

NOTIFICATION OF INTENT TO DEVELOP  
**Portion 11 of Farm 1426, Paarl**

GRAPHIC MATERIAL

**1 Location**

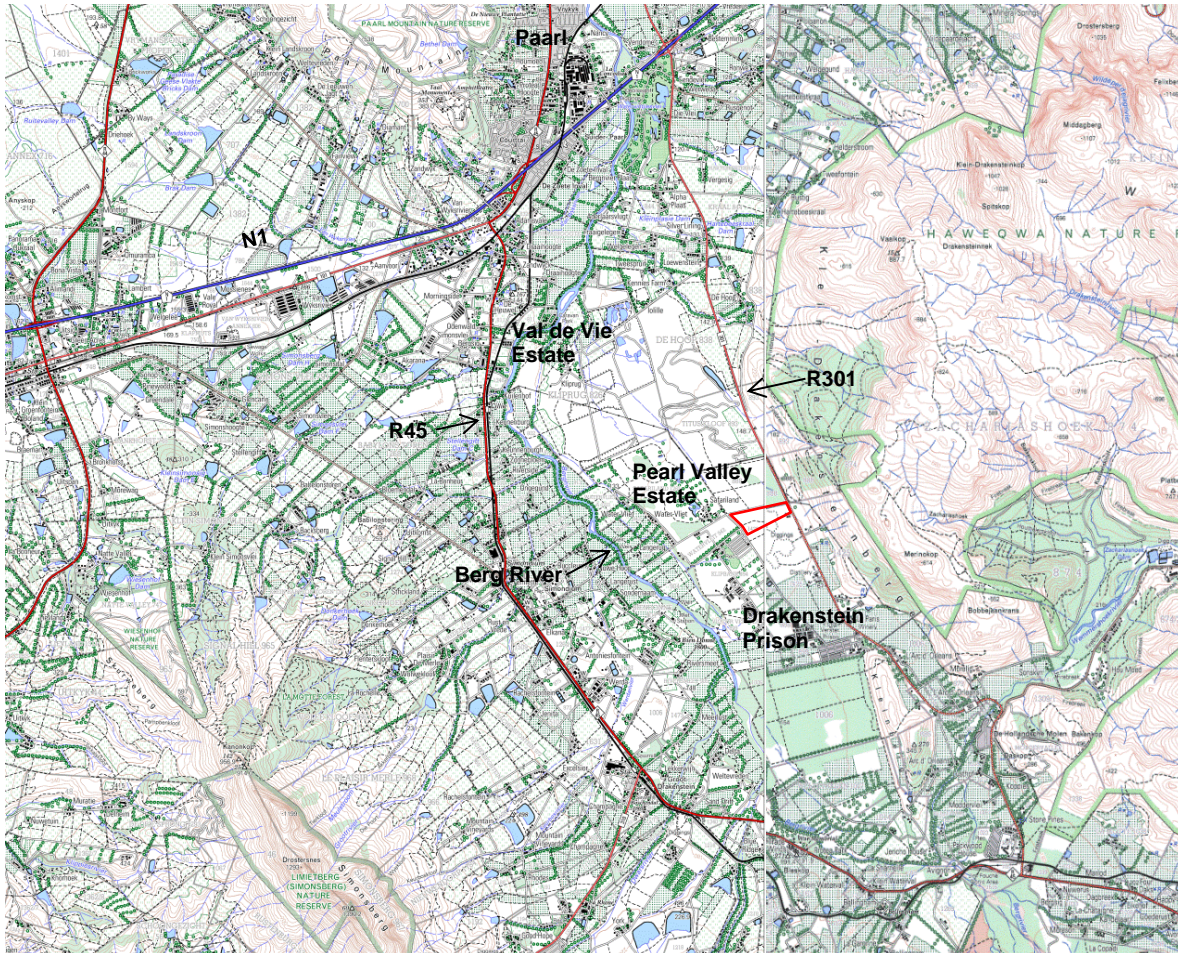


Figure 1: Extract from 1:50 000 Map Series Maps 3318DD (published 2003) and 3319CC (published 2001), Chief Directorate Surveys and Mapping



Figure 2: Google Earth image illustrating the location of Portion 11 of Farm 1426, Paarl in the Drakenstein Valley



Figure 3: Google Earth image illustrating the location of Portion 11 of Farm 1426, Paarl in the local context



Figure 4: Close-up aerial of the site (Source: Cape Farm Mapper)

## 2 History of the site

Portion 11 of Farm 1426, has its origins in the farm Le Paris, first granted in 1699 to Francois Retief by Willem Adriaan van der Stel (Old Stellenbosch Freeholds Volume 1B, Folio 436).



Figure 5: Extract from Diagram 48/1699 illustrating the freehold grant of the farm Le Paris.

The complete early history of transfers is not recorded in the farm register, but it seems to have changed hands a few times in the 1700s. In 1825 the farm was increased significantly in size by a quitrent grant to Gabriel Erasmus Le Roux (Stellenbosch Quitrents Vol 6, Folio 37). At this point the name was changed to Laparisa/La Parisa.

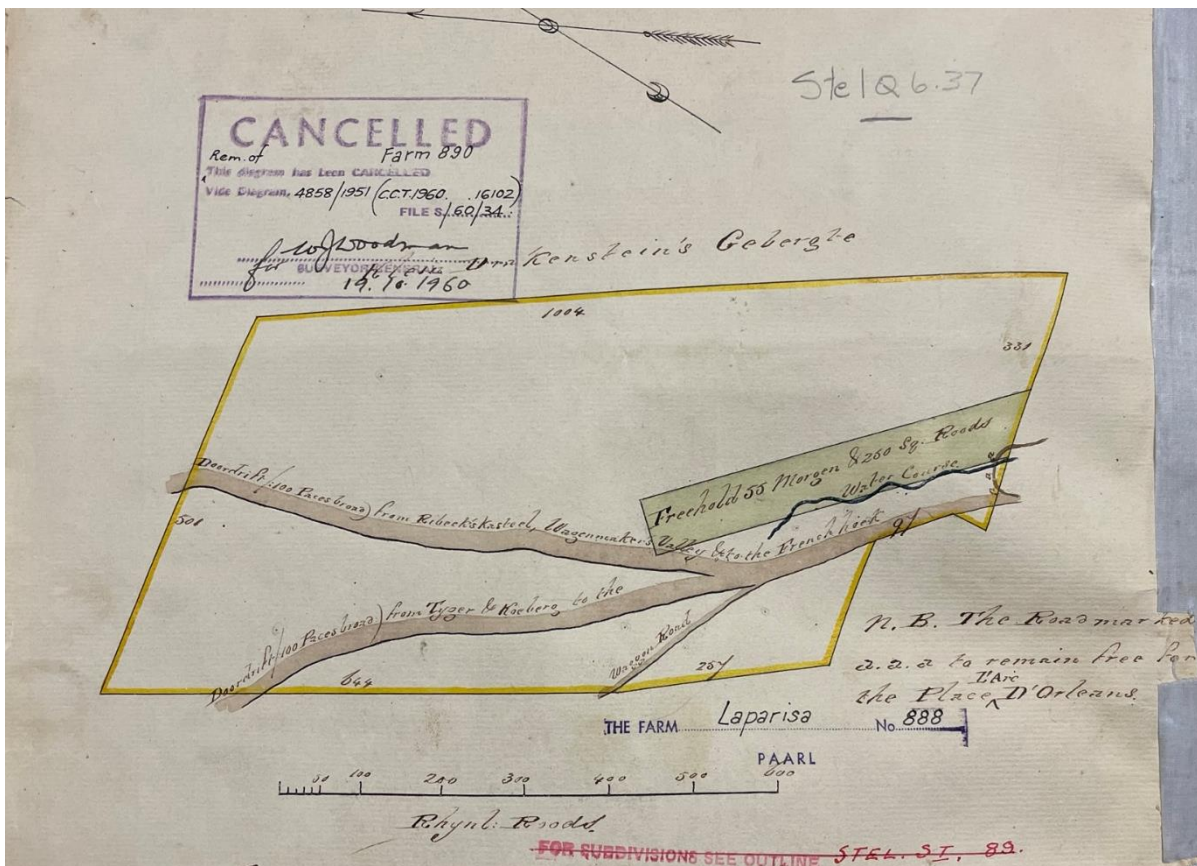
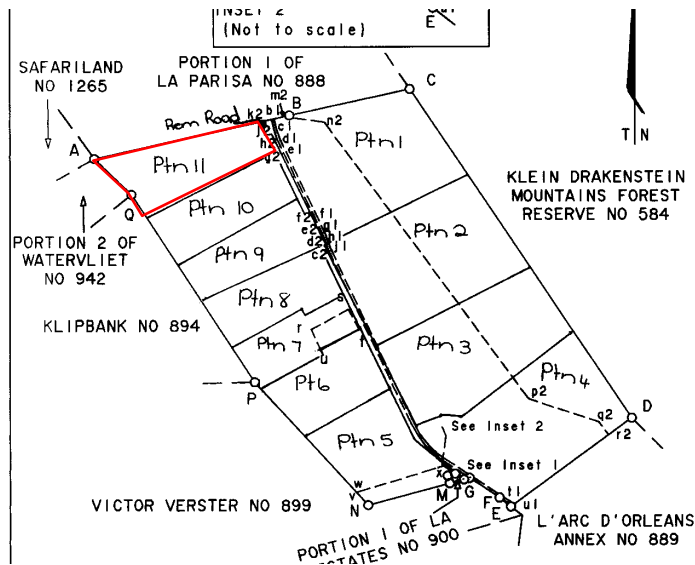


Figure 6: Extract from the quitrent grant title of the farm Laparisa dated 1825.

From Le Roux, the property changed hands at least 16 times until 1960; at times staying in a family for two generations, but not more. During this period only two deductions were made from the

property. In 1960, the original freehold and remainder of the quitrent grant was consolidated into Farm 890, with a certificate of consolidated title issued to the Standard Wine and Brandy Company (Pty) Ltd. A small portion was immediately deducted, and the remainder transferred to Pieter Hermanus Wolfaardt. In 1962 a very small portion of the neighbouring farm Victor Verster, was consolidated with the remainder of Farm 890, to create Farm 900, La Paris Estates. In 1982, this property was sold to Sable D'Argent (Pty) Ltd, and it would seem that it was at this time that, as the name suggests (Silver sand), the property was mined for surface material (sand or gravel). In 1996, Farm 1426 was created through the consolidation of the Remainder of Farm 900 and Portion 1 of Farm 890. At this point the property was being subdivided into small holdings and Portion 11 was purchased by Sybrand Johannes Mostert. His widow Maria Johanna Mostert, inherited the property in 2022 and she sold the property onto Future Megawatt (Pty) Ltd.



**Figure 7: Extract from SG Diagram 2743/1996 illustrating Farm 1426, and its subsequent subdivisions.**

Historical aerial photographs suggest that the property was likely never farmed intensively, but it was mined from at least the 1980s onwards for surface materials. At present the property is largely vacant, with a dam having formed in the excavations left by mining and it is heavily infested with alien vegetation. The three houses at the eastern end of the property were constructed after 1985.



**Figure 8 & 9: Extract from the 1938 and 1983 aerial photographs with approximate location of the site in red (Job 498, Strip 188\_002, Photograph 00183 & Job 126, Strip 078, Photograph 12170 - <http://www.cdngiportal.co.za/CDNGIPortal/>)**

### 3 Policy context and heritage resources

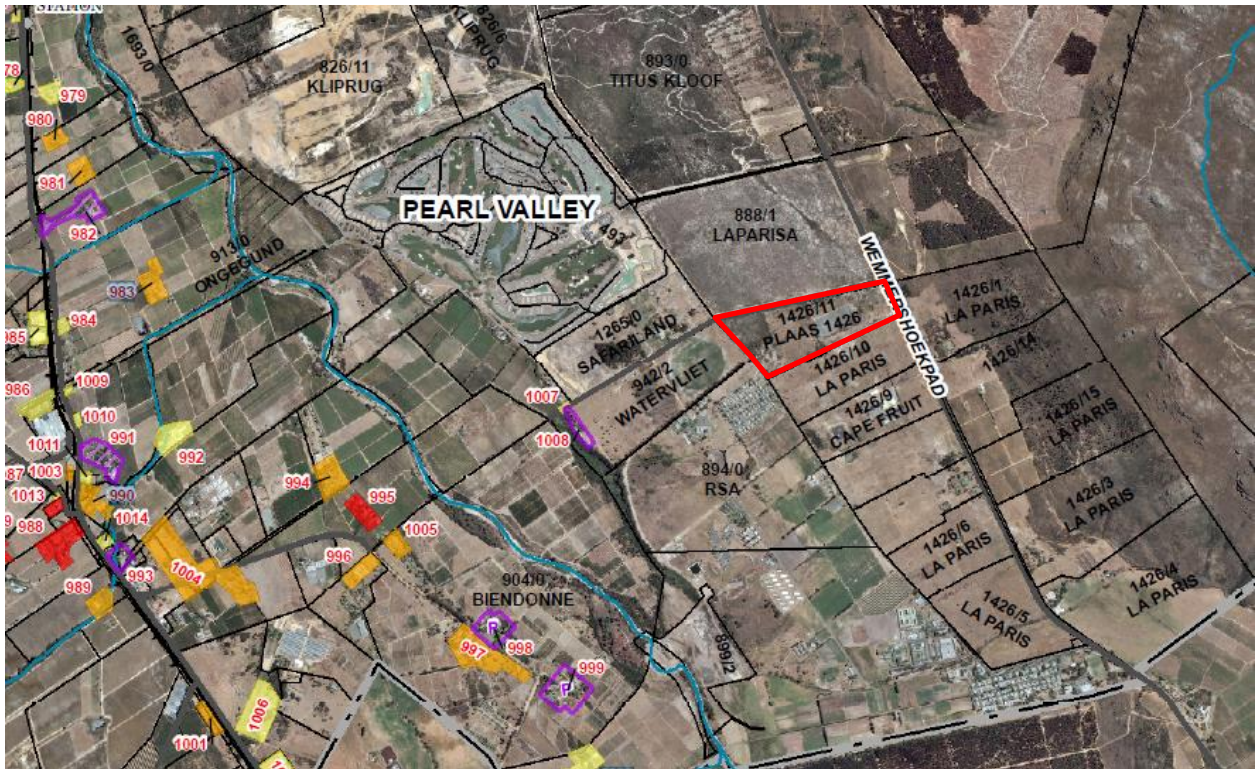


Figure 10: Extract from Suggested Heritage Resources Map, Map 2 of 12 (Drakenstein Heritage Resources Survey (DHSG, 2010)). The only heritage resources in proximity to the site, is the Mandela House at the Drakenstein Prison (a Grade 1 resource) - no 1008 on the diagram above and gateposts to farm Langerust (Grade 3C) – number 1007. These structures are not visible from the site.



Figure 11: Extract from the Overview map of the Heritage Overlay Zones from the Drakenstein Heritage Resources Survey (DHSG, 2010), which illustrates the location of the site outside of a proposed conservation area. The R301 with views onto the slopes of the mountains to the east of the road is indicated as a scenic route but note that views to the west is not regarded as significant.

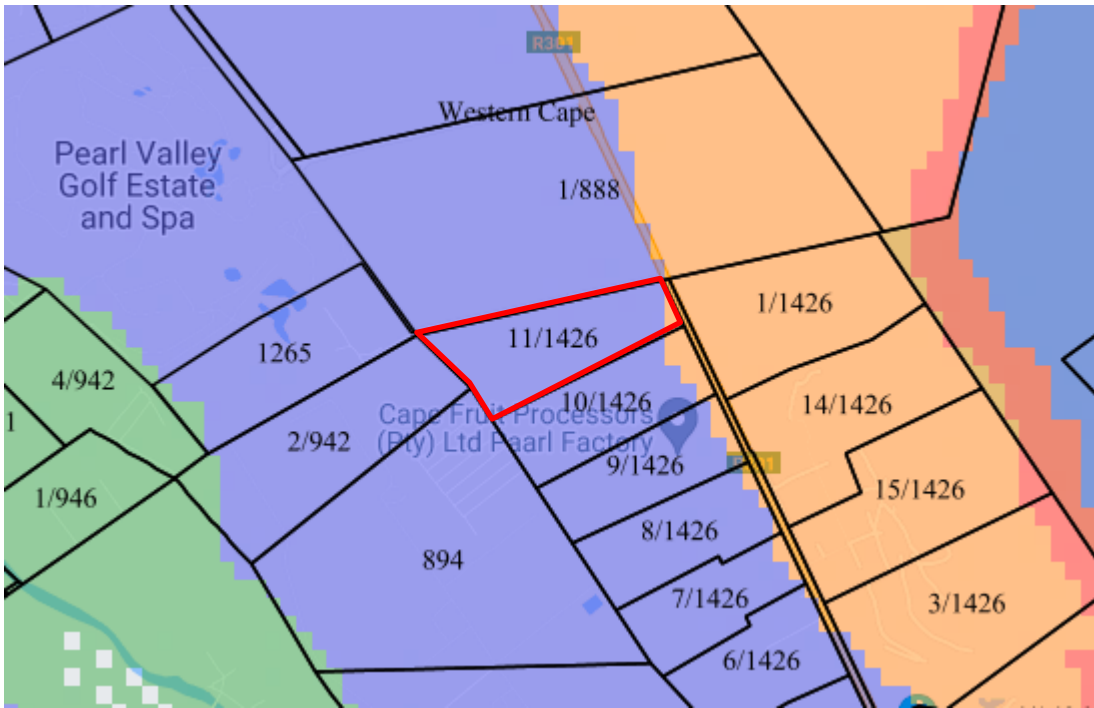


Figure 12: Almost the entire site falls within an area noted as of low paleontological sensitivity, where no studies are required on the SAHRIS database (Source: <http://www.sahra.org.za/map/palaeo>)

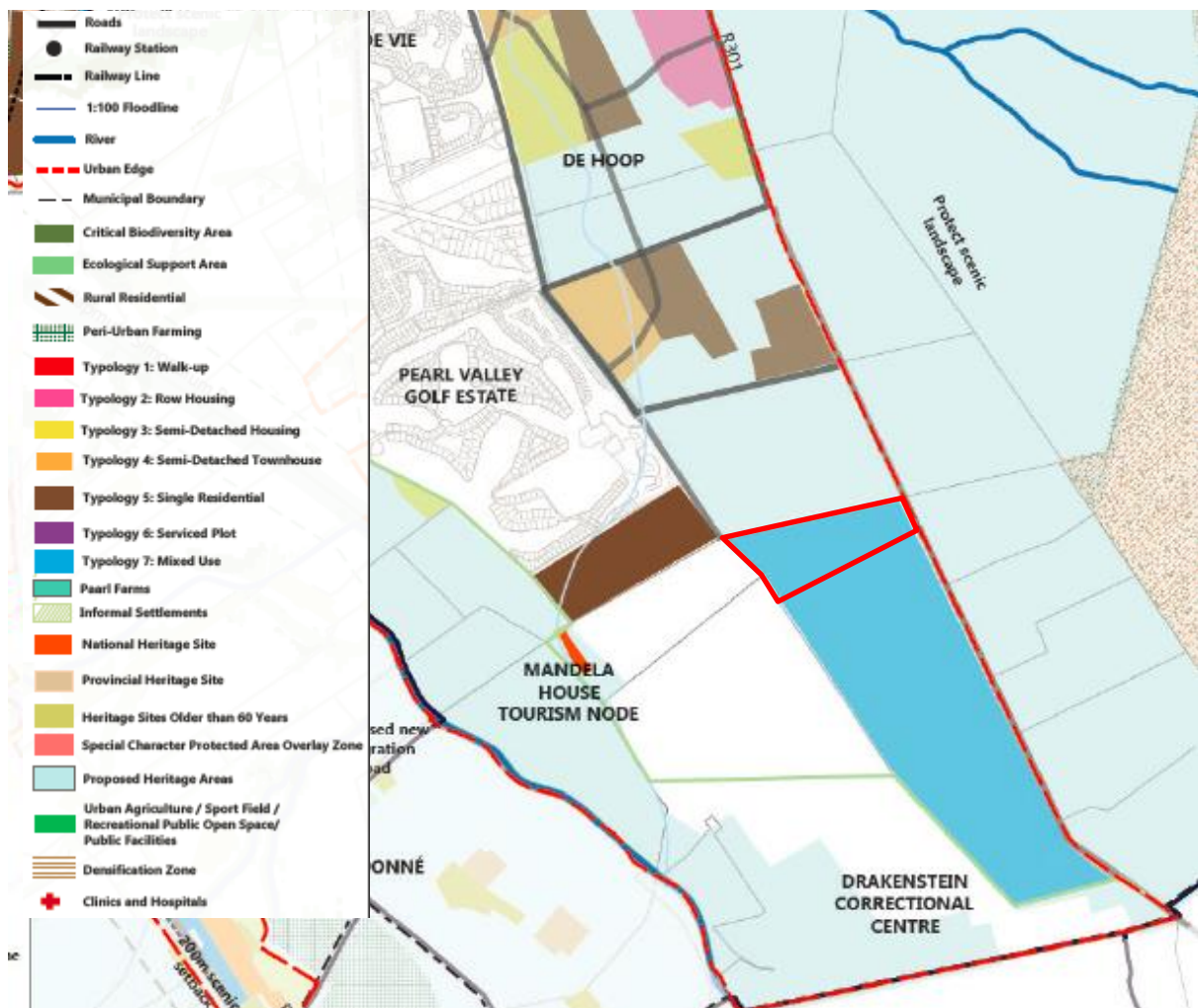


Figure 10: Extract from Map 6.17 Paarl South, Land use implications for key sites from Drakenstein SDF, 2020 – note the site is indicated for mixed-use development

## 5 Photographs of the site



View onto the site from the north-western corner, with Schuurmansfontein Road to the left.



View across the site from the north-eastern corner, with the houses on the southern boundary visible in the background. The R301 is to the left of this photograph and Schuurmansfontein Road to the right.





Entrance to the site from the R301



Stitched photograph of the excavated area in the middle of the site



View of the north-western portion of the site, with the western boundary visible to the left



View looking east along the internal road of the site from the western boundary



View to the east along the internal road, illustrating the extent of alien vegetation infestation on portions of the site



View from the fenced-off area close to the entrance of the site – looking west along the internal road





Photographs of the buildings on the south-eastern portion of the site.

## 6 Photographs of the context



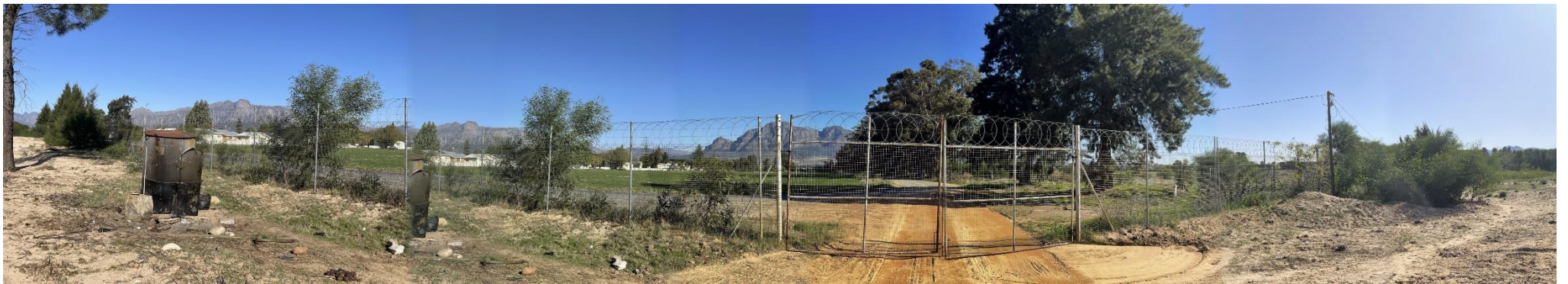
View onto the undeveloped land immediately to the north of the site – with a connecting road to Val die Vie visible to the left. Schuurmansfontein Road is to the right.



View of new development to the north-west of the site – Schuurmansfontein Road is to the left



View onto the Drakenstein Prison land to the west of the site.



View onto the western boundary of the site, with the Drakenstein Prison houses visible house to the left



View looking south along the R301 from opposite the entrance to the site



View looking north along the R301, from the entrance to the site