

1. THE NATIONAL HERITAGE RESOURCES ACT 25  
OF 1999  
&  
A FEW IMPORTANT POINTS  
TO REMEMBER

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1. The NHR Act 25 of 1999 & a few important points to remember
2. The application process
3. Example of an application submitted to PHRA-G

# NATIONAL HERITAGE RESOURCES ACT 25 OF 1999

[ASSENTED TO 14 APRIL 1999]

[DATE OF COMMENCEMENT: 1 APRIL 2000]

*(English text signed by the President)*

## PREAMBLE

- “This legislation aims to promote good management of the national estate...to nurture & conserve our legacy for future generations
1. “To introduce an integrated & interactive system for the management of our national heritage assets...
  2. “To enable the provinces to establish heritage authorities which must adopt powers to protect & manage certain heritage resources

# SAHRA versus PHRA

- FUNCTIONS, POWERS & DUTIES OF SAHRA  
article 13.1 (a+c)
  - \*\* Establish national principles, standards & policy...to which heritage resources authorities...must function
  - \*\* ...manage nationally significant heritage resources & keep permanent records of such work (eg Union Buildings in PTA & Castle in CT)

# SAHRA versus PHRA

- FUNCTIONS, POWERS & DUTIES OF PHRA

- article 24.1 (a+d)

- \*\* Advise the MEC on implementation of the Act

- \*\* ...protect & manage heritage resources in a province which fulfill the heritage assessment criteria...nominate resources for national level protection and furnish SAHRA with the information in its possession...

# SAHRA versus PHRA

- PHRA = PROVINCIAL HERITAGE RESOURCES AGENCY

(resorts under the Provincial government dept SPORTS, ARTS, CULTURE & RECREATION)

- PHRA-GAUTENG
- PHRA-NORTHERN CAPE
- PHRA-WESTERN CAPE
- PHRA-MPUMALANGA
- PHRA- SOUTHERN CAPE
- PHRA-NATAL

# A FEW IMPORTANT POINTS TO REMEMBER

- **SIXTY YEAR CLAUSE**

*section 34(1)*

“...no person may alter or demolish any part of a structure older than 60 years without a permit issued by the relevant PHRA...”

# A FEW IMPORTANT POINTS TO REMEMBER

- **BUILDINGS THAT FALL OUTSIDE OF THE SIXTY  
YEAR CLAUSE**

*section 1(b)* DEFINITIONS

## **“Public Monuments & Memorials”**

“...erected on land belonging to any branch of central, provincial or local government...”

“...paid for by public conscription, government funds, or a public-spirited or military organisation, and are on land belonging to any private individual...”



# A FEW IMPORTANT POINTS TO REMEMBER

- **BUILDINGS THAT FALL OUTSIDE OF THE SIXTY  
YEAR CLAUSE**

*section 3(1) (2) NATIONAL ESTATE*

“...those heritage resources of SA which are of cultural significance or other special value for... present community & for future generations must be considered part of the national estate & fall...sphere of operations of the heritage resources authorities

“...the national estate may include...places, buildings, structures...of cultural significance...

# A FEW IMPORTANT POINTS TO REMEMBER

- **NOTICE OF INTENT**

- section 38(1) HERITAGE RESOURCES MANAGEMENT*

- At project initiation stage the PHRA-G must be notified & given details of any development that entails

- \*\* ...road, wall, power line, pipeline, canal longer than 300m

- \*\* ...bridge exceeding 50m...

- \*\* development that will change the character of a site

- i) ...<5,000m<sup>2</sup>

- ii) ...3/more erven

- \*\* re-zoning of a site < 10,000m<sup>2</sup>

# A FEW IMPORTANT POINTS TO REMEMBER

- **HIA STUDY REQUIRED**

*section 38(2)(a)* HERITAGE RESOURCES  
MANAGEMENT

The responsible PHRA must respond (within  
14 days) to confirm that they require

\*\*...submit a HIA study

# A FEW IMPORTANT POINTS TO REMEMBER

- **EXEMPTION OF HIA STUDY AND FULL  
APPLICATION**

*section 38(2)(b)* HERITAGE RESOURCES  
MANAGEMENT

The responsible PHRA must respond (within  
14 days) to

\*\*...notify the person that this section does not  
apply

# A FEW IMPORTANT POINTS TO REMEMBER

- **REMEMBER** THAT ANY PHRA CAN ISSUE THE FOLLOWING ORDERS:

*section 29 (1)(a)* PROVISIONAL PROTECTION  
ORDER

A PHRA may, by notice in the Gazette or  
Provincial Gazette

...provisionally protect for a maximum of 2 years  
any

\*\* ..heritage resource deemed to be threatened ito  
its conservation...

# A FEW IMPORTANT POINTS TO REMEMBER

- **REMEMBER** THAT ANY PHRA CAN ISSUE THE FOLLOWING ORDERS:

## section 45 (1) COMPULSORY REPAIR ORDER

PHRA may consider a heritage site and decide that such a site has been allowed to fall into disrepair for the purpose of

- \*\*effecting or enabling its destruction or demolition
- \*\*is neglected to such an extent that it will lose its potential for conservation

...the PHRA may serve the owner and order to repair or maintain such site...

(if owner fails to comply – PHRA may effect the necessary repair or maintenance and recover costs from the owner)

# A FEW IMPORTANT POINTS TO REMEMBER

- **REMEMBER THAT ANY PHRA CAN ISSUE THE FOLLOWING ORDERS:**

## section 46 EXPROPRIATION OF A SITE

The minister may (on advice of SAHRA & after consultation with the minister of finance) expropriate, subject to compensation, any property for conservation or any other purpose....

# A FEW IMPORTANT POINTS TO REMEMBER

- **WHAT ARE THE PENALTIES?**

*section 51* OFFENCES & PENALTIES

\*\*fines (not capped)

or

\*\*imprisonment can range from 3 months to  
5 years maximum



# A FEW IMPORTANT POINTS TO REMEMBER

- **FOR WHAT PERIOD IS A PERMIT VALID?**

\*\*2 years – this is stated on the permit (a permit is not transferable to a new owner; a permit can be extended)

- **FOR WHAT PERIOD IS A CMP VALID?**

*section 51* OFFENCES & PENALTIES

\*\*up to 10 years

## 2. THE APPLICATION PROCESS

# Application process

- Invite PHRA-G and HOA's / interest groups for a walk-about to discuss scope of work
- Advertise (in the legal section of any afr & english newspaper; also on site)
- Submit application – use PHRA-G application form with relevant info as required

# PHRA-G Application Form

## Application Form 301

<p>OFFICIAL USE ONLY:</p> <p>PHRAG Ref: .....</p> <p>Date receive: .....</p> <p>Application No: .....</p> <p>Application approved: .....</p> <p>Not approved: .....</p> <p>Date of permit notification: .....</p>
---

### APPLICATION

To destroy, damage, deface, excavate, alter, remove from its original position, subdivide or change the planning status of a **Provincial Heritage Site or a Provisionally Protected Place**, or to alter or demolish a **Structure 60 years old or more**, as protected in terms of the National Heritage Resources Act (Act No> 25 of 1999).

PLEASE FILL IN ALL SECTIONS RELATING TO YOUR APPLICATION.

#### 1. APPLICANT

Name: .....

Address: .....

.....

Post Code: ..... Telephone: ..... Fax: .....

Identity Number: ..... e-mail: .....

#### 2. OWNER OF PROPERTY (when this is not the applicant)

Name: .....

Address: .....

.....

Post Code: ..... Telephone: ..... Fax: .....

Identity Number: ..... e-mail: .....

Signature: ..... Date: .....

#### 3. SITE indicate by means of a cross in the appropriate space(s) below:

- Provincial Heritage Site (previously a National Monument) Gazette No: .....
- Provisionally Protected Place
- Structure older than 60 years
- Situated Within a Heritage Area (previously Conservation Area)

Current use: .....

Proposed Use: .....

Name of Property: .....

Address: .....

Erf /Stand/Farm no: .....

Magisterial District: .....

Address of Local Authority: .....

#### 4. NAME AND ADDRESS OF PRIMARY RESPONSIBLE AGENT (Architect, Designer, etc.)

Name: .....

Qualification: .....

Company: .....

Address: .....

Post Code: ..... Telephone: ..... Fax: ..... e-mail: .....

#### 5. PROPOSED WORK (indicate by means of a cross in the appropriate space(s) below):

- |   |                                      |                                      |
|---|--------------------------------------|--------------------------------------|
| <input type="checkbox"/> Total Demolition   | <input type="checkbox"/> Alteration  | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Partial Demolition | <input type="checkbox"/> Restoration | <input type="checkbox"/> Rezoning    |
| <input type="checkbox"/> Excavation         | <input type="checkbox"/> Landscaping | <input type="checkbox"/> Departure   |

Other: .....

# PHRA-G Application Form

**Drawing Reference Numbers and their Dates:**

.....  
.....  
.....

**Detail the manner in which the proposed work is carried out:**

.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....  
.....

**Motivation For Proposed Work** (please motivate fully, with reference to conservation principles where appropriate. This space may be used for additional details required above)

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.....

**Approximate value of proposed work: R**

**Old buildings require special treatment in terms of specifications, techniques and planning of alterations:**

**What experience does the Primary Agent have in working with historical sites?**

.....  
.....  
.....  
.....

**What experience does the contractor working on the site have in working with historical sites?**

.....  
.....  
.....

**6. APPLICANT**

I, .....  
Undertake fully to observe the terms, conditions, restrictions, regulations, guidelines and directions under which the Provincial Heritage Resources Agency - Gauteng may issue the permit to me.

Signature: .....

Place: ..... Date: .....

ITEMS TO ACCOMPANY THIS FORM:

- THREE SETS OF DRAWINGS, ONE OF WHICH MUST BE COLOURED-UP
- PHOTOGRAPHS OF STRUCTURES IN THEIR PRESENT FORM AND IN CONTEXT
- ANY OTHER INFORMATION REQUESTED BY PHRAG

PLEASE NOTE:

- \* UNLESS THIS FORM IS SIGNED IT WILL NOT BE PROCESSED
- \* IT IS AN OFFENCE IN TERMS OF THE NATIONAL HERITAGE RESOURCES ACT TO MAKE ANY FALSE STATEMENT OR REPRESENTATION IN THIS APPLICATION

### 3. DOCUMENTATION REQUIRED FOR PHRA-G APPLICATION (hpa EXAMPLE)

# Documentation required for PHRA-G application (hpa example)

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**ptn 589 of ptn 499 of the farm the willows 340 jr, natures valley,  
pretoria**

phra-g hia application for alterations, partial demolition and additions to existing structures  
JULY 2011

84 portebello drive  
centurion golf estate  
po box 66478  
highveld park 0169  
south africa  
cell: (+27) 083-2716778  
fax: (+27) 012-6671837  
email: hpa@mwebbiz.co.za

# Documentation required for PHRA-G application (hpa example)

**Application Form J01**

**OFFICIAL USE ONLY:**

PHRAO Ref: .....

Date received: .....

Application No: .....

Application approved: .....

Not approved: .....

Date of permit notification: .....

---

**APPLICATION**

To destroy, damage, deface, excavate, alter, remove from its original position, subdivide or change the planning status of a Provincial Heritage Site or a Provisionally Protected Place, or to alter or demolish a Structure 60 years old or more, as protected in terms of the National Heritage Resources Act (Act No-25 of 1999).

PLEASE FILL IN ALL SECTIONS RELATING TO YOUR APPLICATION.

**1. APPLICANT**

Name: H.S. POTGIETER

Address: 84 PORTEBELLO DRIVE  
CENTURION GOLF ESTATE

Post Code: 0169 Telephone: 083 271 6778 Fax: 012 667 1837

Identity Number: 570608 0083 08 9 e-mail: hpa@mwebbiz.co.za

**2. OWNER OF PROPERTY** (where this is not the applicant)

Name: SABGER INVESTMENTS CC

Address: GROUND FLOOR, ATRIUM BUILDING, 60 GLENWOOD ROAD  
LYNNWOOD GLEN, PRETORIA, 0081

Post Code: 0081 Telephone: 083 777 2555 Fax: N.A.

Identity Number: 1988/005543/23 e-mail: ejvr@onesys.co.za

Signature: N.A. Date: JULY 2011

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**3. SITE** Indicate by means of a cross in the appropriate space(s) below:

- Provincial Heritage Site (previously a National Monument) Gazette No: .....
- Provisionally Protected Place
- Structure older than 60 years
- Situated Within a Heritage Area (previously Conservation Area)

Current use: VACANT

Proposed Use: PRIVATE RECREATION AREA FOR FAMILY

Name of Property: ALDUM

Address: SELIKAATS CAUSEWAY, FAERIE GLEN, PRETORIA

Erf /Stand/Farm no: PTN 589 OF PTN 499 OF THE FARM THE WILLOWS 340 JR, PRETORIA

Magisterial District: CITY OF TSHWANE

Address of Local Authority: VERMEULEN STREET

4. NAME AND ADDRESS OF PRIMARY RESPONSIBLE AGENT (Architect, Designer, etc.)

Name: .....

Qualification: **SAME AS APPLICANT**

Company: **SAME AS APPLICANT**

Address: .....

Post Code: .....

Telephone: .....

Fax: .....


e-mail: .....

**5. PROPOSED WORK** (indicate by means of a cross in the appropriate space(s) below):

<input type="checkbox"/> Total Demolition	<input checked="" type="checkbox"/> Alteration	<input type="checkbox"/> Subdivision
<input checked="" type="checkbox"/> Partial Demolition	<input type="checkbox"/> Restoration	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Excavation	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Departure


Other: ADDITIONS

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HP ARCHITECTS  
111 WATERLOO AVENUE  
CENTURION GOLF ESTATE  
PRETORIA 0169  
TEL: 012 667 1837  
FAX: 012 667 1837  
EMAIL: hpa@mwebbiz.co.za

APPLICANT:



OWNER:





**PTN 589 OF PTN 499 OF THE FARM THE WILLOWS 340 JR, NATURES VALLEY, PRETORIA**

**PHRA-G HIA APPLICATION FOR ALTERATIONS, PARTIAL DEMOLITION AND ADDITIONS TO EXISTING STRUCTURES**

JULY 2011 P01



# Documentation required for PHRA-G application (hpa example)

<p>Drawing Reference Numbers and their Dates:  <b>REFER TO DOCUMENT (P30)</b></p>	<p>Old buildings require special treatment in terms of specifications, techniques and planning of alterations:</p>	
<p>Detail the manner in which the proposed work is carried out:  <b>REFER TO DOCUMENT (P30)</b></p>	<p>What experience does the Primary Agent have in working with historical sites?  <b>HERITAGE CONSULTANT</b></p>	
<p>Motivation For Proposed Work (please motivate fully, with reference to conservation principles where appropriate. This space may be used for additional details required above)  <b>REFER TO DOCUMENT (P30)</b></p>	<p><b>H.S. POTGIETER</b>  <b>B.Arch (PRET), GRADDIPCONS (AA) LONDON, BA FA (PRET)</b></p>	
<p>Approximate value of proposed work: <b>R N.A.</b></p>	<p>What experience does the contractor working on the site have in working with historical sites?  <b>CONTRACTOR NOT YET APPOINTED</b></p>	
<p>11</p>	<p>6. APPLICANT  <b>I. H.S. POTGIETER</b>          Undertake fully to observe the terms, conditions, restrictions, regulations, guidelines and directions under which the Provincial Heritage Resources Agency - Gauteng may issue the permit to me.          Signature:           Place: <b>CENTURION</b> Date: <b>JULY 2011</b></p>	
	<p>ITEMS TO ACCOMPANY THIS FORM:</p> <ul style="list-style-type: none"> <li>• THREE SETS OF DRAWINGS, ONE OF WHICH MUST BE COLOURED-UP</li> <li>• PHOTOGRAPHS OF STRUCTURES IN THEIR PRESENT FORM AND IN CONTEXT</li> <li>• ANY OTHER INFORMATION REQUESTED BY PHRAG</li> </ul>	
	<p>PLEASE NOTE:</p> <ul style="list-style-type: none"> <li>* UNLESS THIS FORM IS SIGNED IT WILL NOT BE PROCESSED</li> <li>* IT IS AN OFFENCE IN TERMS OF THE NATIONAL HERITAGE RESOURCES ACT TO MAKE ANY FALSE STATEMENT OR REPRESENTATION IN THIS APPLICATION</li> </ul>	
<p>12</p>		
 <p>hpa architects</p> <p>11 WATERLOO DRIVE          CENTURION 1601 AUSTON          011 852 8800          11 WATERLOO DRIVE          CENTURION 1601 AUSTON          011 852 8800          email: info@hpa.co.za</p>	<p>APPLICANT: </p> <p>OWNER:</p>	<p>PTN 589 OF PTN 499 OF          THE FARM THE WILLOWS 340 JR,          NATURES VALLEY, PRETORIA</p> <p>PHRA-G HIA APPLICATION FOR          ALTERATIONS, PARTIAL DEMOLITION          AND ADDITIONS          TO EXISTING STRUCTURES</p> <p>JULY 2011 </p>

# Documentation required for PHRA-G application (hpa example)

1) LOCALITY PLAN

2) AERIAL PHOTOGRAPH

hp  
architects

BE WITTEKAMP 4514  
STATION 9011 4514  
DR. 1010 4514  
NIGHTINGALE DR. 1010  
1010 4514

00110071 000-01000  
TEL: 011 210 20100  
WWW: www.hparchitects.co.za

APPLICANT:

OWNER:

PTN 589 OF PTN 499 OF  
THE FARM THE WILLOWS 340 JR,  
NATURES VALLEY, PRETORIA

PHRA-G HIA APPLICATION FOR  
ALTERATIONS, PARTIAL DEMOLITION  
AND ADDITIONS  
TO EXISTING STRUCTURES


JULY 2011 P03

# Documentation required for PHRA-G application (hpa example)


### 3) STATEMENT OF SIGNIFICANCE

**3. STATEMENT OF SIGNIFICANCE**  
**3.1 THE STRUBEN FAMILY FROM THE FARM THE WILLOWS - PRETORIA**  
**3.1.1 CAPTAIN JOHAN MARINUS STRUBEN**

THE STRUBEN STORY BEGAN IN 1650 WHEN THE 44-YEAR-OLD DUTCHMAN, CAPTAIN JOHAN MARINUS STRUBEN, MIGRATED FROM GERMANY TO SOUTH AFRICA. JOHAN STRUBEN (REFER DIAGRAMS A & B) WAS A MARINE OFFICER IN CHARGE OF THE DUTCH WAR FLEET AND LATER BECAME A CAPTAIN IN THE DUTCH MERCHANT FLEET.



A.) CAPTAIN J M STRUBEN



B.) PAINTING OF JOHAN MARINUS STRUBEN (COVER 1848)


PRIOR TO COMING TO SOUTH AFRICA, JOHAN STRUBEN MARRIED SARAH FRANCES BEATTIE ON 2 MAY 1838. SHE WAS THE DAUGHTER OF ALEXANDER BEATTIE, A SCOTTISH SHIP OWNER AND NEPHEW OF THE POET BEATTIE. JOHAN'S FATHER IN LAW OWNED SEVERAL SHIPS WHICH HE USED FOR TRADING IN THE WEST INDIES. HE FURTHERMORE HAD BUSINESS INTERESTS IN SUGAR PLANTATIONS - BUT NEARLY LOST EVERYTHING DURING THE NAPOLEONIC WARS (1799 - 1815).

JOHAN RECEIVED BRITISH CITIZENSHIP WHEN HE MARRIED FRANCES AND THEY LIVED IN ENGLAND, WHERE MOST OF THEIR CHILDREN WERE BORN. AFTER MANY SHIPPING EXPEDITIONS TO THE EAST, JOHAN DECIDED IN 1850 TO IMMIGRATE TO SOUTH AFRICA WITH HIS FAMILY.

UPON ARRIVAL IN SOUTH AFRICA THE STRUBEN FAMILY SETTLED IN LADYSMITH IN THE NORTH OF NATAL, WHERE JOHAN STRUBEN BECAME CHIEF MAGISTRATE. JOHAN HAD BIGGER AMBITIONS, AND IN 1854 HE DECIDED TO STAND AS A PRESIDENTIAL CANDIDATE FOR THE ORANGE FREE STATE. HOWEVER, HE LOST AGAINST J.P. HOFFMAN.


HIS WIFE, FRANCES, DIED IN 1854. IN 1855 JOHAN REMARRIED A CATHARINE ANDERSON. SHE WAS THE DAUGHTER OF THE FAMOUS TRANSPORT DRIVER, ROBERT ANDERSON. TOGETHER, THEY UNDERTOOK A HOODED-CART TRIP TO PRETORIA, WHERE JOHAN AND HIS FAMILY SETTLED.

WHEN THE STRUBENS (HARRY AND HIS BROTHER ALEX) ARRIVED AT THE PRETORIA SETTLEMENT IN 1855, THE ONLY DWELLING OF ANY SIZE WAS HENDRIK VERMEULEN'S FARMHOUSE - A "HARTBEEST HOUSE OF POLES, REEDS AND MUD" (REFER DIAGRAM C).



C.) FIRST HOUSE IN PRETORIA ON THE FARM ELANDSPOORT


EARLY IN 1857 JOHAN STRUBEN PURCHASED PLOT 320 - ON THE NORTH WEST CORNER OF CHURCH SQUARE (NORTH OF THE CURRENT POST OFFICE). ONE OF THE FIRST BRICK BUILDINGS WAS PUT UP BY CAPTAIN STRUBEN ON THIS GROUND. THE STRUCTURE WAS A SIMPLE SINGLE-STORIED THATCHED HOUSE, WITH SIX WINDOWS AND A WIDE COVERED VERANDAH AS WELL AS A KITCHEN OUTHOUSE. IN 1859 HE PROCEEDED TO BUY TWO ADJACENT PLOTS IN VERMEULEN STREET.



D.) NORTH WEST CORNER OF CHURCH SQUARE (DATE UNKNOWN)

DURING THE 1860'S JOHAN STRUBEN HELD THE POSITIONS AS MEMBER OF PARLIAMENT, STATE SECRETARY AND THE MASTER OF THE SUPREME COURT. JOHAN STRUBEN ALSO HAD A RETAIL STORE ON PLOT 320 UP TO 1856.


IN 1868 JOHAN STRUBEN PLACED THE FOLLOWING ADVERTISEMENT: "HOUSE ON CHURCH SQUARE FOR RENT: TIN ROOF WITH EIGHT ROOMS, KITCHEN, SHOP AND OFFICE". AT THE TIME THERE WAS A



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APPLICANT:



OWNER:

**PTN 589 OF PTN 499 OF THE FARM THE WILLOWS 340 JR, NATURES VALLEY, PRETORIA**

**PHRA-G HIA APPLICATION FOR ALTERATIONS, PARTIAL DEMOLITION AND ADDITIONS TO EXISTING STRUCTURES**

JULY 2011 P04

# Documentation required for PHRA-G application (hpa example)

**HARTBEESPOORT – SIG DIAGRAM (SA NATIONAL ARCHIVES)**

*Handwritten note in Afrikaans:*  
Hierdie Plan is 'n Kopie van 'n Oorspronklike Plan wat deur die Departement van Landbou en Oorsee Handel uitgegee is op 10 Junie 1911.

**THE WILLOWS – SIG DIAGRAM (SA NATIONAL ARCHIVES)**

*Handwritten note in Afrikaans:*  
Hierdie Plan is 'n Kopie van 'n Oorspronklike Plan wat deur die Departement van Landbou en Oorsee Handel uitgegee is op 10 Junie 1911.

hp architects  
100 WATERLOO AVENUE  
CENTRAL BUSINESS DISTRICT  
JOHANNESBURG 2001  
TELEPHONE: 011 481 4141  
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WWW.HPARCHITECTS.CO.ZA

APPLICANT:

OWNER:

**PTN 589 OF PTN 499 OF  
THE FARM THE WILLOWS 340 JR,  
NATURES VALLEY, PRETORIA**

**PHRA-G HIA APPLICATION FOR  
ALTERATIONS, PARTIAL DEMOLITION  
AND ADDITIONS  
TO EXISTING STRUCTURES**

JULY 2011 P08

# Documentation required for PHRA-G application (hpa example)

USUALLY LEFT IN AN UNDRESSED FORM WHEN USED IN VERNACULAR ARCHITECTURE. THE METHOD USED IS RANDOM RUBBLE BUILT TO COURSE.

- IN THIS INSTANCE THE STONE WAS MORE EXTENSIVELY WORKED AND FACES BROUGHT TO SQUARE. THE STONES WOULD INTERLOCK IN A CROSS-BOND AND THE WORK BROUGHT TO COURSE AT REGULAR INTERVALS.
- STONE WAS FREQUENTLY COMBINED WITH OTHER MATERIALS, FOR INSTANCE TO CONSTRUCT FOUNDATIONS WHICH WERE NORMALLY RAISED TO ABOVE NATURAL GROUND LEVEL. SOMETIMES THE RUSTICATIONS WOULD BE RAISED TO ABOVE TWO METERS IN HEIGHT. THE HOUSE ON THE FARM VILAKFONTER NEAR ROODEPOORT WHERE JAMESON IN 1896 SURRENDERED TO THE BOERS HAS STONE TO ABOVE WINDOW HEIGHT WITH BEAM FILL AND GABLES OF BRICK - SIMILAR TO THE HOUSE ON 'THE WILLOWS'. STONE WALLS WERE OFTEN BUILT UP TO EAVES HEIGHT WITH BRICK GABLES.
- THE CULTURAL SIGNIFICANCE OF THE FARMSTEAD AND ITS OUTBUILDINGS ON PTN 589 OF PTN 499 OF THE FARM THE WILLOWS 340 JR (AS BEING EMBODIED IN THE PLAN ITSELF), ITS FABRIC, SETTING, LOCATION, INTENDED USE, ASSOCIATIONS, MEANINGS, RECORDS, AS WELL AS RELATED PLACES, IS OF PERTINENT RELEVANCE. THESE ASPECTS, WHETHER IT IS TANGIBLE OR INTANGIBLE, ALL FORM PART OF THE MAKE-UP AND LAYERING OF THE FARMSTEAD AND ITS CULTURAL SIGNIFICANCE. THE BUILDINGS ARE THE SETTING OF THE PLACE, AND FORM PART OF THE VISUAL CATCHMENT & DEFINE THE SETTING OF THE PLACE. THE AREA HAS A UNIQUE SENSE OF PLACE & ALTHOUGH NOT MUCH OF THE BUILDING FABRIC WAS PRESERVED, A UNIQUE & VIVID CHARACTER PREVAILS AS PART OF THIS HISTORIC NODE.

**3.2.2 SUMMARY OF HERITAGE SIGNIFICANCE OF THE NODE OF BUILDINGS AS PART OF THE STUDY AREA**

YES OR NO	CHECK BOX OF ALL RELEVANT CATEGORIES	BRIEF DESCRIPTION / EXPLANATION
YES	Important to the community or pattern of South Africa's or Pretoria's built history	The structure of the building is built with local stone and limestone mortar. The Glen Farm and the family Straker have an association with the growth of the 19th century which largely encompasses the history of the region as well as in South Africa as a whole.
YES	Associated with the life or work of a person, group, or organization of importance in history.	The farmstead on PtN 589 of the farm The Willows 340 Jr, Lymington Manor. The Glen Farm and the family Straker also have a strong association with individuals from 1882 i.e. H. W. Straker and J. P. Straker.
NO	Associated with the history of slavery.	The site has no significant or direct association with slavery in South Africa.
YES	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons	The farmstead on PtN 589 of the farm The Willows 340 Jr, Lymington Manor. The Glen Farm and the family Straker have a strong association with the local people and the history of the area in the region. During the time the house on 'The Willows' remained an important social gathering place for many generations of the local people.
NO	Linked to particular activities, characteristics valued by the community or individual(s)	Very little particular value remains on the site.
YES	Demonstrates a high degree of aesthetic or technical achievement at a particular period	The farmstead on PtN 589 of the farm The Willows 340 Jr, Lymington Manor and The Glen Farm demonstrates the earliest phase of permanent farmhouses established before 1900 i.e. built with stone and limestone mortar.
YES	Has the potential to yield information that will contribute to an understanding of natural or cultural heritage	The farmstead on PtN 589 of the farm The Willows 340 Jr, Lymington Manor. The Glen Farm and the family Straker will contribute to an understanding of our cultural heritage and the beginnings of the local community.
YES	Typical: Demonstrates the principal characteristics of a particular class of natural or cultural places	The farmstead on PtN 589 of the farm The Willows 340 Jr, Lymington Manor. The Glen Farm and the family Straker is a typical example of the earliest farmhouses built in the region.
YES	Have 'Potential scientific value or outstanding aspects of natural or cultural heritage	The site of the farmstead has very little scientific value or outstanding aspects of natural or cultural heritage.

**Our statement of significance:**

**THE FARMSTEAD ON PTN 589 OF PTN 499 OF THE FARM THE WILLOWS 340 JR, LYMINGTON MANOR, THE GLEN FARM AND CONSIDERED TO BE OF HISTORIC SIGNIFICANCE AND HERITAGE VALUE. THE SITE IS OF HISTORIC SIGNIFICANCE TO THE COMMUNITY OF THE REGION. ASSOCIATION WITH THE SETTING IN PRETORIA AND THE EARLY GOLD RUSH OF THE VERNACULAR AND LOCAL COMMUNITY LEADERS.**

Grade 1 listing  
Heritage resources with greater or exceptional value are of special national significance

Grade 2 listing  
Heritage resources which, although forming part of the national estate, can be considered to have special quality which make them significant within the context of a province or a region

Grade 3 listing  
Other heritage resources worthy of conservation

**3.2.3 FARMSTEAD ON PTN 589 OF PTN 499 OF THE FARM THE WILLOWS 340 JR (AS PART OF THE APPLICATION - MATERIAL SURVEY - ANTON JANSSEN (JULY 2011))**

MATERIAL	PHOTO	COMPANY & DATE	DESCRIPTION
GARDEN WALL STONE		CLAY MORTAR FROM THE SITE LATE 19 <sup>TH</sup> OR EARLY 20 <sup>TH</sup> CENTURY	LOCAL UNDRESSED STONE FROM SITE WITH CLAY MORTAR POSSIBLE GARDEN FEATURE
HOUSE CLAY MORTAR		LOCAL DRESSED AND UNDRESSED STONE FROM SITE. CLAY MORTAR COVERED WITH SAND/CEMENT JOINTING MORTAR (POST 1915)	IN SOME CASES GOOD QUALITY BRICKS IN SMALL SECTIONS (POST 1945)
OUTBUILDING/ GARAGE CONCRETE LINTOL		GOOD QUALITY 19mm MECHANICALLY CRUSHED STONE FROM LOCAL UNKNOWN CRUSHER IN LINTOL, CA 1930%	MODERN (POST 1900) IN SITU CAST CONCRETE LINTOL. STEEL WINDOW. LOCAL DRESSED AND UNDRESSED STONE FROM SITE. CLAY MORTAR
HOUSE BRICK GABLES		MANUFACTURERS OR SUPPLIERS UNKNOWN BUT AVAILABLE FROM ANY BUILDING MATERIAL COMPANY SINCE 1930	GOOD QUALITY CLAY BRICK GABLES (CA 1945). OREGON PINE ROOF TRUSSES. ELECTRICAL PORCELAIN INSULATORS
HOUSE ROOF SHEETING		ISCOR POST 1935	SHEET DESCRIPTION ON MARKED AREA 22 GAUGE GALVANIZED CORRUGATED IRON ROOF SHEETS, 8 X 3' (75mm) CORRUGATIONS PER SHEET.

hpa architects

24 WATERLOO AVENUE  
CENTRAL BUSINESS DISTRICT  
101 WIA ROAD  
NIGHTINGALE PARK, JONHESBURG  
02101

PH: +27 (0) 21 531 2177  
FAX: +27 (0) 21 531 2183  
EMAIL: info@hpa.co.za

APPLICANT:

OWNER:

**PTN 589 OF PTN 499 OF THE FARM THE WILLOWS 340 JR, NATURES VALLEY, PRETORIA**

**PHRA-G HIA APPLICATION FOR ALTERATIONS, PARTIAL DEMOLITION AND STRUCTURES TO EXISTING STRUCTURES**

JULY 2011 P13

# Documentation required for PHRA-G application (hpa example)

**4) TITLE DEED:**

1376  
1376a Deedlet for  
1 Protea-Place  
Sandton

1376  
1376a  
1376b

Prepared by the  
*[Signature]*  
CONVEYANCER  
JACKSON HS

VERBODEN MORTGAGED  
R 5 400 000,00  
003854 08

DEED OF TRANSFER T 003862 /08

BE IT HEREBY MADE KNOWN THAT:  
FREDERIK FORTUNATUS KOLBE  
appeared before the REGISTRAR OF DEEDS at PRETORIA, the said Appearer being  
duly authorized thereby by a Power of Attorney granted to him by:-  
The Trustees for the time being of  
FISHMAN FAMILY TRUST  
No. 11 6754/1997

Dated: 12 October, 2007, and signed at SANDTON

LINKEL  
2008-01-28  
PRETORIA  
VERTEK

Page 7

And the Appearer declared that his said principal had truly and fully sold and that he,  
the said Appearer, in his capacity aforesaid, did, by these Deeds, only and transfer, to  
and on behalf of:

SABGER INVESTMENTS CC  
No. 1988005543/23

its Successors in Title or assigns, in full and free priority


PORTION 589 (a Portion of Portion 499) of the FARM THE WILLOWS No. 340  
REGISTRATION DIVISION J.R.  
PROVINCE OF GAUTENG;

MEASURING 10,0339 (TEN COMMA ZERO THREE THREE NINE) HECTARES  
AS WILL APPEAR from the Annexed Diagram SG No. 6219/2007 and held by  
Certificate of Consolidation No. 1199781/2004

SUBJECT to the following conditions:

A. SUBJECT to the reservation in favour of MARY STRUBEN, born COLE, a widow  
(hereinafter referred to as "holder") of all rights to minerals, mineral products and metals,  
precious stones and lime deposits on or under the said land, as also all rights which in  
terms of the Deeds Laws are or may be allocated to the freehold owners, arising from  
rights in minerals, claims and mortgages, together with the right of free access to the  
property every time for prospecting purposes. In the event of the transferee suffering  
any direct loss or damage to the surface of the property by reason of the mining  
operations of the holder, her successors or assigns, the holder, her successors or  
assigns shall be responsible for such loss or damage and shall pay to the transferee  
compensation for such loss or damage, provided that if the amount to be so paid shall  
not be mutually agreed upon between the holder, her successors or assigns, and the  
transferee, the amount of compensation shall be fixed by the two competent  
arbitrators, one of whom shall be chosen by the holder, her successors or assigns,  
and the other by the transferee and such arbitration proceedings shall in all cases be  
governed by the Arbitration Ordinance (Transvaal) 1904 or any amendment thereof,  
or any Act passed hereafter in substitution thereof.

SUBJECT further to the condition that the holder, her successors or assigns, shall at  
any time hereafter be entitled to call upon the transferee, his successors or assigns, to



hpa  
architects

BE WITTEKOMME GEDIE  
KONTRAKTE GEDIE  
EN WIL REAGIE  
NIGTWAARDIGHEIT  
GEDIE

SAKKELOPER: 085-2714278  
FAX: 011-552-861000  
E-MAIL: info@hpa.co.za

APPLICANT: *[Signature]*

OWNER:

PTN 589 OF PTN 499 OF  
THE FARM THE WILLOWS 340 JR,  
NATURES VALLEY, PRETORIA

PHRA-G HIA APPLICATION FOR  
ALTERATIONS, PARTIAL DEMOLITION  
AND ADDITIONS  
TO EXISTING STRUCTURES

JULY 2011 P16

# Documentation required for PHRA-G application (hpa example)

**5) SG DIAGRAM:**

622/08

SUBDIVISIONAL DIAGRAM REGISTRATION COPY

SIDES metres	ANGLES OF DIRECTION Constants	CO-ORDINATES Y System: WGS 2011 X		S.G. No. 6219/2007 Approved	
		Y	X		
AB 284,12	254 05 10	A 68 130,37	51 795,25	Approved <i>H.C. F. van Zyl</i> for SURVEYOR-GENERAL 2007.07.06	
BC 324,31	350 15 50	B 67 857,14	51 717,34		
CD 301,60	63 34 10	C 67 802,29	52 036,98		
DE 149,22	154 32 50	D 68 079,35	52 171,23		
EF 7,22	228 47 40	E 68 136,06	52 037,40		
FG 22,15	250 33 20	F 68 130,63	52 032,64		
GH 30,05	245 05 40	G 68 109,74	52 025,27		
HI 22,37	237 35 20	H 68 082,49	52 012,61		
JK 124,03	178 44 10	J 68 063,43	52 000,52		
KL 9,06	218 34 10	K 68 108,41	51 884,93		
LA 98,74	162 08 00	L 68 104,62	51 880,17		
INDICATOR DATA					Ordinance No. 201986 Section 52 Plan & Certificate
BR	0,24 1150 27 40	B 67 857,10	51 717,10		
UR	63,10 170 15 50	R 67 813,61	51 971,51		
DR	0,10 150 04 10	D 68 079,74	52 170,67		
WILLOWS (79)		A 70 040,11	51 679,40		
FARM GLEN (125)		A 68 200,10	52 375,57		

**BEACON DESCRIPTION**

A, m, E, P, L, H, A, K --- 12mm iron peg  
 B, C, D --- Nail fastened  
 R, T --- Iron-Nylon post (Round)  
 L --- Hole in concrete

**NOTES:**

- The line  $\text{---} \times \text{---} \times \text{---}$  represents the centre line of a servitude 2,00 metres wide vide Diagram S.G. No. 3044/2004, Deed of Servitude
- The line  $\text{---} \times \text{---}$  represents the centre line of a servitude vide Diagram S.G. No. A-250/1956, Deed of Servitude

This diagram comprises 2 sheets. SHEET No. 1

The figure A B C D E F G H J K L A represents 10,0339 hectares of land being PORTION 589 (a portion of Portion 499) THE WILLOWS No. 349 - JR

Province of Gauteng  
 Surveyed in June 2007 by me P.E. VAN ZYL (PLS 0963) Professional Land Surveyor

This diagram is annexed to No. T3662/08 d.d. 16/11/08 l.f.o. Registrar of Deeds Pretoria	The original diagram is S.G. No. 3045/2004 Transfer T159787/2004 Grant	File -1586 S.R. 2431/2007 G.P. No. Comp. JRSM - 418 - 432
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SUBDIVISIONAL DIAGRAM REGISTRATION COPY

This diagram comprises 2 sheets Sheet No. 2

Portion 589 (a portion of Portion 499) THE WILLOWS No. 349 - JR

S.G. No. 6219/2007 Approved  
*H.C. F. van Zyl*  
 2007.07.06  
 for SURVEYOR-GENERAL

SCALE 1:4000

INSET 1 - NOT TO SCALE  
 REMAINDER OF PORTION 431

INSET 2 SCALE 1:50  
 REMAINDER PORTION 40

INSET 3 SCALE 1:100  
 PORTION 419

Surveyed in June 2007 by me P.E. VAN ZYL (PLS 0963) Professional Land Surveyor

T3662/08

hp architects

APPLICANT:






OWNER:

PTN 589 OF PTN 499 OF THE FARM THE WILLOWS 340 JR, NATURES VALLEY, PRETORIA

PHRA-G HIA APPLICATION FOR ALTERATIONS, PARTIAL DEMOLITION AND ADDITIONS TO EXISTING STRUCTURES

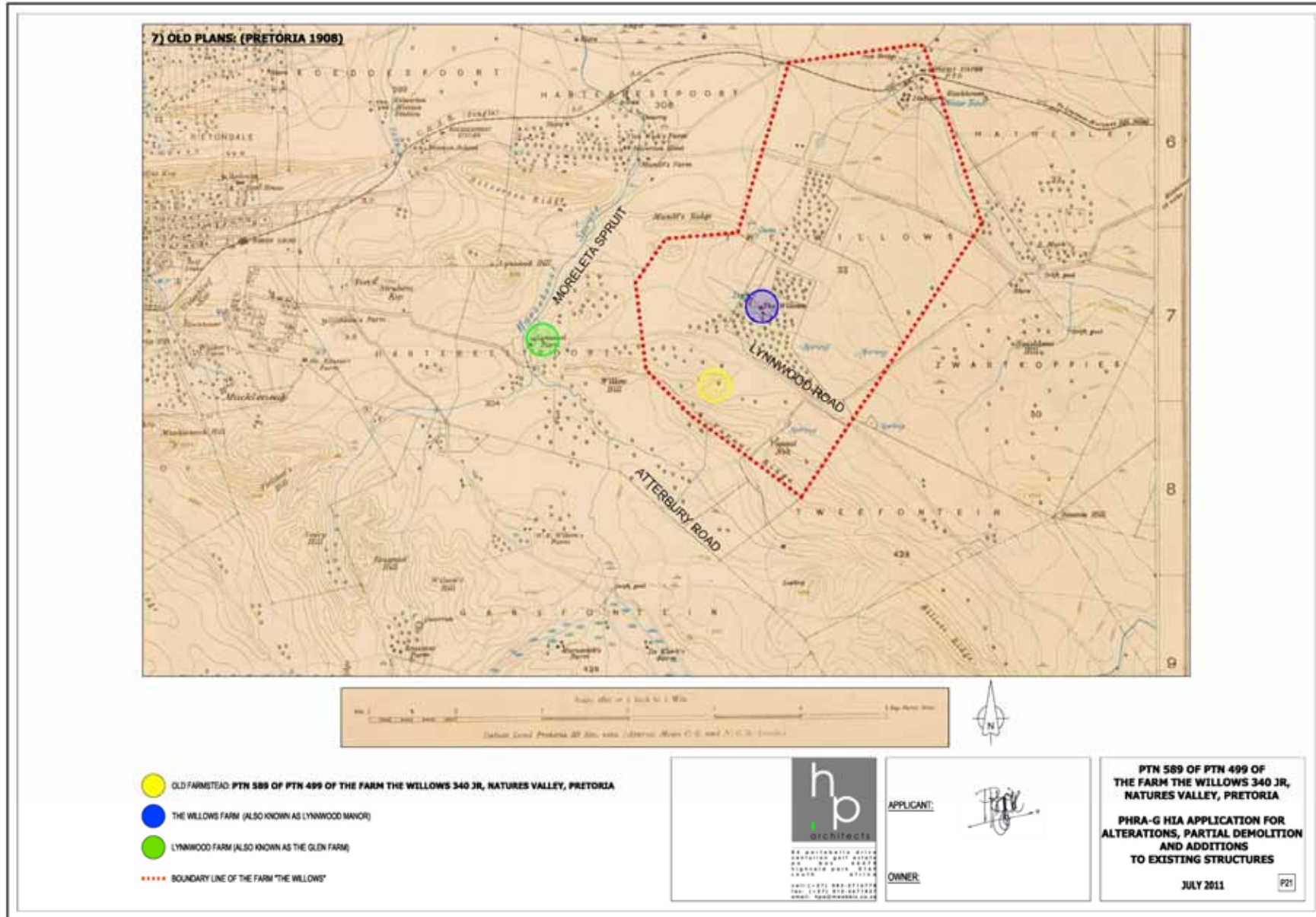
JULY 2011

# Documentation required for PHRA-G application (hpa example)

<p><b>6) ZONING INFORMATION:</b></p>  <p><b>CITY OF TSHWANE</b> The city we serve</p> <p><b>City Planning, Development and Regional Services Department</b></p> <p>Room 007   Ground Floor   Municipal Administration Street   Pretoria 0002 PO Box 2242   Pretoria 0001 Tel: 012 359 7901   Fax: 012 300 4842 Email: <a href="mailto:CityPlanning@tshwane.gov.za">CityPlanning@tshwane.gov.za</a>   <a href="http://www.tshwane.gov.za">www.tshwane.gov.za</a></p> <hr/> <p>TO WHOM IT MAY CONCERN</p> <p style="text-align: right;">Date 27 January 2011</p> <p><u>ZONING CERTIFICATE IN TERMS OF TSHWANE TOWN-PLANNING SCHEME, 2008</u></p> <p>PROPERTY DESCRIPTION: <u>Portion 589 of the Farm The Willows 340-JR</u></p> <ol style="list-style-type: none"> <li>USE ZONE 17: AGRICULTURAL</li> <li>PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED IN TERMS OF TABLE B (COLUMN 3):             <ul style="list-style-type: none"> <li>Agriculture</li> <li>Farm Stall subject to Schedule 10</li> <li>One Dwelling-house</li> </ul> </li> <li>PURPOSES FOR WHICH BUILDINGS MAY BE ERECTED AND USED ONLY WITH THE CONSENT OF THE MUNICIPALITY IN TERMS OF TABLE B (COLUMN 4):             <ul style="list-style-type: none"> <li>Agricultural Industry</li> <li>Airfield</li> <li>Animal Boarding Place</li> <li>Camping Site</li> <li>Commune</li> <li>Equestrian School</li> <li>Garden Centre</li> <li>Guest-house</li> <li>Institution</li> <li>Lodge</li> <li>Mining</li> <li>Parking Site</li> <li>Petting Zoo</li> <li>Picnic Place</li> <li>Place of Child Care</li> <li>Place of Instruction</li> <li>Place of Public Worship</li> <li>Place of Refreshment</li> <li>Recreation Resort</li> <li>Social Hall</li> <li>Sports Ground</li> <li>Sport and Recreation Club</li> <li>Telecommunication Mast</li> <li>Wall of Remembrance in conjunction with a Place of Public Worship</li> </ul> </li> </ol> <div style="text-align: center;">  </div> <div style="background-color: #006633; color: white; padding: 5px; text-align: center;"> <p>Ke Nako. Celebrate Africa's Humanity</p> </div>	<ol style="list-style-type: none"> <li>PURPOSES FOR WHICH BUILDINGS MAY NOT BE ERECTED OR USED IN TERMS OF TABLE B (COLUMN 5):             <ul style="list-style-type: none"> <li>Uses not in Columns 3 and 4, that is uses not specified in the above-mentioned Paragraphs 2 and 3.</li> </ul> </li> <li>PERMISSION FOR A SECOND DWELLING-HOUSE IN TERMS OF CLAUSE 14(10).</li> <li>A HOME ENTERPRISE MAY BE EXERCISED IN A DWELLING-HOUSE SUBJECT TO SCHEDULE 9.</li> <li>TEMPORARY USES MAY BE PERMITTED IN TERMS OF CLAUSE 14(8).</li> <li>DENSITY: Not applicable.</li> <li>HEIGHT: Table D, Height Zone 10, subject to Clause 26 (Clause 26(1)(c)).</li> <li>FLOOR AREA RATIO: Table C, FAR Zone 21, subject to Clause 25.</li> <li>COVERAGE: Table E, Coverage Zone 5, subject to Clause 27.</li> <li>BUILDING LINES:             <ul style="list-style-type: none"> <li>Streets: Clause 9.</li> <li>Other : Subject to Clause 12</li> </ul> </li> <li>CONSENT USES: See attached copy or none  <b>Disclaimer: Please note that the validity of the Consent Use cannot be verified as the rights may have elapsed in terms of the conditions of the Consent Use approval. The validity will have to be proven by the owner of the property.</b> </li> <li>ATTACHED DOCUMENTS:</li> </ol> <p><b>NOTE:</b></p> <p>The above zoning information must be read in conjunction with the relevant Annexure T, if any, and the rest of the Clauses of the Tshwane Town-planning Scheme 2008. Where an Annexure T does not specify or stipulate a land use or development control (for eg. Height, F.A.R. etc) the stipulations of the said Scheme clauses and the above Zoning Certificate shall prevail.</p> <div style="text-align: center;">  </div> <p>STRATEGIC EXECUTIVE DIRECTOR: CITY PLANNING, DEVELOPMENT AND REGIONAL SERVICES</p> <p style="text-align: center; font-size: small;">On request, the contents of this letter can be made available in another official language.</p>
 <p>APPLICANT:</p>  <p>OWNER:</p>	<p>PTN 589 OF PTN 499 OF THE FARM THE WILLOWS 340 JR, NATURES VALLEY, PRETORIA</p> <p>PHRA-G HIA APPLICATION FOR ALTERATIONS, PARTIAL DEMOLITION AND ADDITIONS TO EXISTING STRUCTURES</p> <p style="text-align: right;">JULY 2011 <span style="border: 1px solid black; padding: 2px;">P20</span></p>



# Documentation required for PHRA-G application (hpa example)



# Documentation required for PHRA-G application (hpa example)



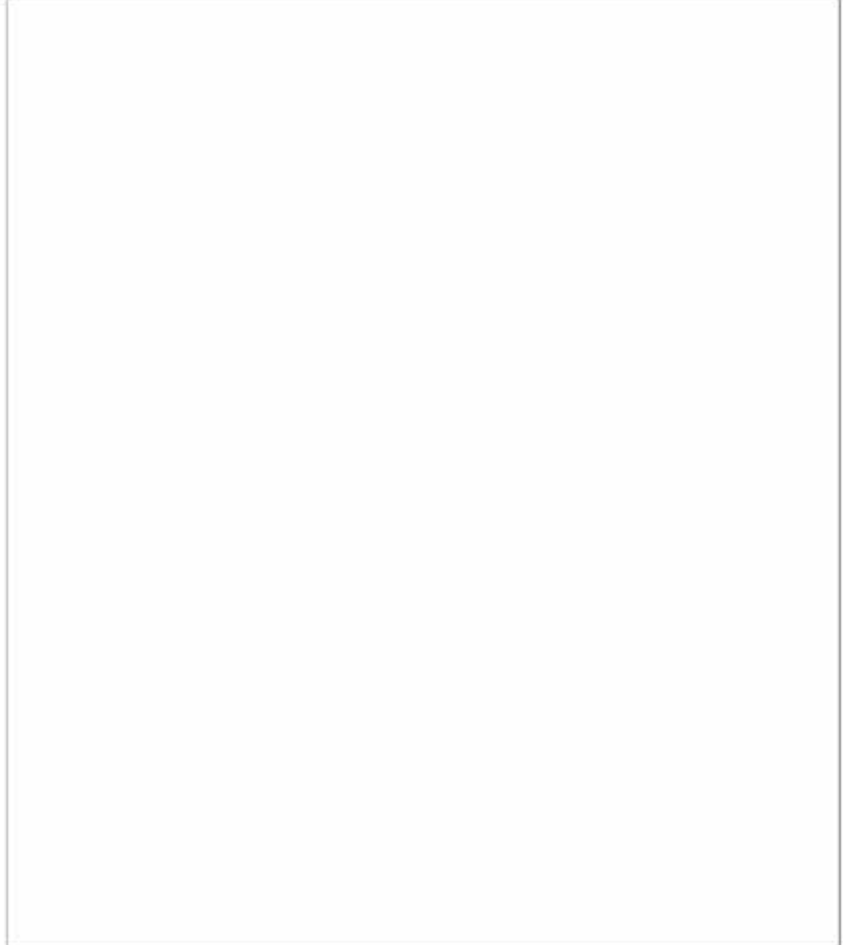




PHOTO SURVEY:  
**MAIN BUILDING A - SOUTH ELEVATION (2011): REFER SITE PLAN P31**



**WAGON HOUSE B - VIEW FROM NORTH EAST (2011): REFER TO SITE PLAN P31**

 <p>REPUBLICAN CIVIL PROTECTION AND CONSTRUCTION SERVICES PVT LTD 1000 10th Avenue Pretoria 0001</p>	<p>APPLICANT:</p>  <p>OWNER:</p>	<p>PTN 589 OF PTN 499 OF THE FARM THE WILLOWS 340 JR, NATURES VALLEY, PRETORIA</p> <p>PHRA-G HIA APPLICATION FOR ALTERATIONS, PARTIAL DEMOLITION AND ADDITIONS TO EXISTING STRUCTURES</p> <p>JULY 2011 <span style="border: 1px solid black; padding: 2px;">922</span></p>
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# Documentation required for PHRA-G application (hpa example)

<p><b>9) ADVERTISEMENT:</b> <u>Maandag 11.7.2011</u></p> <p><b>The Willows 340 JR, Ged 589 - (Ged van 499)</b> <b>KENNISGEWING</b> Die eienaar, Sabger Investments CC, beplan slopingswerk van latere aanbouings, minimale veranderinge asook aanbouings op die bestaande strukturele en buite geboue op porsie 589, 'n porsie van 499 van die plaas The Willows 340 JR, Faerie Glen, Pretoria. Enige geïntereerde en geraakte partye wat graag hulle kommentaar wil rig op die bogenoemde, word versoek om dit skriftelik te stuur aan: Provincial Heritage Resource Authority, Private Bag X33, Johannesburg, 2000/Facsimile (011) 355 2513. Sluitings datum vir kommentaar: 11 Augustus 2011 <b>340 JR/A JUL 11(HPA)183</b></p> <hr/> <p><b>The Willows 340 JR, Ptn 589 (Ptn of 499)</b> <b>NOTICE</b> Sabger Investments CC, owner of portion 589, a portion of 499, of the farm The Willows 340 JR, Faerie Glen, Pretoria, is planning to demolish later additions and do minor alterations and additions to its existing structure/s and outbuildings. Any interested and affected parties who want to comment on the abovementioned, are requested to send their comments in writing to: Provincial Heritage Resource Authority, Private Bag X33, Johannesburg, 2000/Facsimile (011) 355 2513. Closing date for comments: 11 August 2011 <b>340 JR/E JUL 11(HPA)183</b></p>	
 <p>APPLICANT: </p> <p>OWNER: </p>	<p><b>PTN 589 OF PTN 499 OF THE FARM THE WILLOWS 340 JR, NATURES VALLEY, PRETORIA</b></p> <p><b>PHRA-G HIA APPLICATION FOR ALTERATIONS, PARTIAL DEMOLITION AND ADDITIONS TO EXISTING STRUCTURES</b></p> <p>JULY 2011 </p>

# Documentation required for PHRA-G application (hpa example)

**10) NOTICES ON SITE:**



 <p>SA WATERHOOFD ENKE KONINKRIJK ENKE OP 'N WED. ADOLF NIGERDORP STR. 110 1015 CA</p> <p>SAKKELOFT 888-874478 TEL: 011 520 841888 WWW.HPARCHITECTS.CO.ZA</p>	<p>APPLICANT:</p>  <p>OWNER:</p>	<p>PTN 589 OF PTN 499 OF THE FARM THE WILLOWS 340 JR, NATURES VALLEY, PRETORIA</p> <p>PHRA-G HIA APPLICATION FOR ALTERATIONS, PARTIAL DEMOLITION AND ADDITIONS TO EXISTING STRUCTURES</p> <p>JULY 2011 </p>
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# Documentation required for PHRA-G application (hpa example)

**11) PROPOSED NEW DEVELOPMENT BY PROJECT ARCHITECT:**

sketchplan proposal  
**portion 589**  
(a portion of portion 499)  
of the farm The Willows 340,  
registration division J.R.,  
Gauteng Province



mathews & associates architects cc

 hp architects <small>111 WATERLOO AVENUE PRETORIA 001 001 PO BOX 1040 NIGHTINGALE PARK, PRETORIA 001 ARCHITECTS 082-0714278 TEL: 011-552-841985 EMAIL: info@hparch.co.za</small>	APPLICANT:  OWNER:	PTH 589 OF PTH 499 OF THE FARM THE WILLOWS 340 JR, NATURES VALLEY, PRETORIA  PHRA-G HIA APPLICATION FOR ALTERATIONS, PARTIAL DEMOLITION AND ADDITIONS TO EXISTING STRUCTURES  JULY 2011 
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# Heritage Permit (issued by PHRA-G)



**PROVINCIAL HERITAGE RESOURCES AUTHORITY - GAUTENG**

PRIVATE BAG 333, JOHANNESBURG, 2000  
38 BUKUR STREET, HHS BUILDING,  
JOHANNESBURG, 2000  
TEL: 011 355 2500 – FAX: 011 355 2878

Ref: 60/11  
Enquiries: Mr. G. Botha  
E-mail: [grant.botha@gauteng.gov.za](mailto:grant.botha@gauteng.gov.za)  
Date: 2011-09-27

HP Architects  
PO Box 66478  
Highveld Park  
0169

Per e-mail: [hpa@mwebbiz.co.za](mailto:hpa@mwebbiz.co.za)

Dear Sir/Madam

**RECORD OF DECISION: HERITAGE IMPACT ASSESSMENT APPLICATION FOR  
THE PROPOSED ALTERATIONS, PARTIAL DEMOLITION AND ADDITIONS TO  
EXISTING STRUCTURES ON PORTION 589 OF PORTION 499 OF THE FARM  
THE WILLOWS 340 JR, NATURES VALLEY, PRETORIA**

1. The above Heritage Impact Assessment (HIA) refers.
2. The Heritage Impact Assessment (HIA) Adjudication Committee evaluated the above report and AGREES with the findings as explained in the said report.
3. The approval of the proposed project is subject to the following conditions:
  - Anybody can appeal this decision within 14 days from the receipt of this letter to the above address.
  - The approval is valid for two years.
  - This ROD includes demolition approval.
  - This approval does not exempt the applicant from obtaining other necessary authority approvals as prescribed by other relevant legislation and regulations.
  - PHRAG may not be held responsible for any costs or losses incurred in the event of the suspension or retraction of this approval for any reason.

Convenor: HIA Adjudication Committee