to indicate where columns 3. Strip section & Office 1 4. Added staircase walls between columns

PROJECT DESCRIPTION:
**ASLO
JOCK DE VILLIERS**
PROPOSED ALTERATIONS TO
EXISTING BUILDINGS ON ERF 31016 & 12928
JOCK DE VILLIERS, MAIN ROAD, PAARL
DRAWING TITLE:
SITE PLAN

DWG NO: 4041/08/SDP - aks01
REVISION: 1
REVISION DATE: 11/11/2008

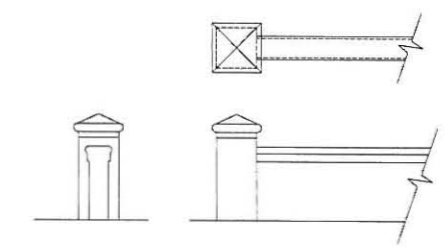
SCALE: as shown

CONCEPT DRAWINGS FOR SUBMISSION
FOR COSTING
FOR CONSTRUCTION

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-  Voorgestelde spesiale sakesone
-  Bestaande Enkelwoningzone

INFORMATION PROVIDED BY

albert geiger
 GEOMATIICS GEOMATIKA

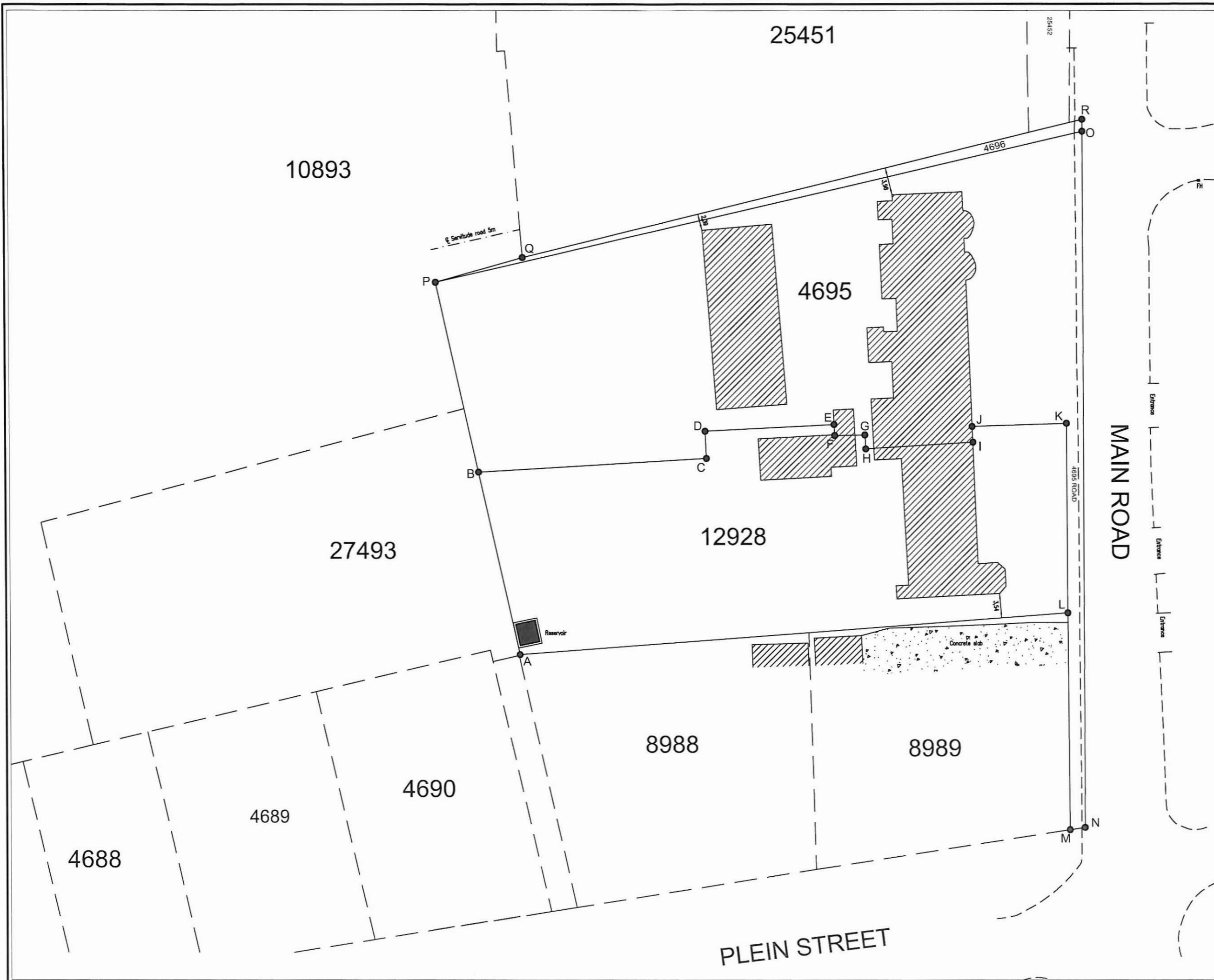
28A THOM STREET
 PAARL 7846
 SOUTH AFRICA
 ☎ (021) 8721427 ☎ (021) 8725590
 e-mail : info@albertgeiger.co.za



PROJECT
VOORGESTELDE ONDERVERDELING, KONSOLIDASIE EN HERSONERING VAN ERWE 4695 EN 12928

DESCRIPTION
VOORGESTELDE HERSONERINGSPLAN

FILE	HS 100 216	SCALE	
DESIGN	DRAWN	CHECKED	DATE
			FEBRUARIE 2008
JOB NO	REVISION		
	02 Desember 2008		
DATE PLO	HS 216 - A6		



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- NOTAS:**
1. Figuur A B C D E F G H I J K L stel die bestaande Erf 12928 voor.
 2. Figuur B C D E F G H I J K M N O P stel die bestaande Erf 4695 voor.
 3. Figuur P Q R O stel die bestaande Erf 4696 voor.

INFORMATION PROVIDED BY

albert geiger
 GEOMATICS GEOMATIKA

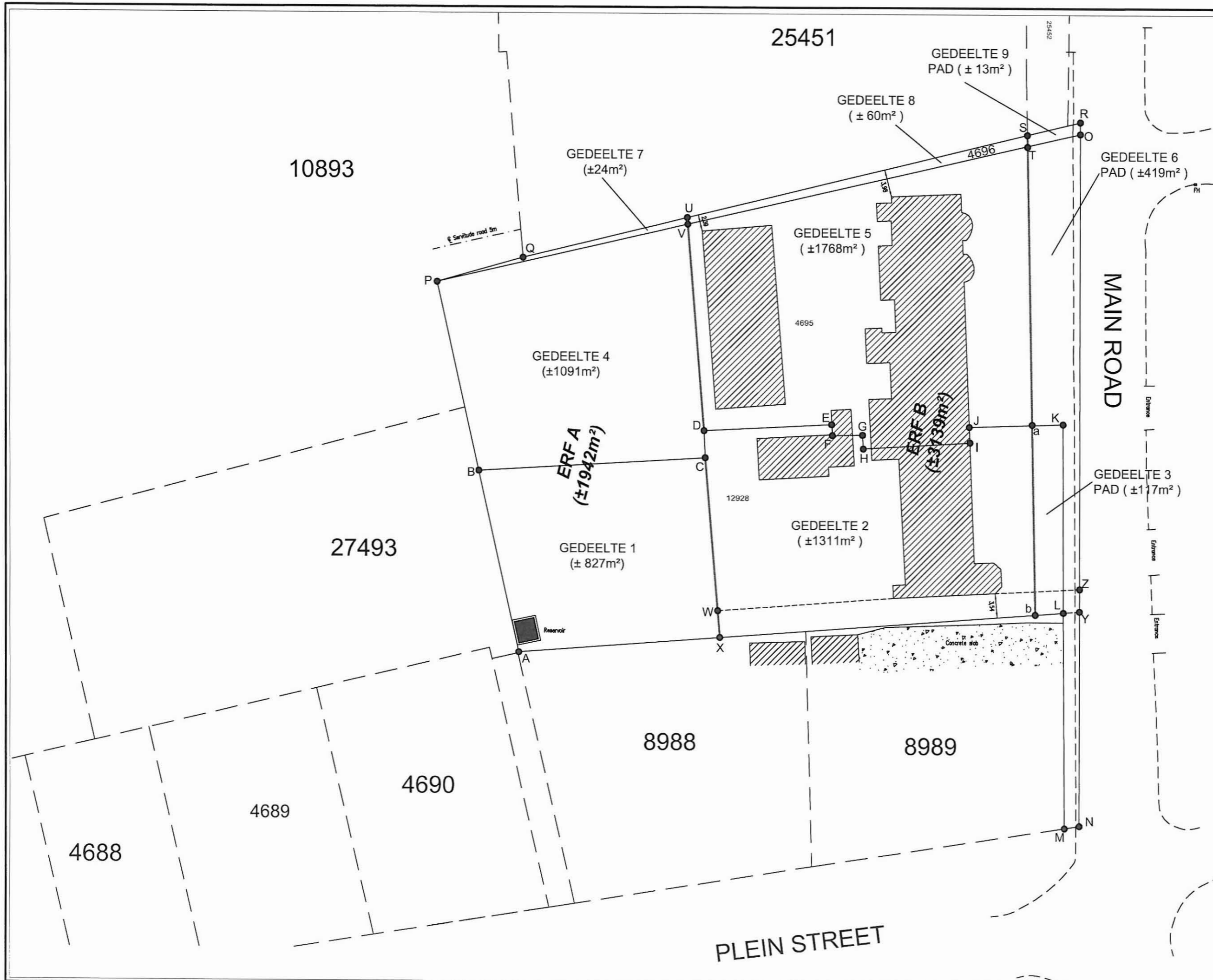
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 www.jhp.co.za

PROJECT
 VOORGESTELDE ONDERVERDELING, KONSOLIDASIE EN HERSONERING VAN ERWE 4695, 4696 EN 12928

DESCRIPTION
 BESTAANDE ERF DIAGRAMMEPLAN

FILE		SCALE	
HS 100 216			
DESIGN	DRAWN	CHECKED	DATE
			FEBRUARIE 2008
JOB NO		REVISION	
		02 Desember 2008	
DRAWING			
HS 216 - A4			



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- NOTAS:**
1. Figuur A B C D E F G H I J K L stel die bestaande Erf 12928 voor.
 2. Figuur B C D E F G H I J K M N O P stel die bestaande Erf 4695 voor.
 3. Figuur P Q R O stel die bestaande Erf 4696 voor.
 4. Erf 12928 word deur middel van die onderverlyngslyn X-C en a-b verdeel in Gedeelte 1 van $\pm 827m^2$, Gedeelte 2 van $\pm 1311m^2$ en Gedeelte 3 (pad) van $\pm 117m^2$.
 5. Erf 4695 word deur middel van die onderverlyngslyne D-V en T-a verdeel in Gedeelte 4 van $\pm 1091m^2$, Gedeelte 5 van $\pm 1768m^2$ en Gedeelte 6 (pad) van $\pm 419m^2$.
 6. Erf 4696 word deur middel van die onderverlyngslyne U-V en S-T verdeel in Gedeelte 7 van $\pm 24m^2$, Gedeelte 8 van $\pm 60m^2$ en Gedeelte 9 (pad) van $\pm 13m^2$.
 6. Gedeelte 1, Gedeelte 4 en Gedeelte 7 word dan gekonsolideer om een eiendom van $\pm 1942m^2$ te vorm, soos voorgestel deur die figuur A P Q U X (Erf A).
 7. Gedeelte 2, Gedeelte 5 en Gedeelte 8 word gekonsolideer om een eiendom van $\pm 3139m^2$ te vorm, soos voorgestel deur die figuur X U S b (Erf B).
 8. Toegang tot die voorgestelde Erf A sal via 'n serwituu reg van weg oor Erf B, soos voorgestel deur figuur W X Y Z, verkry word.

albert geiger
 GEOMATIICS GEOMATIKA

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jan hanekom
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 117 21 07 117 200
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PROJECT
 VOORGESTELDE
 ONDERVERDELING,
 KONSOLIDASIE EN
 HERSONERING VAN
 ERWE 4695 EN 12928

DESCRIPTION
 VOORGESTELDE
 ONDERVERDELINGS-
 EN KONSOLIDASIEPLAN

FILE	HS 100 216	SCALE	
DESIGN	UPVAN	CHECKED	GATE
JUS '03		REVISION	FEBRUARIE 2008
DRAWING	HS 216 - A5		02 Desember 2008

Main Identity

From: "Azane" <azane@jvra.co.za>
To: "quahnita@vidamemoria" <quahnita@vidamemoria.co.za>
Sent: 12 November 2008 11:47 AM
Subject: FW: Jock De Villiers (3 of 3)

Azane Louwrens

JVR ARCHITECTURE
 41 Malherbe Street
 Paarl
 7646

tel: 021 872 8066
 fax: 021 872 8143

-----Original Message-----

From: Chantelle de Kock [mailto:ChantelleK@drakenstein.gov.za]
 Sent: 12 November 2008 11:47 AM
 To: Azane
 Subject: Re: Jock De Villiers (3 of 3)

Beste Azane

Ek weet julle wil so gou moontlik hierdie aansoek by Erfenis Wes-Kaap kry vir goedkeuring. Ek bevestig dat die aansoek voor AKSO gedien het op 6 November en dat dit in beginsel ondersteun is. AKSO het versoek dat die detail planne vir binne-veranderinge later aan hulle voorgelê word.

AKSO het die slopings van talle aanbousels agter die geboue ondersteun sowel as die verwydering van die Rubberboom agter die geboue, maar die groot akkerbome moet behou word.

Wat die winkel gedeelte van Jock de Villiersgebou betref het hulle versoek dat die stoepgedeelte van die winkel gesloop word en vervang word met 'n Voctriaanse shopfront en dat dieselfde Victoriaanse detail wat agter die geboue voorkom herhaal word aan die voorkant. Vir die gebou direk langs die winkel gedeelte het hulle voorgestel dat die moderne pilare gesloop word en dat die staalraamvensters verwyder word en dat hierdie ook 'n Victoriaanse voorkoms kry wat aansluit by die winkelgedeelte en dat die dak ook verhoog mag word om by die bestaande hoë dat aan te sluit langsaan.

AKSO het ook die nuwe grensmuurtjie voor die geboue ondersteun.

AKSO het die sloping van die twee geweltjies afgekeur.

AKSO het versoek dat die detail van die aansluiting van die nuwe verhoogde dak by die geweltjie vir hulle aandag deurgestuur word wanneer dit gereed is.

Laastens - ek sien jou plan dui parkering voor die gebou aan - dalk moet julle nou al dink om 'n landskaperingsplan in te dien want ek is seker AKSO sal daarvoor vra.

DUS: word jou plan in beginsel ondersteun en kan jy na EWK gaan daarmee vir hul kommentaar.

Groete

Chantelle

>>> "Azane" <azane@jvra.co.za> 11/11/2008 3:27 PM >>>

Note: the file is getting to big to mail if i include the fotos, so i made it two drawings.

This file only includes the drawing.

Regards,

Azane Louwrens

JVR ARCHITECTURE

41 Malherbe Street

Paarl

7646

tel: 021 872 8066

fax: 021 872 8143

--

No virus found in this incoming message.

Checked by AVG.

Version: 7.5.549 / Virus Database: 270.9.2/1782 - Release Date: 2008/11/11 07:32 PM

INHOUDSOPGAWE

1. **INLEIDING**
 - 1.1 **Doel van die Aansoek**
 - 1.2 **Doel van die Verslag**
2. **AGTERGROND MET BETREKKING TOT DIE EIENDOM**
 - 2.1 **Aansoeker/Eienaar**
 - 2.2 **Beskrywing van die eiendomme**
 - 2.3 **Transportakte**
 - 2.4 **Ligging van die eiendomme**
 - 2.5 **Bestaande sonering en grondgebruike**
3. **VOORGESTELDE ONDERVERDELING, KONSOLIDASIE EN HERSONERING**
4. **WENSLIKHEID VAN DIE AANSOEK**
 - 4.1 **Fisiese eienskappe van die eiendomme**
 - 4.2 **Karakter van die omgewing**
 - 4.3 **Bestaande beplanning in die gebied**
 - 4.4 **Ligging en Toeganklikheid**
 - 4.5 **Voorsiening van dienste**
5. **SAMEVATTING**

PLANNE

- **Streeksplan**
- **Liggingsplan**
- **Lugfotoplan**
- **Bestaande Erf Diagrammeplan**
- **Voorgestelde Onderverdelings- en Konsolidasieplan**
- **Voorgestelde Hersoneringsplan**

AANHANGSELS

- **Prokurasie**
- **Titelakte**
- **Argitektoniese Navorsingsverslag: Malherbe Rust Argitekte**
- **Aansoekvorm**

1. INLEIDING

1.1 Doel van die Aansoek

Hiermee word daar formeel aansoek gedoen vir die volgende:

- (i) In terme van **Artikel 24** van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ordonnansie 15 van 1985) vir die **onderverdeling** van Erf 12928, Paarl in 'n Gedeelte 1 van ongeveer 827m² en 'n Restant van ongeveer 1428m²;
- (ii) In terme van **Artikel 24** van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ordonnansie 15 van 1985) vir die **onderverdeling** van Erf 4695, Paarl in 'n Gedeelte 1 van ongeveer 1091m² en 'n Restant van ongeveer 2187m²;
- (iii) Vir die **konsolidasie** van Gedeelte 1 van Erf 12928 en Gedeelte 1 van Erf 4695, Paarl om een diagram van ongeveer 1918m² te vorm (Erf A);
- (iv) Vir die **konsolidasie** van die Restant van Erf 12928 en die Restant van Erf 4695, Paarl om een diagram van ongeveer 3615m² te vorm (Erf B); en
- (v) In terme van **Artikel 17** van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ordonnansie 15 van 1985) vir die **hersonering** van die gekonsolideerde gedeelte, Erf B (restante, 3615m²), vanaf Enkelwoningone na Spesiale Sakesone.

1.2 Doel van die Verslag

Die doel van die verslag is om:

- Alle relevante inligting met betrekking tot die eiendomme in een dokument saam te vat;
- Alle relevante inligting met betrekking tot die voorgestelde onderverdeling, konsolidasie en hersonering weer te gee;
- Alle relevante inligting met betrekking tot die bestaande omgewing weer te gee; en
- Die voorgestelde aansoek aan die hand van die wenslikheidsbeginsels te motiveer,

ten einde die plaaslike owerheid in staat te stel om die aansoek te kan evalueer en 'n ingeligte besluit te kan neem.

2. AGTERGROND MET BETREKKING TOT DIE EIENDOM

2.1 Aansoeker/Eienaar

Hierdie firma, **Jan Hanekom Vennootskap**, het opdrag ontvang vanaf **AJF VAN NIEKERK** in sy hoedanigheid as gemagtigde van **TRENDWARE 75 (PTY) LTD** as eenaars van Erwe 4695 en 12928, Paarl, om namens die eenaars 'n formele aansoek om onderverdeling, konsolidasie en hersonering voor te berei en by Drakenstein Munisipaliteit in te dien vir goedkeuring (sien meegaande prokurasie en koopkantrak).

2.2 Beskrywing van die eiendom

Die eiendom onder bespreking **Erwe 4695 en 12928, Paarl**, staan beter bekend as die "Jock de Villiers eiendom" geleë te Hoofstraat no. 376 en 382. Die eiendom is binne die regsgebied van die Drakenstein Munisipaliteit (Paarl) geleë en beslaan 'n totale oppervlakte van onderskeidelik 3257m² en 2258m².

2.3 Transportakte

Die eiendom onder bespreking word tans gehou kragtens die gekonsolideerde transportakte **T70846/2007** ten gunste van **TRENDWARE 75 (PTY) LTD**

Die transportakte bevat tans geen beperkende voorwaardes wat die voorgestelde onderverdeling, konsolidasie en hersonering sal verhoed nie (sien kopie van die Titellakte aangeheg).

2.4 Ligging van die eiendom

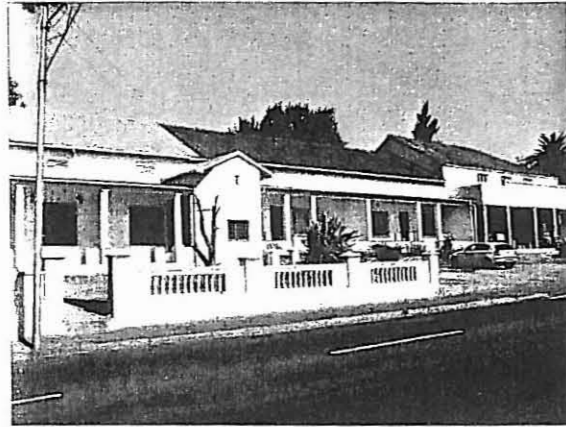
Erwe 4695 en 12928, Paarl is aan die westekant van Hoofstraat, net noord van Pleinstraat, te Paarl geleë. Die erwe vorm deel van die sake korridor wat langs Hoofstraat ontwikkel het en word as baie sentraal beskryf.

Die erwe verkry direk toegang vanaf Hoofstraat en is hoogs toeganklik met vinnige verspreiding langs meeste van die hoofroetes deur die dorp. Hoofstraat bied 'n hoë toeganklikheid aan die erwe met vinnige aansluiting tot Lady Greystraat in die suide waar die SSK van Paarl geleë is.

Ongeveer 800 meter noord van die eiendom sluit Hoofstraat aan by Optenhorststraat wat direk toegang tot Jan van Riebeeck Rylaan op die oostelike oewer en Bergviviervier Boulevard op die westelike oewer van die Bergviviervier bied.

Erwe in die onmiddellike omgewing van die Hoofstraat weerspieël 'n verskeidenheid van grondgebruik met onder andere 'n verskeidenheid besighede en hoër digtheidsresidensiële eenhede. 'n Paar enkel-residensiële wooneenhede kom ook nog in die omgewing voor.

Die omgewing waarin die eiendom geleë is maak ook deel uit van die **Area van Uitsonderlike Erfenis Belang**. Verskeie ou geboue in die omgewing van Hoofstraat dra veral by tot die spesifieke karakter van die omgewing. Hierdie karakter dra veral by tot die gesogtheid van Hoofstraat as 'n liniêre sake nodus (sien Streeks- en Liggingplan).



Foto's 1 en 2: Die bestaande ontwikkeling op die eiendomme sluit in vier skakelwooneenhede en 'n gebou wat as winkel gebruik was.

2.5 Bestaande Sonering en Grondgebruike

Die eiendomme onder bespreking is tans in terme van die Skemaregulasies vir die Paarl, as **Enkelwoonsone** gesoneer en word ook tans vir die doel aangewend (sien Bestaande Terreinplan). Volgens die betrokke skemaregulasies mag die eiendom slegs vir die doeleindes van 'n enkel-residensiële woonhuis aangewend word soos toegelaat onder Enkelwoonsone sonering.

Erf 4695 het egter 'n historiese reg gehad om gedeeltelik as 'n winkel gebruik te word. Die "sakereg" is egter beperk tot die ou winkel. Die erf beskik dus oor 'n enkelwoonhuis met 'n winkel- en buitegebou (stoor) ook teenwoordig op die perseel. Volgens die agrotektoniese verslag soos opgestel deur Malherbe Rust Argitekthe (sien kopie van verslag aangeheg), was die buitegebou vermoedelik vir die doeleindes van 'n wamakery aangewend.

Beide erwe beskik oor 'n groot agterplaas aan die agterkant van die bestaande geboue. Soos blyk uit die geskiedenis van die perseel, ervaar die eiendomme groot druk vir verdere ontwikkeling, soos voorgeskryf in die plaaslike owerheid se Ruimtelike Ontwikkelings Raamwerk (sien Lugfotoplan en Bestaande Erf Diagrammeplan).



Foto 3: Die bestaande buitegeboue op die perseel.

3. VOORGESTELDE ONDERVERDELING, KONSOLIDASIE EN HERSONERING

Die eienaar van die erwe onder bespreking beoog om met hierdie aansoek die bestaande historiese geboue op die eiendomme van die vakante gedeelte grond wes op die eiendomme te skei. Soos reeds genoem beskik die erwe oor geboue van historiese belang wat grotendeels oos op die erwe gekonsentreerd is.

Ten einde die verdere ontwikkeling van die eiendomme te vergemaklik en terselfertyd die historiese belang van die geboue op die eiendomme te beskerm word daar voorgestel om beide erwe onder te verdeel. Die voorgestelde onderverdeling sal tot twee gedeeltes wes op die perseel lei en twee gedeeltes oos op die perseel.

Die voorstel is dan om die twee gedeeltes wes en die twee gedeeltes oos op die perseel te konsolideer. Sodoende word daar geen addisionele erwe geskep nie, terwyl die geboue van historiese belang op een eiendom geakkommodeer word. Dit is ook die intensies om die gekonsolideerde gedeeltes wat aan hoofstraat grens en wat aanvanklik die gebruiksreg vir 'n winkel gehad het, te hersoneer na spesiale sakesone ten einde 'n besigheid vanuit die bestaande geboue te kan bedryf.

Hierdie voorgestelde onderverdeling, konsolidasie en hersonering sal nie net die restourasie van die geboue vergemaklik nie, maar ook die langtermyn behoud van die historiese geboue verseker. Toegang tot die gekonsolideerde erf wes op die perseel sal verkry word deur middel van 'n serwituut reg van weg oor die gekonsolideerde erf oos op die perseel.

Hiermee word daar dus formeel aansoek gedoen in terme van Artikel 24 van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ordonnansie 15 van 1985) vir die onderverdeling van Erf 12928 in 'n Gedeelte 1 en 'n Restant en Erf 4695 in 'n Gedeelte 1 en 'n Restant.

Aansoek word ook gedoen vir die konsolidasie van die voorgestelde Gedeeltes 1 om een eiendom van ongeveer 1918m² (Erf A) te vorm, asook die konsolidasie van die twee Restante om een eiendom van ongeveer 3615m² (Erf B) te vorm. Terselfdertyd word daar ook formeel aansoek gedoen in terme van Artikel 17 van Ordonnansie 15 van 1985 vir die hersonering van die gekonsolideerde eiendom aangrensend aan Hoofstraat (Erf B) na spesiale sakesone (sien Voorgestelde Onderverdelings- en Konsolidasieplan en Voorgestelde Hersoneringsplan).

4. WENSLIKHEID VAN DIE AANSOEK

Wenslikheid in die konteks van grondgebruikbeplanning en soos omskryf word in Artikel 36 van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ordonnansie 15 van 1985) kan omskryf word as “die mate van aanvaarbaarheid van ’n spesifieke grondgebruik binne ’n bestaande natuurlike en mensgemaakte omgewing.” Die wenslikheid van hierdie aansoek sal vervolgens aan die hand van die volgende faktore bespreek word:

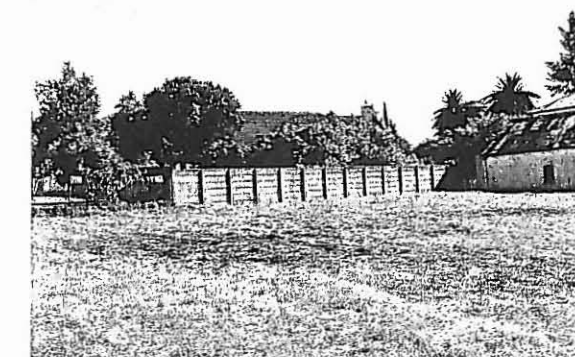
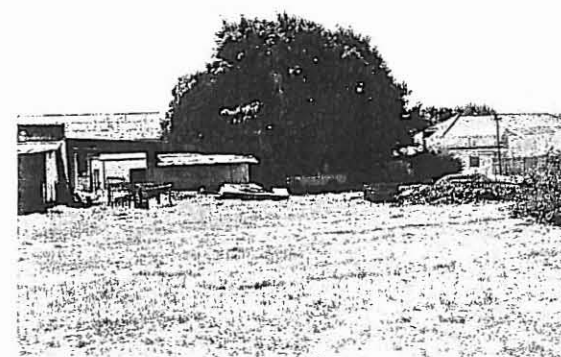
- Fisiese eienskappe van die eiendom
- Karakter van die omgewing
- Bestaande beplanning in die gebied
- Ligging en toeganklikheid
- Voorsiening van dienste

4.1 Fisiese eienskappe van die eiendom

Die eiendomme onder bespreking kan beskryf word as ’n historiese woonerf wat bestaan uit een enkelresidensiële woonhuis op elkeen van die groter diagramme. ’n Historiese winkeltjie en geassosieerde buitegeboue kom ook op die een erf voor. Volgens die Argitektoniese verslag deur Malherbe Rust Argitekte was die buitegeboue vermoedelik as ’n wamakery gebruik.

Die erwe onder bespreking bestaan ook uit groot gedeeltes onbenutte grond aan die westekant van die eiendomme. Die eiendomme beskik oor ’n baie plat helling en ’n redelik reghoekige erf, wat toekomstige ontwikkeling op die perseel heelwat vergemaklik.

Die eiendomme onder bespreking vorm deel van die geskiedkundige Hoofstraat van Paarl en word dus binne die bestaande dorpsgebied geïnkorporeer. Die voorgestelde onderverdeling, konsolidasie en hersonering skakel verder direk in by die bestaande geboue in die omgewing deur die geboue van historiese belang, wat op Hoofstraat grens, te skei van die vakante, ontwikkelbare grond wes op die perseel.



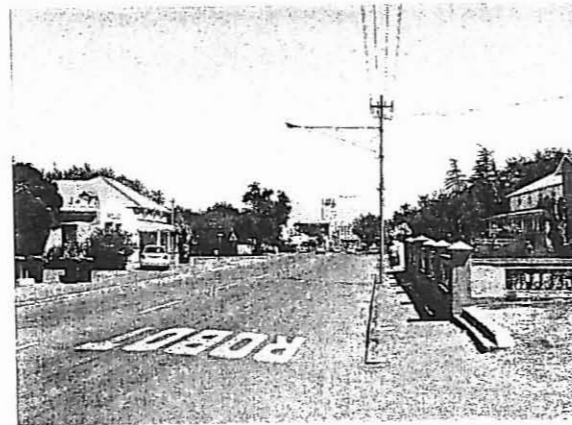
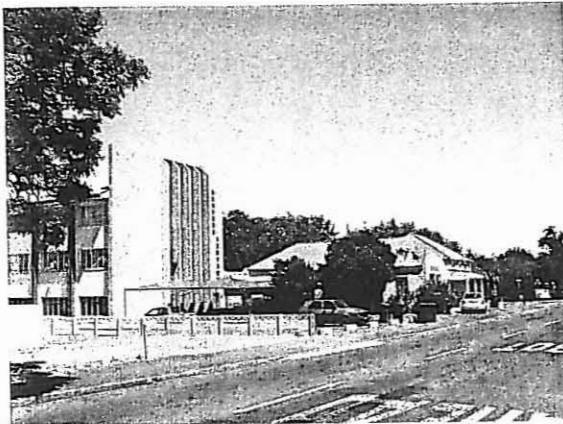
Foto's 4 en 4: Groot gedeeltes van die erwe is tans onbenut en vakant en kan maklik vir verdere ontwikkeling aangewend word.

Soos die meeste eiendomme in die Paarl, wes van die Hoofstraat, geniet die perseel onder bespreking oggend- en middagson, voordat dit in die laatmiddag skadu van Paarlberg verval. Benewens die bestaande historiese geboue wat tydens die beplanningsfase van die projek in ag geneem is, is daar geen fisiese beperkings op die eiendomme wat die voorgestelde onderverdeling, konsolidasie en hersonering sal beperk nie.

4.2 Karakter van die omgewing

Die eiendomme onder bespreking vorm deel van die historiese dorpsgebied van die Paarl deurdat dit redelik sentraal in die Hoofstraat van die dorp geleë is. Die eiendomme is ongeveer een kilometer noord van Lady Greystraat net noord van Pleinstraat, aan die westekant van Hoofstraat geleë.

Die eiendomme onder bespreking is van die min eiendomme in Hoofstraat wat nog groot vakante dele vir ontwikkeling beskikbaar het. Eiendomme in die Hoofstraat weerspieël 'n verskeidenheid van grondgebruike insluitend verskeie besighede, kerke en hoër digtheidsresidensiële ontwikkelinge. Eiendomme in Pleinstraat bestaan oorwegend uit enkelresidensiële woonhuise.



Foto's 6 en 7: Bestaande gebruike in die omgewing van die Hoofstraat sluit in verskeie besighede, kerke en hoër digtheidsresidensiële ontwikkelinge.

Soos reeds genoem het die bestaande geboue op die erwe onder bespreking 'n ryk historiese karakter en geskiedenis. Die historiese karakter van die geboue word juis deur hierdie voorgestelde onderverdeling, konsolidasie en hersonering beskerm, deur die historiese geboue van toekomstige ontwikkeling te skei en op een erf diagram te akkommodeer en sodoende bestuur van die eiendom te vergemaklik.

4.3 Bestaande beplanning in die gebied

Na aanleiding van gesprekke met die amptenary van Drakenstein Munisipaliteit, blyk dit dat daar tans geen goedgekeurde beplanningsdokumente bestaan vir die area nie. Beplanning word hoofsaaklik op 'n ad hoc basis hanteer en deur die skemaregulasies bestuur.

Nieteenstaande word die *Drakenstein Municipal Spacial Development Framework Final Draft (DMSDF)* deurgaans as riglyn in vooruitbeplanning vir die gebied gebruik. Volgens die dokument is die uitdaging vir die Munisipaliteit om “in die behuisingsbehoefes van die groeiende bevolking te voorsien”.

Die DMSDF verwys verder na die “*Existing Linear Strip of Economic Development to be reinforced along Main Road*”. Volgens die DMSDF moet die Munisipaliteit dus daadwerklike pogings aanwend om ekonomiese ontwikkeling in Hoofstraat aan te moedig.

Die voorgestelde onderverdeling, konsolidasie en hersonering van die erwe onder bespreking poog juis daarin om die historiese belang van die geboue op die erwe te beskerm en terselfertyd die gedeeltes vakante grond wes op die erwe vir moontlike toekomstige ontwikkeling beskikbaar te stel.

Die voorgestelde onderverdeling, konsolidasie en hersonering dra verder nie net by tot die behoud en beskerming van die bestaande karakter van die omgewing nie, maar dra ook by tot die beleid van die owerhede om ekonomiese ontwikkeling in Hoofstraat te bewerkstellig.

Die voorgestelde onderverdeling, konsolidasie en hersonering sal gevolglik lei tot 'n beter benutting van ruimte, sonder dat dit enigsins afbreuk doen aan die estetiese of historiese karakter van Paarl dorp. In die lig hiervan is dit voor die hand liggend dat die voorgestelde aansoek 'n positiewe bydrae sal lewer in die vorming van die stedelike struktuur van Paarl.

Na mening sal die voorgestelde onderverdeling, konsolidasie en hersonering 'n belangrike bydrae lewer in die praktiese uitvoering van die verdigtingstudies en vooruitbeplanningdokumente vir Drakenstein en kan die voorgestelde onderverdeling, konsolidasie en hersonering dus as wenslik beskou word.

4.4 Ligging en Toeganklikheid

Soos reeds genoem kan die erwe onder bespreking as hoogs toeganklik en baie sentraal binne die dorpsbegied van Paarl beskryf word. Die eiendom is aan die westekant van Hoofstraat, net noord van Pleinstraat, geleë. Die erwe verkry ook verder direkte toegang vanaf Hoofstraat.

Die erwe is ongeveer een kilometer noord van Lady Greystraat geleë, wat as die hoof kommersiële straat in die dorp beskou word. Ongeveer 800 meter noord van die eiendom sluit Hoofstraat aan by Optenhorststraat wat direk toegang tot Jan van Riebeeck Rylaan op die oostelike oewer en Bergviviervier Boulevard op die westelike oewer van die Bergviviervier bied.

Soos aangetoon deur die Terrein Ontwikkelingsplan, sal 'n serwituut reg van weg oor die voorgestelde Erf B geregistreer word ten gunste van Erf A. Dit sal toegang tot Erf A vanaf Hoofstraat verseker. Die voorgestelde Erf B sal steeds direkte toegang vanaf Hoofstraat geniet. Aangesien die aantal erwe nie deur hierdie aansoek sal vermeerder nie, maar steeds twee sal bly, word geen probleme ten opsigte van addisionele verkeer tot die eiendomme voorsien nie.

Die hersonering en gebruik van die voorgestelde Erf B vir sakedoeleindes sal ook geen direkte impak op die bestaande verkeerspatrone in Hoofstraat hê nie. Hoofstraat word reeds as 'n kommersiële straat gebruik en die voorgestelde hersonering sal nie die bestaande verkeer is die straat noemenswaardig vermeerder nie. Voldoende parkering is ook reeds op die perseel beskikbaar.



Foto's 8 en 9: Die bestaande toegange tot die erwe vanaf Hoofstraat sal behou word en 'n serwituut reg van weg geregistreer word.

4.5 Voorsiening van dienste

Die eiendom onder bespreking vorm deel van 'n bestaande woonbuurt in 'n sentrale deel van die Paarl. Die betrokke erwe word reeds volledig deur munisipale dienste bedien. Die bestaande dienste sal bloot uitgebrei word om aan die voorgestelde Erf A, wat vakant is, die nodige dienste te voorsien.

Geen probleme ten opsigte van die voorsiening van dienste word voorsien nie.

5. SAMEVATTING

In die lig van die voorafgaande motiveringsverslag, is dit duidelik dat die voorgestelde onderverdeling, konsolidasie en hersonering van Erwe 4695 en 12928, Paarl, as wenslik beskou kan word, soos omskryf in Artikel 36 van die Ordonnansie op Grondgebruikbeplanning, 1985 (Ordonnansie 15 van 1985). Die voorgestelde onderverdeling, konsolidasie en hersonering sal geen negatiewe impak op die bestaande natuurlike en/of mensgemaakte omgewing hê nie.

Die voorgestelde onderverdeling, konsolidasie en hersonering sal by die bestaande karakter van die omgewing aanpas en sal die privaatheid van aangrensende grondeienaars respekteer. Aspekte ten opsigte van die praktiese funksionering van die onderverdeling is ook duidelik in die voorafgaande verslag bespreek.

Daar word derhalwe vertrou dat die aansoek om **onderverdeling** van Erf 12928 in 'n Gedeelte 1 en 'n Restant en Erf 4695 in 'n Gedeelte 1 en 'n Restant en die aansoek om **konsolidasie** van die voorgestelde Gedeeltes 1 om een eiendom van ongeveer 1918m² te vorm, asook die konsolidasie van die twee Restante om een eiendom van ongeveer 3615m² te vorm asook die **hersonering** van die gekonsolideerde Erf B (restante) vanaf Enkelwoningssone na Spesiale sakesone, aan die hand van die voorafgaande gunstig oorweeg en goedgekeur sal word.

Die eiendom word eers op Kaart 2 genoem as uitgif aan ene Johannes Petrus van Blerk.

3.2 Kaart 2 (Stell Q3.17) en Foto 1

Hierdie kaart dui die onderverdelings van die oorspronklike eiendom aan vanaf 1817. Die hoekerf (huidige eiendom) word afverdeel op 18 September 1857 aan PJS du Toit. (Die voorsate van Nieuwe Plantatie/Grande Roche Hotel).

Foto 1: Dui die geboue op die hoek aan van du Toit:

- Rietdakgebou met klein buitegebou
- Groterige sinkdakgebou met een agter
- Die geboue moet dus circa 1857 dateer omdat riet- en sinkdakke reeds duidelik verskyn

3.3 Kaart 3

Die hoekerf (nie huidige eiendom) word afverdeel in 1933, wat dus die hoekgebou dateer, aan ene AAD Malherbe.

- Die kaart wys 'n enkele gebou (Rietdak op Foto 1)
- Dus sal die twee sinkdakgeboue dateer **na** 1857

3.4 Foto 2

'n Paar interessantheide verskyn hier:

- Klein buitegebou behou rietdak
- Die winkel se hoë dak strek tot teen woning (Jock)
- Stoor kry afdak op entegewel by
- Dammetjie sigbaar

3.5 Kaart 4

Die Pritchard kaart van 1907 dui slegs twee geboue aan op die eiendom. (Hierdie mag dalk onakkuraat wees vergelykende met die foto's).

Die stoorgebou se bouelement dateer voor 1907.

Wat egter duidelik waarneembaar is, is die eiendom oos van Hoofstraat nl. PB de Ville. Hy was 'n bekende wamaker, en die Heemkring foto's verwys na hierdie geboue. Foto 2 verklaar die feit duidelik.

3.6 Kaart 5

Dui die onderverdelings aan van die vyf morg uitgif tot 1923.

Die Paarl Vallei Kerk het die huidige eiendom so vroeg as 1909 bekom. Die kerk is sigbaar op Foto 2 en nie op Foto 1 nie, en dateer dus die foto's.

4. OPSOMMING (UITLEGPLAN)

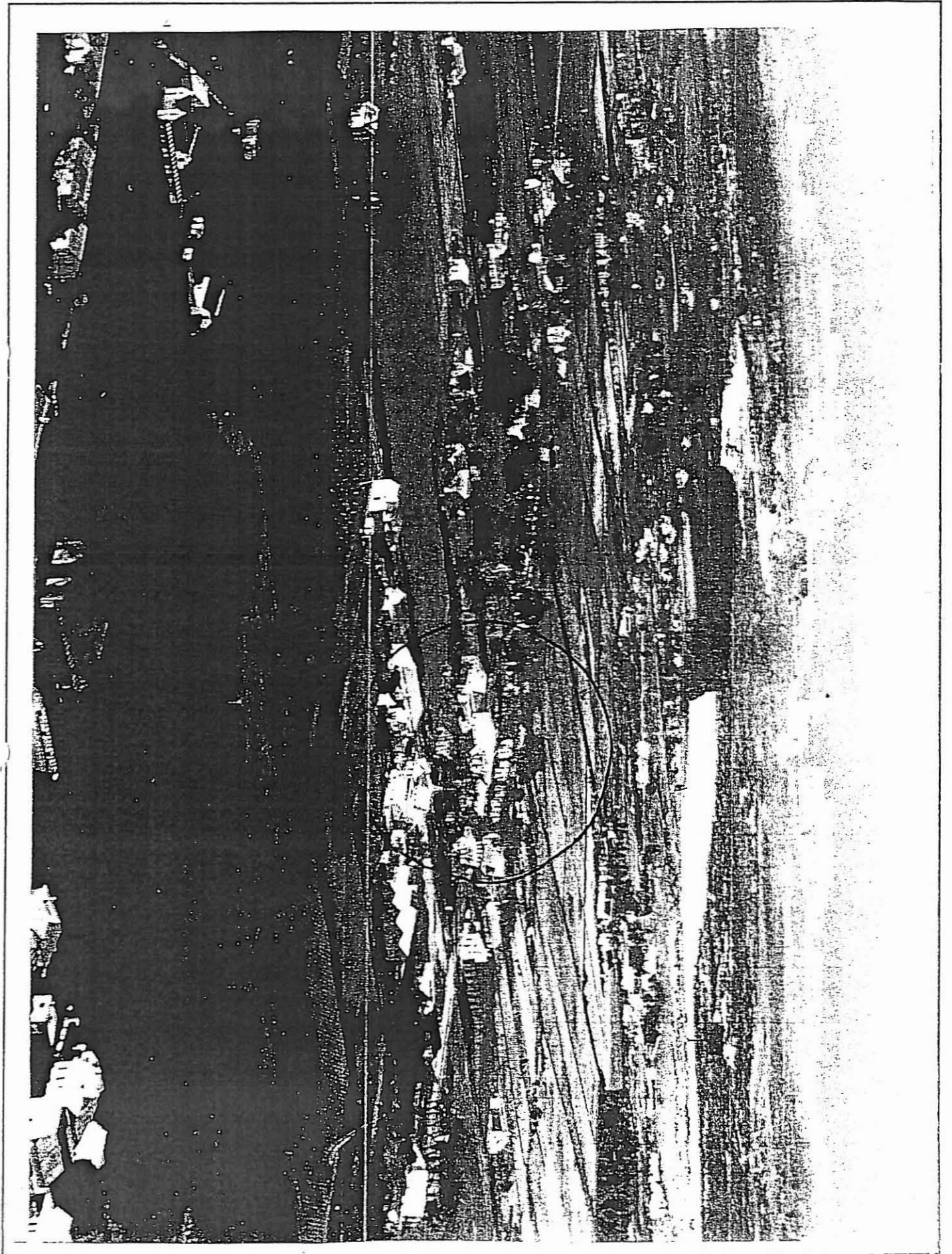
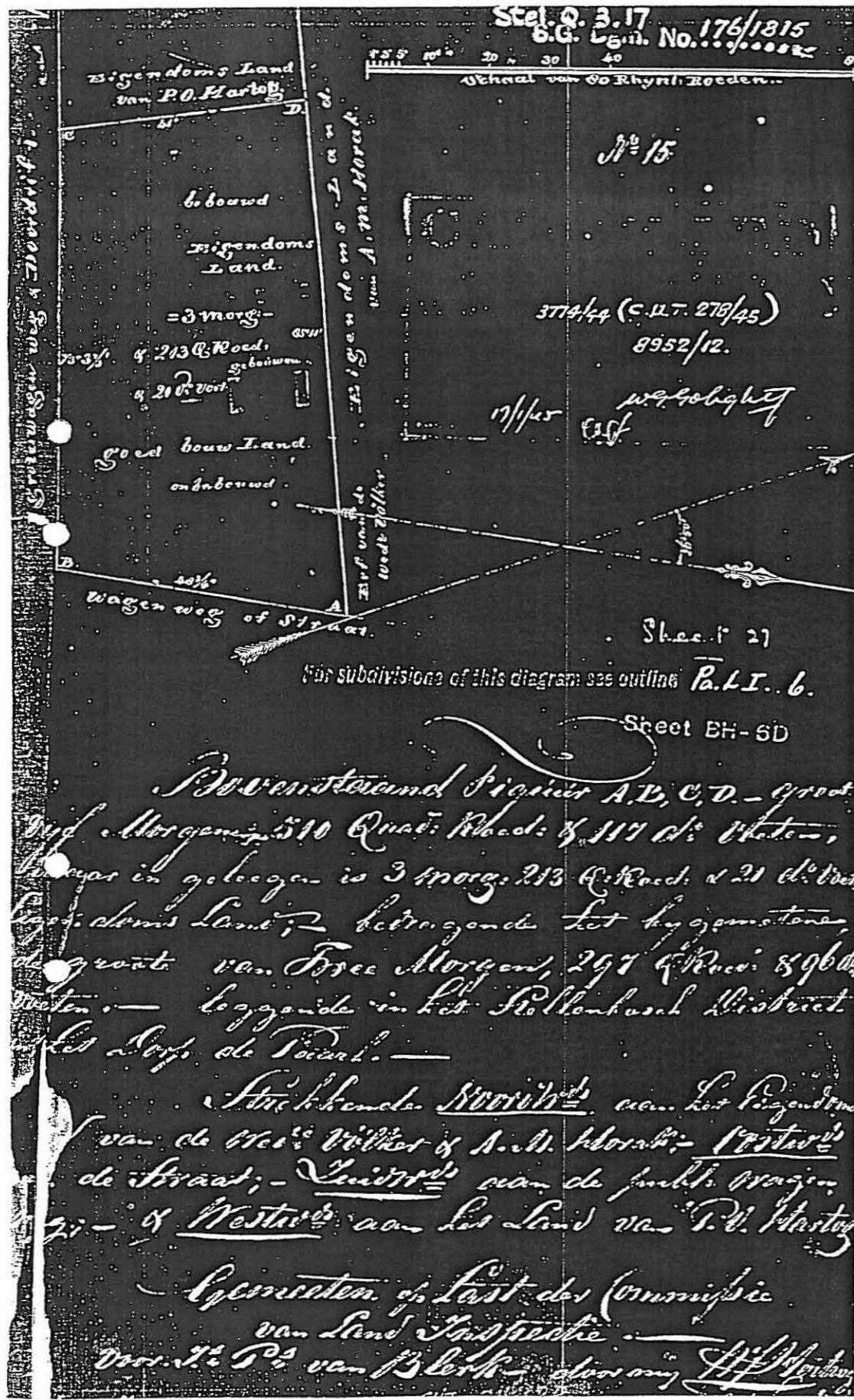
Die volgende historiese inligting kan afgelei word uit bostaande kaarte en foto's:

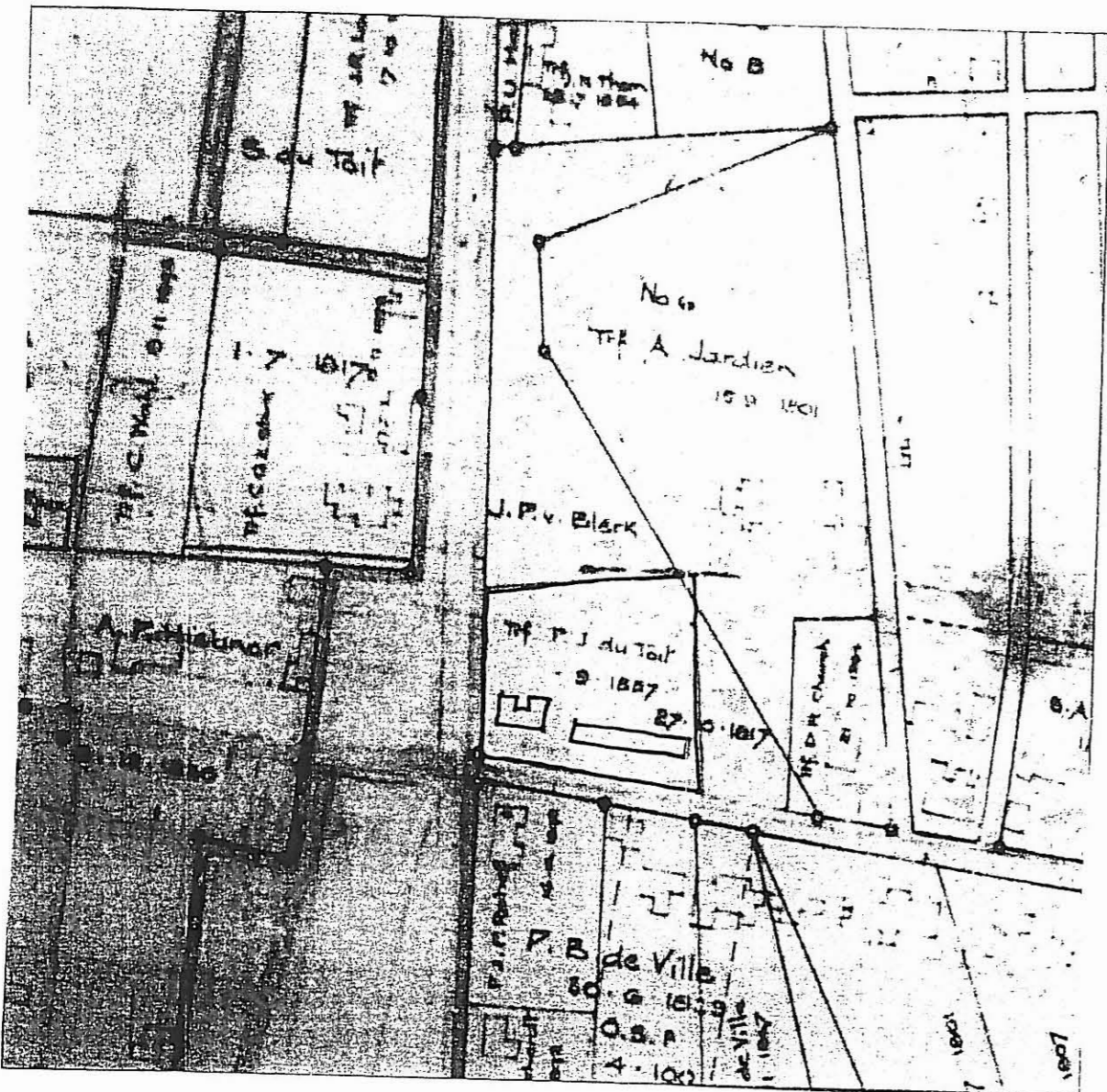
- 4.1 Die eiendom dateer 18.09.1857.
 - 'n Rietdakwoning met ringmuur en buitegebou van PJS du Toit is opgerig
 - Eiendom genoem "de Liefde"
- 4.2 Na 1857 word die voorste en agterste sinkdakgeboue opgerig. Dit is moontlik dat hulle as wamakery aangewend kon wees. (Dit is egter nie bevestig nie, en sal slegs met verdere navorsing bepaal kan word)

5. AANBEVELINGS

Die volgende aanbevelings word vir ontwikkeling voorgestel:

- 5.1 Dat die navorsing uitgebrei word om eienaarskap en funksie van geboue te bepaal.
- 5.2 Dat die gebou restoureer word vir die periode 1817-1870.
 - Dit beteken die oorspronklike woning en die vergrote sinkdak op Hoofstraat, met stoor en buitegeboue
- 5.3 Dat die nuwe ontwikkeling weswaarts moet aanpas by die gees van die historiese geboue. (Kan dubbelverdieping wees)
- 5.4 Dat hierdie ontwikkeling, veral met betrekking tot die historiese geboue (ouer as 60 jaar) volledig gerestoureer word onder die Bewaringswetgewing. Enige slopings moet deur Erfenis Weskaap goedgekeur word.
- 5.5 Dat die hersoneringsproses wat tans tot agtien maande kan neem dadelik mee begin word.



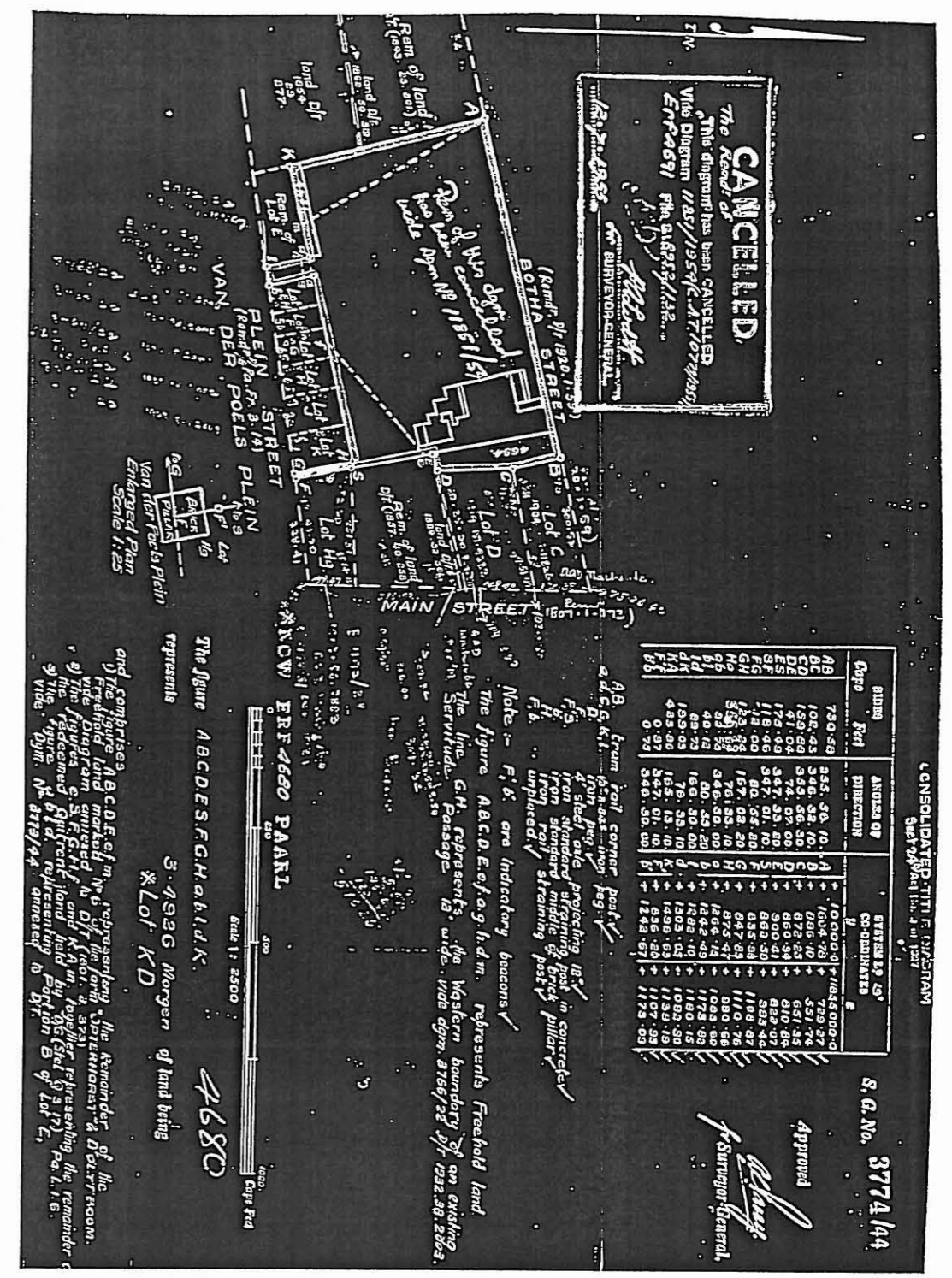


PRITCHARD KAART 1907



PROJECT KOCK BEV	No.	DWG
DRAWING KAART 4	BY JM	DATE 10-05

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CANCELLED
This diagram has been CANCELLED
Vide Diagram 1187/1257/C-17/07/2009
ERF 4680 P/B 21/872/1623

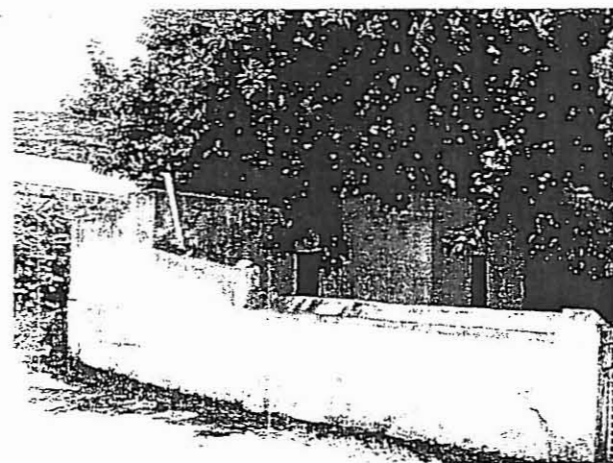
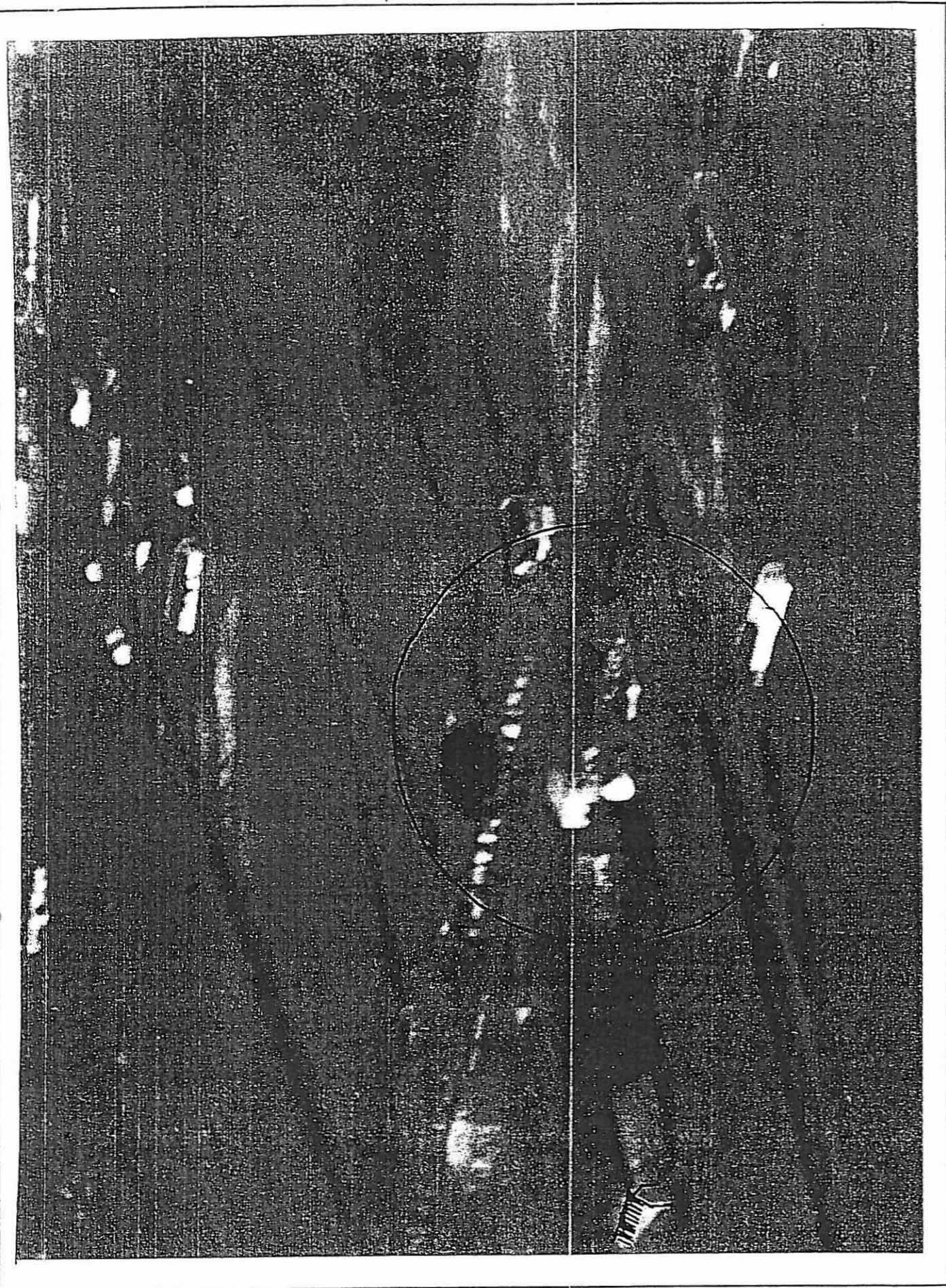
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DE	174.04	335.66	10.00
EF	119.46	335.66	10.00
FG	119.00	335.66	10.00
GH	119.00	335.66	10.00
HI	119.00	335.66	10.00
IJ	119.00	335.66	10.00
JK	119.00	335.66	10.00
KL	119.00	335.66	10.00
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S. G. No. 3774/144

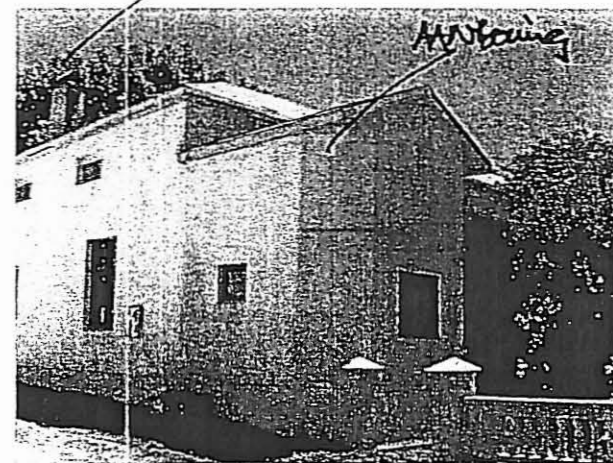
Approved
[Signature]
Surveilling General

PROJECT KOCK BEV	No.	DWG
DRAWING KAART 5	BY JM	DATE 10-05

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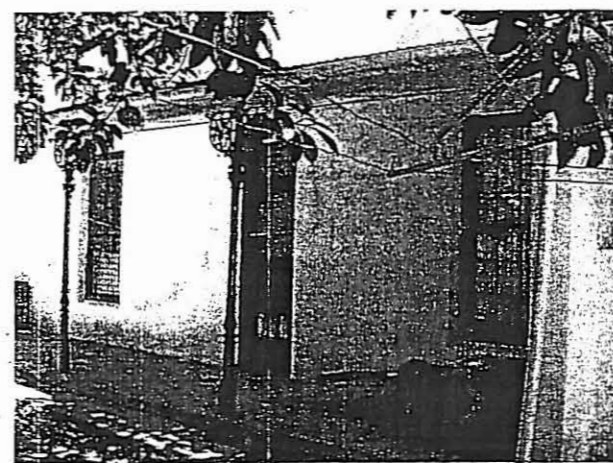


GED. OORSPRONKELIKE RINGMUR FOTOL

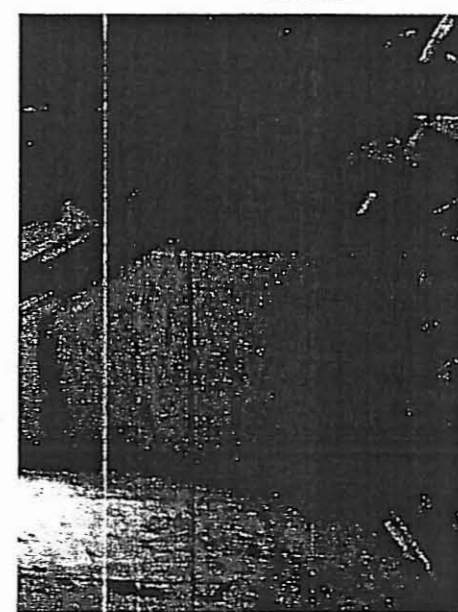


SLOOFSTEEN OP FOTO 1

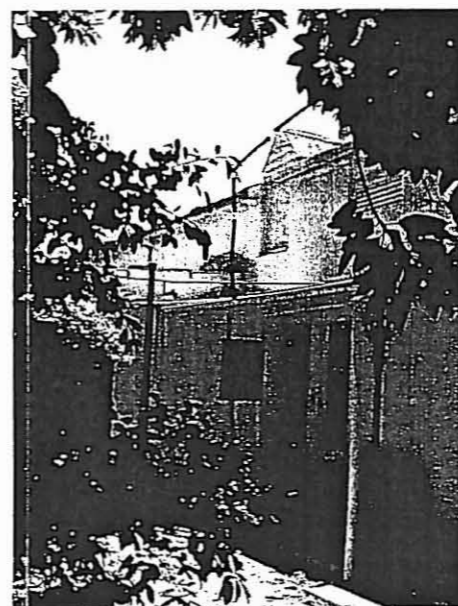
ANWysing



AGTERSTOEP W.G. VENSTERS



ENTREESEL BINAAR
GRASLYN SIGBAAR.



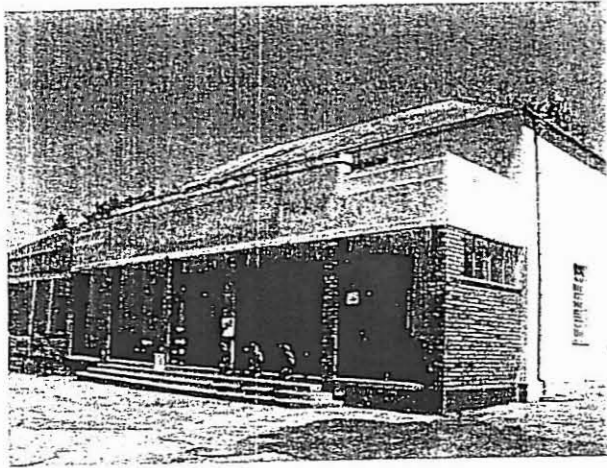
LYN VAN ENTREESEL.

PROJECT SOEK BEV	No.	DWG
DRAWING FOTO 1	VOOR 1909	DATE 10-05
BY JW		

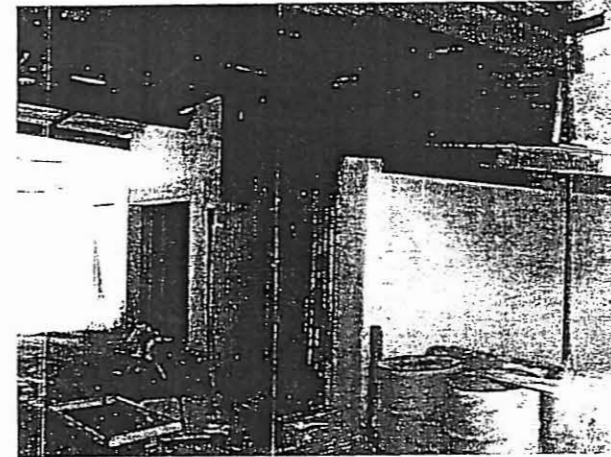
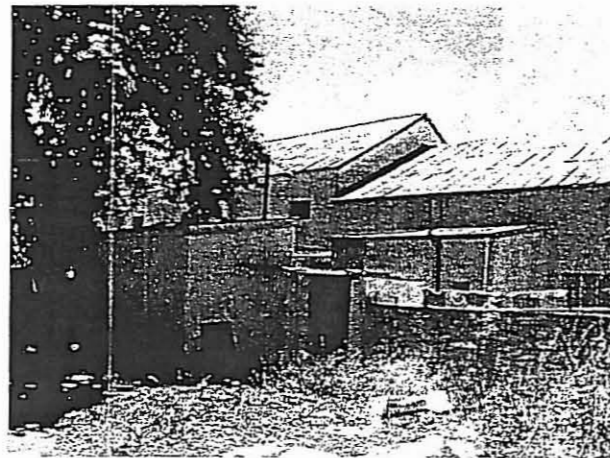
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PROJECT SOEK BEV	No. F1	DWG
DRAWING WOONHUIS	FOTOS	DATE 10-05
BY JW.		

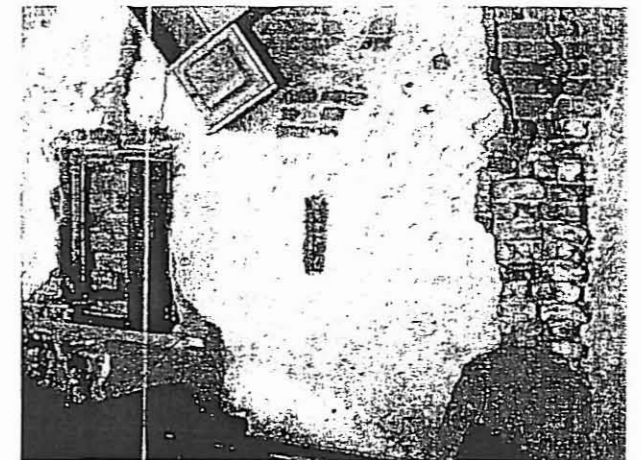
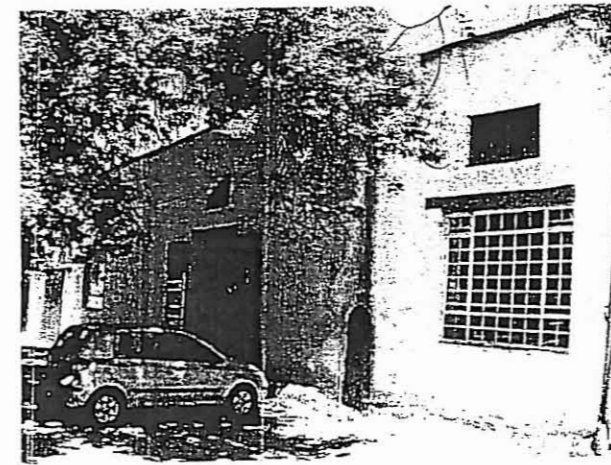
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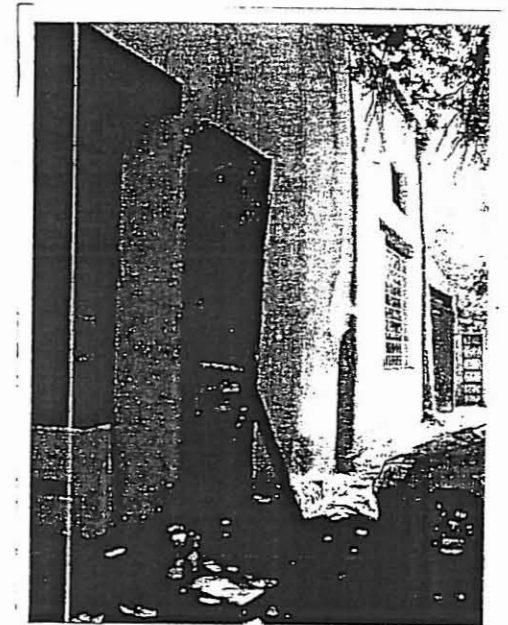
GEBOU WAS HOËR FOTO 2.



BAITGEBOU (SWAK TOESTAND)



WESHUUR VROEGE OPENINGE
VROEGE VIKTORIAANS.

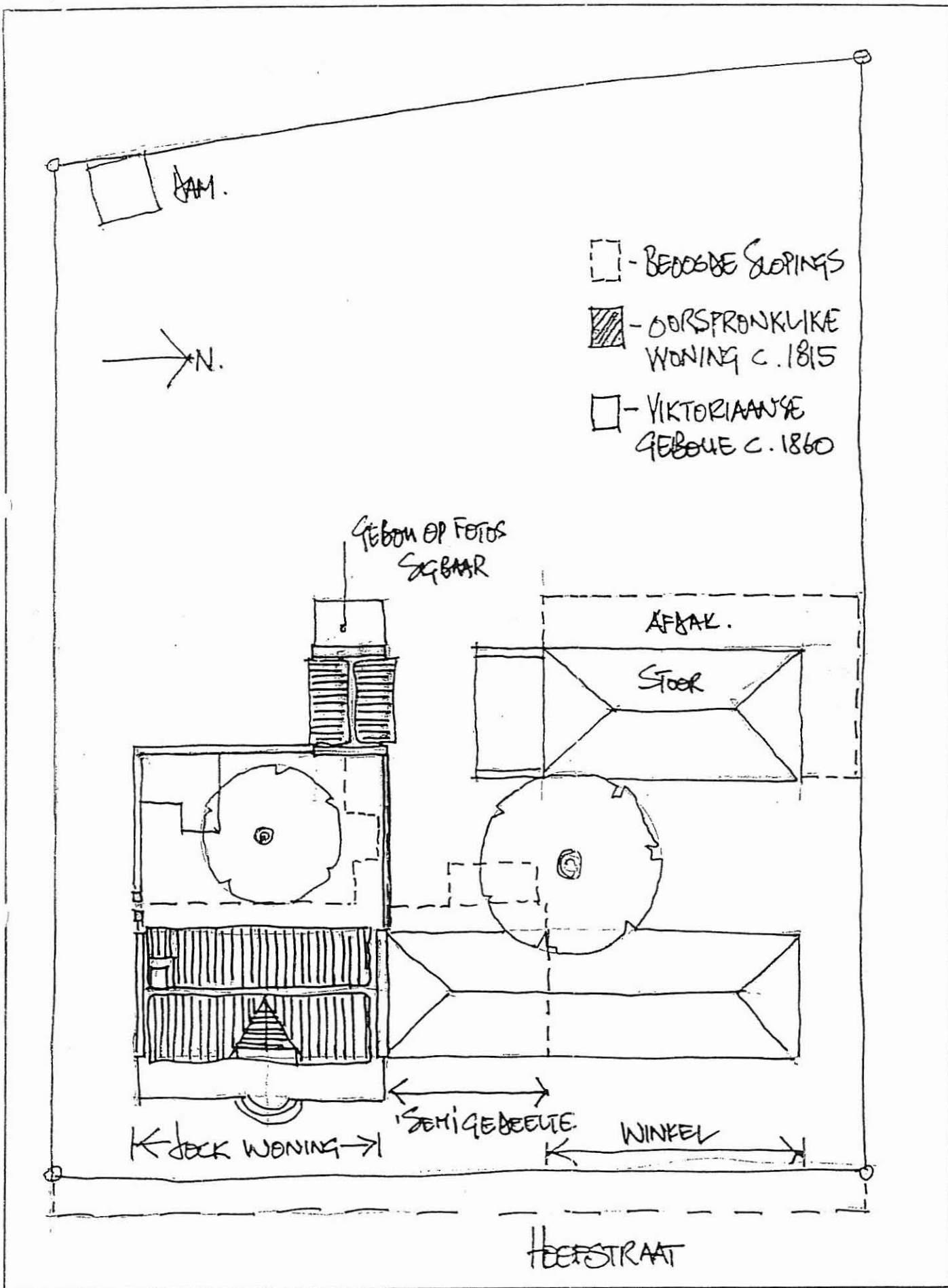


PROJECT BEUK DE V	No. F2	DWG
DRAWING WINKEL	BY JM	DATE 10-05

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PROJECT BEUK DE V	No. F3	DWG
DRAWING STOOR	BY JM	DATE 10-05

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PROJECT BECK REV.	No. P1	DWG
DRAWING UITVOERPLAN	BY CM	DATE 10-05-2005

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ANNEXURE A: ASSESSMENT CRITERIA

An assessment of the significance of heritage resources and the potential development impacts on such significance has been undertaken at various scales, inclusive of the local and site specific scale. Consideration has been given to heritage significance of physical fabric, uses, associations and relationships. Intrinsic, contextual, comparative and potential values have also been considered. The criteria used in this assessment are outlined below.

A. Broad categories of heritage significance

Cultural significance means historical, architectural, aesthetic, environmental, social or technological/scientific value or significance (NHRA 1999). The following criteria were used to determine broad categories of heritage significance.

<i>Historical</i>	Associated with an historic person or group Associated with an historic event, use or activity Illustrates an historical period
<i>Architectural</i>	Significant to architectural or design history Important example of building type, style or period Possesses special features, fine details or workmanship Work of a major architect or builder
<i>Environmental</i>	Contributes to the character of the street or area Part of an important group of buildings, structures or features Landmark quality
<i>Social</i>	Associated with economic, social, religious activity Significant to public memory Associated with living heritage (cultural traditions, oral history, performance or ritual)
<i>Technical/ Scientific</i>	Important to industrial, technological or engineering development New, rare or experimental techniques Important to archaeology, paleontology, geology or biology

B. Criteria used in the NHR Act

The NHR Act outlines broad criteria for assessing heritage significance. Such heritage significance (of a place) is based on:

- Its importance in the community or pattern in South Africa's history.
- Its possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage.
- Its potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage.
- Its importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects.
- Its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group.
- Its importance in demonstrating a high degree of creative or technical achievement during a particular period.
- Its strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.
- Its strong or special association with the life or work of a person, group or organisation of importance in the history of South Africa.
- Sites of significance relating to the history of slavery in South Africa.

C. Other assessment criteria

The following assessment criteria were developed by Kerr (2000) and are useful in understanding the nature and degree of cultural significance of a place in terms of its physical evidence, associational links and contextual/experiential qualities.

Intrinsic significance - Ability for physical or material evidence to demonstrate a past design, style, period, technique, philosophy or belief. The degree of heritage significance of physical or material evidence is determined by: age (how early), scarcity value (how rare), intactness (presence of original features, *in situ* evidence, preservation), representational value (outstanding, important or typical example) and evidence for historical layering/archaeological sequence.

Associational significance - Associational links with past events, activities, person or social grouping for which there may not be physical evidence: i.e. significance does not reside in the fabric itself but in terms of its associations. The degree of significance of this association is determined by: significance of past events, activities, person or social grouping, intimacy of the association, duration of the association, evocative quality of a place and its setting relative to the period of association.

Contextual / experiential significance - Qualities giving a place historical character, a sense of continuity or connectedness with the past, a sense of orientation and structure within the landscape. It encompasses the physical properties (scale, form, edges, texture, focal points, edges, alignments, views, spaces, orientation) of a place and its setting. It also encompasses the non-visual qualities of a place (sounds, smells or any activity affecting the experience of a place). Degree of significance of the experiential qualities of a place is determined by its: level of coherence or unity, level of intactness, level of interpretative qualities, level of continuity or historical layering, level of vividness, relationship with its setting, which reinforces the qualities of both and evocative versus disruptive qualities of contrasting elements.

D. System for grading significance

The NHR Act makes provision for a three-tier system for grading heritage resources, namely:

- Grade 1: significant within a national context;
- Grade 2: significant within a provincial or regional context; and
- Grade 3: significant within a local context.

Detailed criteria for determining Grade 1, 2 and 3 heritage resources are still to be formulated in terms of regulations of the NHRA, however, where appropriate this broadly defined grading system has been used in this heritage study. Reference is also made to the process of declaration of the District Six Cultural Landscape as a national heritage site.

E. Townscape significance and sensitivity

In the broadest sense, the term *cultural landscape* refers to those parts of the land surface which have been significantly modified by human activity to distinguish them from natural or wilderness areas (Baumann, 2002). The cultural landscape or townscape thus comprises natural features and elements, landscape components from a number of historic periods and layers in or on the landscape created over time. International precedent has been set for the recognizing cultural values in natural areas and living cultural values expressed in the landscape. Baumann (2002) identifies the UNESCO defined designed, evolved and associative types of such landscapes and describes these as follows:

- Associative landscapes including landscapes of religions meaning
- Places reflecting cultural processes which are still alive
- Places related to a single historic activity or period
- Places which represent layers of history
- Places which demonstrate the dependence of historic activities on natural systems
- Linear landscapes
- Thematically linked places within a landscape
- Places representing multiple themes / values

In considering the creation, continued development and conservation of a cultural landscape or townscape, it is important to recognize that such dynamic and vulnerable landscapes require a *retention of sense of place* to avoid degradation during the process of change (Baumann, 2002). The analysis of the resilience of the landscape is possible through an understanding of the patterns and the significance thereof.

Understanding of the significance of the townscape

The understanding of the townscape provides a framework for growth and change as analysis through space and time provides opportunities to establish certain patterns in the townscape and assess the significance of such patterns. An understanding of significance is achieved through:

- Analysis of cultural processes which have the evolution of the site and different historical narratives expressed as material evidence in the landscape

- Analysis of the distinctive qualities arising from a combination of its natural setting, cultivated and built landscape elements
- Analysis of the association between public memory and the landscape

Determining the vulnerability of the townscape is revealed through conducting an analysis of the problems and threats arising from predicted or past changes to the landscape. Factors to be taken into consideration are the changing social and economic needs of the area, land use changes, demands of agricultural production and past intervention to historical fabric and archaeological sites. Landscape sensitivity refers to the measure of its ability to accommodate change or intervention without experiencing unacceptable effects to its character and values. Landscape sensitivity is assessed through

- *Importance*: degree and level of importance
- *Sufficiency*: establishing thresholds of acceptable change
- *Substitutability*: estimate the possibility for substituting the value

Evaluation of sensitivity is thus concerned with the provision of a basis for decision making in relation to identified landscape values. Indicators for evaluation are quality, integrity, distinctiveness, popularity, representativeness, aesthetic quality, presence of water, rarity, cultural meaning and heritage, sense of public ownership and social importance.

F. Assessment of impacts

The following criteria were compiled by Chand Environmental Consultants and are adapted from T Hacking, AATS – Envirolink, 1998: An innovative approach to structuring environmental impact assessment reports. In: IAIA SA 1998 Conference Papers and Notes. The significance of environmental impacts is a function of the environmental aspects that are present and to be impacted on, the probability of an impact occurring and the consequence of such an impact occurring before and after implementation of proposed mitigation measures. The specialist study must attempt to quantify the magnitude of impacts and outline the rationale used.

Extent (spatial scale)

Ranking criteria		
L	M	H
Impact is localized within site boundary	Widespread impact beyond site boundary; Local	Impact widespread far beyond site boundary; Regional/national

Take into consideration: Access to resources; amenity; threats to lifestyles, traditions and values, Cumulative impacts, including possible changes to land uses at and around the site.

Duration

Ranking criteria		
L	M	H
Quickly reversible, less than project life, short term (0-5 years)	Reversible over time; medium term to life of project (5-15 years)	Long term; beyond closure; permanent; irreplaceable or irretrievable commitment of resources

Take into consideration: Cost – benefit economically and socially (e.g. long or short term costs/benefits)

Intensity (severity)

Type of Criteria	Negative		Positive			
	H-	M-	L-	L+	M+	H+
<i>Qualitative</i>	Substantial deterioration, death, illness or injury, loss of habitat/diversity or resource, severe alteration or disturbance of important processes.	Moderate deterioration, discomfort, partial loss of habitat/biodiversity/resource or slight or alteration	Minor deterioration, nuisance or irritation, minor change in species/habitat/diversity or resource, no or very little quality deterioration.	Minor improvement, restoration, improved management	Moderate improvement, restoration, improved management, substitution	Substantial improvement, substitution

<i>Quantitative</i>	Measurable deterioration Recommended level will often be violated (e.g. pollution)	Measurable deterioration Recommended level will occasionally be violated	No measurable change; Recommended level will never be violated	No measurable change; Within or better than recommended level.	Measurable improvement	Measurable improvement
<i>Community response</i>	Vigorous	Widespread complaints	Sporadic complaints	No observed reaction	Some support	Favourable publicity

Take into consideration: Cost – benefit economically and socially (e.g. high nett cost = substantial deterioration), Impacts on human-induced climate change and impacts on future management (e.g. easy/practical to manage with change or recommendation)

Probability of occurrence

Ranking criteria		
L	M	H
Unlikely; low likelihood; Seldom No known risk or vulnerability to natural or induced hazards.	Possible, distinct possibility, frequent Low to medium risk or vulnerability to natural or induced hazards.	Definite (regardless of prevention measures), highly likely, continuous High risk or vulnerability to natural or induced hazards.

G. Status of the impact

Describe whether the impact is positive, negative or neutral for each parameter. The ranking criteria are described in negative terms. Where positive impacts are identified, use the opposite, positive descriptions for criteria. Based on a synthesis of the information contained above, the specialist will be required to assess the significance of potential impacts in terms of the following criteria:

Significance

The significance of impacts shall be assessed both with prescribed mitigation actions. The significance of the identified impacts on components of the affected environment shall be determined as Probability x Consequence:

Significance			
Probability	H	Medium	High
	M		
	L	Low	Medium
	L	M	H
	Consequence		

Degree of confidence in predictions: State the degree of confidence in the predictions, based on the availability of information and specialist knowledge.

Legal requirements: Identify and list the specific legislation and permit requirements that are relevant

Nature of the impact: Nature of the impact of the construction, operation and maintenance of the proposed development. In terms of the heritage assessments, distinctions are made between physical/material impacts, visual-spatial impacts and associational impacts