

# GREYTON HERITAGE INVENTORY SURVEY REPORT

Compiled by



CEDAR TOWER  
SERVICES

&



For



August 2016



# TABLE OF CONTENTS

[EXECUTIVE SUMMARY](#)

[GLOSSARY AND DEFINITIONS](#)

[1. INTRODUCTION](#)

[AREA DESCRIPTION](#)

[TERMS OF REFERENCE: SURVEY OF HERITAGE RESOURCES](#)

[2. METHODOLOGY](#)

[SOURCES OF INFORMATION](#)

[DELIVERABLES](#)

[ASSUMPTIONS AND LIMITATIONS](#)

[APPROACH TO THE STUDY](#)

[HERITAGE SPECIALISTS](#)

[DECLARATION OF INDEPENDENCE](#)

[3. STATUTORY FRAMEWORK FOR THE MANAGEMENT OF SIGNIFICANT HERITAGE RESOURCES](#)

[NATIONAL HERITAGE RESOURCES ACT \(ACT 25 OF 1999\)](#)

[HERITAGE WESTERN CAPE POLICY AND GUIDELINES](#)

[MUNICIPAL POLICY AND PLANNING CONTEXT](#)

[4. GREYTON HERITAGE INVENTORY](#)

[INVENTORY OF SIGNIFICANT HERITAGE RESOURCES](#)

[5. MANAGEMENT OF HERITAGE RESOURCES](#)

[GREYTON HERITAGE GUIDELINES](#)

[WAY FORWARD \(Adapted from HWC Guideline: Grading and Implications 2016\)](#)

[6. CONCLUSIONS AND RECOMMENDATIONS](#)

[ANNEXURES](#)

[ANNEXURE 1 - References & Sources](#)

[ANNEXURE 2 - HWC Guidelines](#)

[ANNEXURE 3 - Heritage Inventory](#)

[ANNEXURE 4 - Heritage Maps](#)

[ANNEXURE 5 - TWK and HWC Contact details](#)

[ANNEXURE 6 - PPP Comments & Minutes](#)

[ANNEXURE 7 - Oak Tree Survey](#)

[ANNEXURE 8 - Existing Greyton Aesthetic Guidelines](#)



## EXECUTIVE SUMMARY

The Theewaterskloof Municipality (TWK) appointed Cedar Tower Services (Pty) Ltd, in association with Bridget O'Donoghue, to carry out the Greyton Heritage Resources Survey from April to June 2016. The survey will be used to inform the Greyton Heritage Protection Overlay Zones which will be incorporated into the Town Planning Scheme.

Greyton is a small town approximately 5km east of Genadendal in the Theewaterskloof Municipality, Overberg District Municipality. The town has over 5200 residents and the layout of the town has remained largely intact since it was established by Herbert Vigne in 1854. Greyton is known for its heritage significance and has some heritage sites of Provincial (Grade II) and high local significance (Grade IIIa). Over 300 potential heritage resources were assessed formally and documented in this survey. These sites are mainly of varying local significance (Grade IIIb and IIIc). In addition, buildings that are considered not conservation-worthy (NCW) have been recorded and described.

Greyton is characterised by its rustic charm, agricultural character and fairly modest examples of vernacular architecture. Greyton has a relatively strict set of architectural guidelines which have, for the most part, been willingly adhered to by various generations of residents who have built their homes in the town. Greyton makes an important contribution to the Theewaterskloof Municipality's economic life through tourism and a desirable real estate market. Greyton's heritage, while well-managed to date, could be undermined if development pressure and insensitive planning lead to an erosion of the qualities which draw people to Greyton. The HPOZ and this Heritage Survey will go a long way towards establishing consistent and clear guidelines for the TWK Municipality, interested and affected parties involved in the conservation of Greyton and the property owners of heritage resources.

The Greyton Heritage Survey of 2016 is the first phase of the planning process aimed at successfully establishing a Heritage Protection Overlay Zone for Greyton that is integrated with the Zoning Scheme. It is required in terms of Section 30(5) of the National Heritage Resources Act (No 25 of 1999) and is enforceable under the Land Use Planning Act (2015). The team has completed various field trips to the town, meetings and engagement with stakeholders, particularly with members of the Heritage Overlay Zone Advisory Committee. The team has also completed a thorough assessment of heritage resources identified in published literature, the National Inventory, historical aerial photography and through an aesthetic/architectural foot survey of the town for conservation-worthy buildings.

The assessment of the significance of heritage resources is an iterative process. In this regard, further research into the conservation status of the interior of homes or deeper archival research for possible heritage resources failing to meet the aesthetic or architectural components of significance would be invaluable. This research should be treated as an ongoing project by volunteers and other willing members of the Greyton Conservation Society. A firm platform and framework has been provided by the survey team through this project to ensure that Greyton's conservation efforts are provided with the appropriate tools to manage and improve their inventory over time.



## GLOSSARY AND DEFINITIONS

The approach to the definitions and application of the HIA is extracted from the National Heritage Resources Act, no 25 of 1999 and the ICOMOS Australian Burra Charter, revised in 1999.

### Adaptation

The process of adaptation introduces a sufficient degree of flexibility to the treatment of a place or resource to enable change to be managed and still fulfil conservation objectives (Kerr, Baumann). Such change should be appropriate and should not affect the cultural significance of a structure or site.

### Associations

Associations mean the special connections that exist between people and a place. Significant associations between people and a place should be respected, retained and not obscured. Opportunities for the interpretation, commemoration and celebration of these associations should be investigated and implemented.

### Archaeological resources

Material remains resulting from human activities, which are older than 100 years including artefacts, human and hominid remains and artificial features and structures, which are in a state of disuse. They may also include rock art, marine shipwrecks and structures associated with military history (NHRA).

### Authenticity

That which is genuine and not in an altered or modified state. Authenticity may reside in the fabric itself with its evidence of workmanship and age, or in the design and layout of a place or in the integrity of traditions. It may reside in use, customs, appropriate technology and ownership associated most closely with the heritage resource (Kerr, modified).

### Compatible use

Compatible use means a use that respects the cultural significance of a place. Such a use must have minimal or no impact on cultural significance.

### Context

The area around a place or heritage resource, which may include the visual catchment (Burra). (May also refer to how a resource is "read" and understood, and as a result may refer to the histories and societal values associated with it.)

### Conservation

Conservation means all the processes of looking after a place so as to retain its cultural significance.

### Contextual value



The area around a place or heritage resource, which may include the visual catchment. The context also is understood as the cumulative value associated with an object or place when read as part of a whole.

#### Cultural landscape

A physical area with natural features and elements modified due to human activity and resulting in patterns of evidence layered over time in the landscape, which give a place its distinctive spatial, historical, aesthetic, symbolic and memorable character (Lennon, Australia- modified).

#### Cultural significance

Cultural significance means aesthetic, historical, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups. The cultural significance of a place and other issues affecting its future are best understood by collecting and analysing the required information before making decisions.

#### Conservation (of heritage resources)

The processes necessary for managing heritage resources so as to retain their cultural significance. These may include protection, maintenance, preservation and sustainable use of resources and adaptive re-use. Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place. New construction, demolition, intrusions or other changes which would adversely affect the setting or its relationships are not appropriate.

#### Cultural heritage

What society inherits and attaches sufficient value to, to nurture for future generations, while at the same time recognizing the value of the past.

#### DEA&DP

Provincial Department of Environmental Affairs and Development Planning

#### Development

Physical intervention, excavation or action other than those caused by natural forces, which may change the nature or appearance of a place. Those may include construction, alteration, demolition, removal or change of use of a place or structure at a place, the removal or destruction of trees or changes to the natural topography of the land (NHRA).

#### Heritage Design Indicators

Using a combination of topography, settlement patterns and the heritage significance of cultural landscapes and built structures, a series of constraints and opportunities for appropriate new development are generated. These are used as the basis for assessing impacts of a proposal.

#### Heritage resources

Places or objects of cultural significance. (NHRA)



#### Heritage Area

Designated area of special architectural historic, social, symbolic, aesthetic/scenic character which are protected by legislative mechanisms either at a provincial or local level.

#### Heritage management

The sensitive and sustainable management of heritage resources and the application of the relevant laws within the context of development and community values (MA).

#### Heritage Impact Assessment (HIA)

A requirement of the National Heritage Resources Act (Section 38) whereby development of a certain magnitude and character require the assessment of the impact of the development on the heritage resources on the site.

#### HWC

Heritage Western Cape, the Western Cape provincial heritage resources authority established in terms of the National Heritage Resources Act, 1999 (Act 25 of 1999). "Local authority" means a municipality as defined in section 10B of the Local Government Transition Act, 1993 (Act No. 209 of 1993)

#### Intrinsic value

A heritage resource that has value in its own right, either for reasons of aesthetic, architectural and scientific excellence, or the stories and persons associated with the resource.

#### Interpretation

Interpretation means all the ways of presenting the cultural significance of a place.

#### Intangible heritage

Non-material heritage or non-material culture including traditions, oral history, ritual, ceremonies, language, popular memory and indigenous knowledge systems (NHRA).

#### National Estate

Heritage resources of South Africa, which are of cultural significance or other special value for the present community and for future generations as set out in section 3 of the NHRA

#### NHRA

The National Heritage Resources Act, Act 1999 (Act 25 of 1999)

#### Object

Any movable property of cultural significance, which may be protected in terms of the NHRA.

#### PHRA

Provincial Heritage Resources Authority. Heritage Western Cape in the Western Cape Province

#### Place



A site area or region, a building or structure, a group of buildings, an open space, including a public square, street or park, and the immediate surroundings of a place (NHRA). Place means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views (Burra Charter). The physical location of a place is part of its cultural significance. A building, work or other component of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival. Meanings denote what a place signifies, indicates, evokes or expresses. Related place means a place that contributes to the cultural significance of another place.

#### Planning authority

An office of the State, including a province, a local authority or a regional authority, which is invested with a physical planning capacity

#### Preservation

Preservation is appropriate where the existing fabric or its condition constitutes evidence of cultural significance, or where insufficient evidence is available to allow other conservation processes to be carried out.

#### PSDF

Western Cape Provincial Spatial Development Framework (2014)

#### Public monuments and memorials

(a) Erected on land belonging to any branch of central, provincial or local government, or on land belonging to any organization funded by or established in terms of the legislation of such a branch of government, or

(b) Which were paid for by public subscription, government, funds, or a public-spirited or military organization, and are on land belonging to any private individual

See the HWC Guide to Monuments and Memorials (2015)

#### SAHRA

South African Heritage Resources Agency

#### SAHRIS

South African Heritage Resources Information System

#### Setting

Setting means the area around a place, which may include the visual catchment (similar to context).

#### Significant meanings

Significant meanings including spiritual values, of a place should be respected. Opportunities for the continuation or revival of these meanings should be investigated and implemented.



## 1. INTRODUCTION

The Theewaterskloof Municipality (TWK) appointed Cedar Tower Services (Pty) Ltd, in association with Bridget O'Donoghue, to carry out the Greyton Heritage Resources Survey from April to June 2016. The survey will be used to inform the Greyton Heritage Protection Overlay Zone which will be incorporated in the Town Planning Scheme.

## AREA DESCRIPTION

Greyton is a small town approximately 5km east of Genadendal in the Theewaterskloof Municipality, Overberg District Municipality. The town has over 5200 residents (TWK 2012), many of whom live in the township of Heuvelkroon that was established through the Group Areas Act (1950). Heuvelkroon lies at the western entrance to Greyton and is on the southern section of Boschmanskloof, a mountain kloof that is partly under the administration of Genadendal.

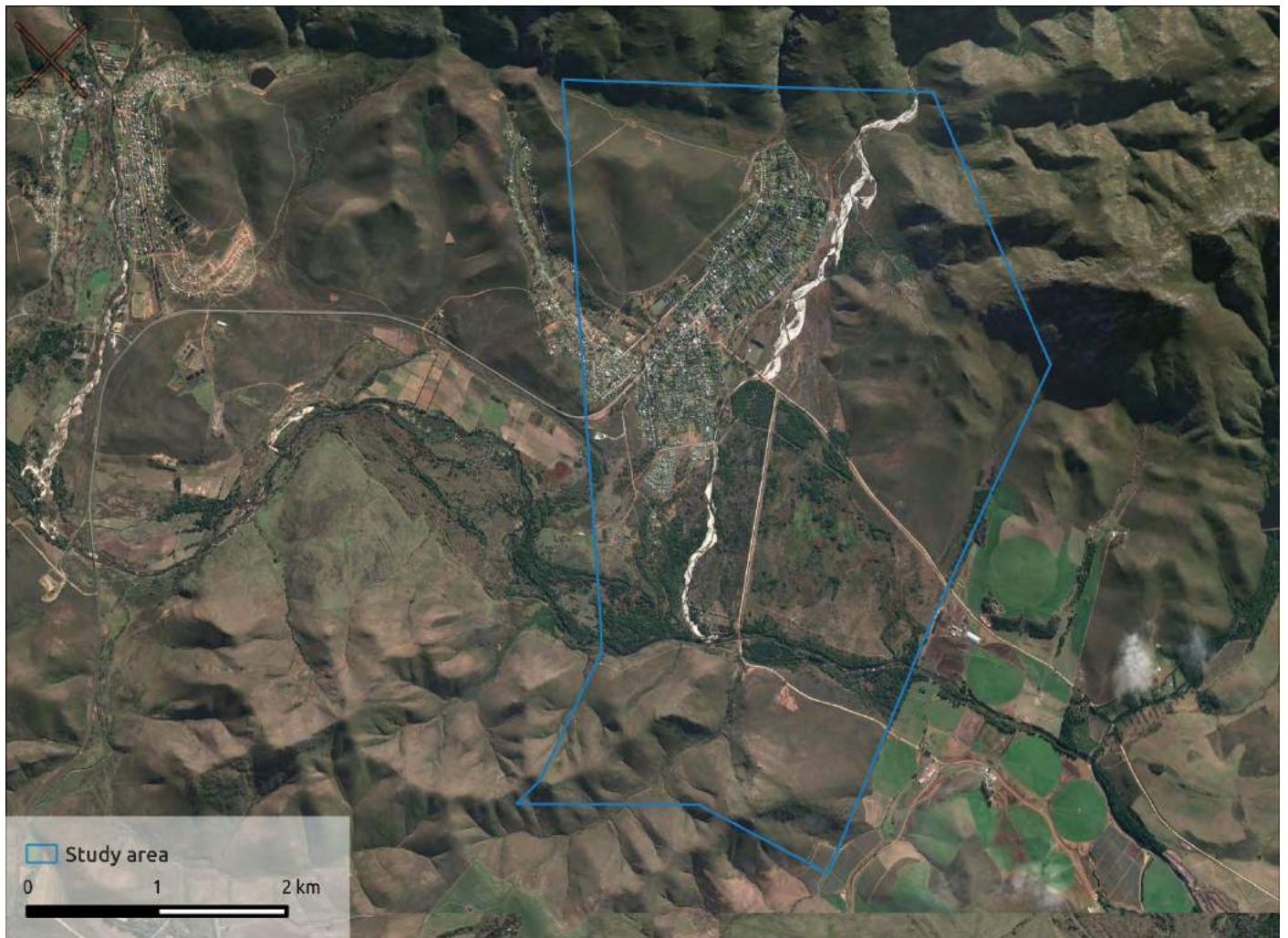


Figure 1: Study Area





Greyton is about 2 hours drive from Cape Town on the N2 and the R406 which is tarred all the way into the centre of Greyton. The R406 continues onto Riviersonderend as a gravel road from Greyton. The town has established itself as a popular retirement and tourist destination with a variety of accommodation options, restaurants and recreational activities.

The town has majestic views of the Cape Fold Belt mountains within the Riviersonderend Mountain Catchment Area that border the north and north-east of the town. The town is nestled between these mountains and the foothills of the Fold Belt to the south with the Riviersonderend River running roughly west-east along the southern perimeter of Genadendal and Greyton. The Gobos River, a tributary of the Riviersonderend, flows down from the Fold Belt along the eastern edge of Greyton.

The town was established in 1854 by Herbert Vigne on the farm, Weltevreden (see Figure 2). The village was divided into various freehold agricultural plots and shared commonage grounds surrounding Greyton. The layout of Greyton has remained largely intact since then. Greyton was named after Sir George Grey who was the Governor of the Cape at the time.

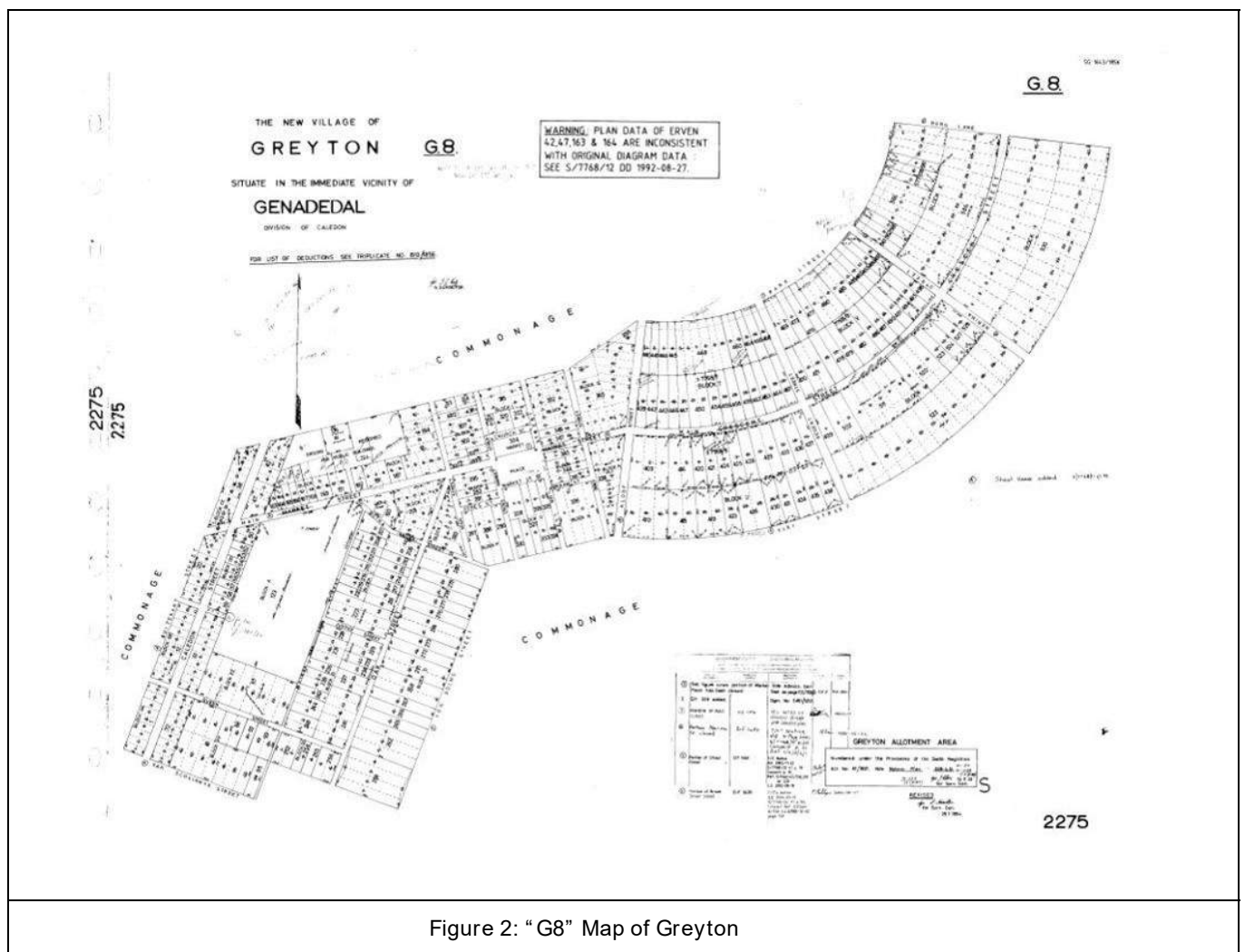


Figure 2: "G8" Map of Greyton



## TERMS OF REFERENCE: SURVEY OF HERITAGE RESOURCES

The scope of work of this Heritage Survey as defined in the proposal requested by the Theewaterskloof Municipality is as follows:

1. Identification of a core heritage precinct within the Greyton village.
2. Identification of secondary heritage nodes/corridors within the Greyton village.
3. Identification of key heritage elements within the Greyton village that include, but not limited to the following:
  - 3.1 Aesthetics
  - 3.2 Architectural character
  - 3.3 Built form
  - 3.4 Cultural elements
  - 3.5 Planted landscape features
  - 3.6 Natural features of cultural value
  - 3.7 Public open spaces (commonage area)
  - 3.8 Leiwaterriculation system
  - 3.9 Identification and grading of key heritage buildings

The aim of the Heritage Survey is ultimately to inform the finalisation of the Greyton heritage overlay zones which are in the process of being developed by Theewaterskloof Municipality.

## 2. METHODOLOGY

The survey comprises of the following sections:

- Desktop research
- Field assessment
- Stakeholder consultation
- Compilation of digital database of the heritage inventory

### Desktop research

Desktop and preparatory work for the survey included existing heritage data in the National Inventory available on SAHRIS and an assessment of published and some unpublished work done in Greyton. Members of the Greyton Aesthetics Committee were extremely helpful in providing access to resources they had at their disposal. The heritage survey by Prof. Joe Kemp and his students, conducted in the early 2000s, was particularly useful. Previous heritage surveys conducted elsewhere which have been approved by Heritage Western Cape were also consulted.

### Field Assessment and assessment of significance

Greyton was visited on three occasions to assess heritage resources of significance. This was dominated by a built environment survey of structures. CTS focussed on assessing the structures evident in the 1938 and 1961 aerial photographs. In addition, specific attention was given to structures older than 60 years protected by the NHRA in order to assess their significance in terms of the grading guidelines issued by HWC in March 2016. Site record forms for each significant heritage resource were captured in the field by hand and later digitised and mapped by CTS.



Importantly, buildings which were deemed as 'Not Conservation Worthy' or NCW, were recorded in order to provide the information required for HWC to investigate the lifting of the requirements of section 34(1) of the NHRA for permit applications to Heritage Western Cape for alterations or additions in terms of section 34(3) of the NHRA. The field survey also addressed the agricultural quality and sense of place of Greyton, including trees, streetscapes and the urban morphology of the town.

#### Stakeholder consultation

Extensive consultation has taken place with the conservation body registered with HWC in line with HWC's requirements. The Greyton Conservation Society is the only conservation body currently registered with HWC within the study area. The Greyton Aesthetic Advisory Committee, with whom the team constantly interacted, is part of the Greyton Conservation Society. A Public Participation meeting held on 1 August 2016 took place in Greyton to present the preliminary findings of the survey before finalising the heritage inventory for submission to TWK and HWC (see Annexure 6).

#### Compilation of digital database of heritage inventory

The compilation of the heritage inventory includes all heritage resources identified in the specific area of study. This information must comply with the format set out by SAHRA according to s. 39 of the NHRA. All photographic and written records have been summarised in a spreadsheet and submitted to HWC with the geographical data in shapefile format. All heritage resources worthy of conservation have also been uploaded to SAHRIS and are available to any member of the public online at no charge. Summary maps of the areas surveyed with the relevant breakdown of the grading process have been provided in the report in fulfilment of the Terms of Reference.

Any completed phase of a Heritage Inventory must be submitted to Heritage Western Cape for approval. HWC will assess the Heritage Inventory for accuracy, completeness and for the appropriateness of the proposed gradings. This is done by the HWC Inventories, Grading and Interpretations Committee (IGIC). Based on the information contained in the Heritage Inventory, HWC's IGIC will recommend heritage resources for inclusion on the Heritage Register, and Heritage Areas for designation. HWC's Council, in discussion with the relevant Local Authority, will determine which of the recommended heritage resources from the Heritage Inventory are gazetted as part of the Heritage Register, and which Heritage Areas become designated.

## SOURCES OF INFORMATION

The sources used for the compilation of the Heritage Survey and the related report are:

- Existing reports and articles (many are fairly anecdotal) related to the history and heritage of Greyton
- Aerial photographs dating to 1938, 1961, 1973 and 1983. These images were collected from the National Geo-spatial Information Unit of the Department of Rural Development. High resolution versions of the 1938 and 1961 surveys were also obtained
- Previous heritage surveys and conservation studies conducted in the area
- Previous Heritage Impact Assessments conducted within the study area which have been uploaded to SAHRIS
- Input provided by the Theewaterskloof Municipality, members of the Greyton Aesthetics Advisory Committee and members of the public that were interviewed during the field survey.



## DELIVERABLES

The deliverables for the project are as follows:

- The submission of a report which covers the methodologies and datasets for the survey which meets the requirements stipulated in the Terms of Reference set out by Theewaterskloof Municipality
- A Heritage Inventory which provides Information (in digital format) for each site identified during the survey. This includes digitised recording sheets and selected images for each resource, a digital photograph archive, Google Street View archive, proposed heritage gradings and appropriate management levels and additional specific notes. The inventory will be uploaded to SAHRIS so that it is freely accessible online and an HWC compatible spreadsheet listing must form part of the submission pack.
- Mapping of core heritage areas
- Mapping of secondary nodes and corridors
- Mapping of all heritage resources (mostly structures) identified in Greyton and graded according to significance
- Identification of the key heritage elements within the town
- Record of all meetings with registered conservation bodies, relevant people and officials
- Heritage resources of Greyton captured in GIS format
- Submission and approval process of the inventory to Heritage Western Cape

## ASSUMPTIONS AND LIMITATIONS

It is assumed that the project information provided by the client is accurate and up to date at the time of finalising the survey report.

All structures older than 60 years will be recorded, graded and mapped. Other buildings younger than 60 years will not necessarily be recorded unless they are deemed as conservation worthy.

This study is also largely limited to the built environment heritage resources of Greyton and guidance to formulating their appropriate management controls. A full Stone Age archaeological survey and palaeontological assessment of neighbouring, undeveloped areas within the study area was not feasible within this brief. However, these resources may be encountered should areas around Greyton be developed in the future and the Heritage Impact Assessment process under s. 38 of the NHRA should deal sufficiently with the future identification, mitigation and possible formal protection of these kinds of heritage resources.

## APPROACH TO THE STUDY

The approach to the identification of heritage resources within Greyton follows the following principles:

1. Identification of both 'natural' and 'cultural' sites and landscapes
2. Consideration of heritage resources within the historical setting
3. Cultural diversity is the recognition that heritage places and practices are understood differently by people in the search for community identity, and that this is a dynamic process which changes over time. Heritage policy and management must allow for this kind of diversity and contestation over heritage, while seeking to be representative of the broader range of places and practices that may be meaningful to people.



## HERITAGE SPECIALISTS

The project team comprises of the following heritage specialists:

- Nicholas Wiltshire,
- Mariagrazia Galimberti
- Bridget O'Donoghue

Nicholas Wiltshire has more than 10 years of heritage management experience and has a MSc in Archaeology from the University of Cape Town. Nic has worked both at SAHRA and HWC and developed SAHRIS, South Africa's national heritage management system. He was also involved in the nomination and declaration of HWC's first Provincial Heritage Site in 2009, Cape Deseada/Baboon Point and the PHS nomination of Pinnacle Point. He has been involved in systematic archaeological surveys of the Cederberg and West Coast region since 2008 with the eastern Cederberg Rock Art Group (eCRAG) led by Dr Janette Deacon. He has worked on similar heritage projects such as the Heritage component of the Strategic Environmental Assessment for power line corridors for Eskom and the heritage survey for the Saldanha Bay Municipality in collaboration with Bridget O'Donoghue. He is an accredited member of the Association of Professional Heritage Practitioners (APHP) and a member of the Association of Southern African Professional Archaeologists (ASAPA).

Mariagrazia Galimberti has a BA(Hons) in preservation of Cultural Heritage from the University of Venice, a MSc in Archaeological Science from the University of Oxford and a PhD in Archaeology from the University of Cape Town. Grazia worked as a heritage officer at SAHRA for five years and is the Heritage Executive for Cedar Tower Services. She has worked with Bridget O'Donoghue on the Saldanha Bay Municipality heritage survey and contributed to the Heritage component of the Strategic Environmental Assessment for power line corridors for Eskom. She is also the project lead for the development of a Cultural Mapping Methodology for the City of Cape Town. Grazia is currently serving on HWC's Archaeology, Palaeontology & Meteorites Committee. She is a member of the Association of Southern African Professional Archaeologist (ASAPA).

Bridget O'Donoghue has a Bachelor's degree in Architecture and an MPhil degree (Environmental Science) from the University of Cape Town. She is a registered Architect with the South African Council for the Architectural Profession (SACAP), an accredited member of the Association of Professional Heritage Practitioners (APHP), committee member of the Vernacular Architecture Society of South Africa (VASSA) and a member of the South African affiliate of the International Association of Impact Assessors (IAIASa) and DOCOMOMOSA. Bridget is a specialist heritage practitioner with 15 years experience in the field of heritage management. Prior to establishing her own consultancy in 2007, Bridget worked for the City of Cape Town in the Environmental and Heritage Resources Management division. Bridget's experience in heritage surveys, amongst others, includes:

- Survey of the City of Cape Town's heritage resources between June 2013 – June 2015. This project required the reassessment of all existing heritage resources and appropriate gradings according to the NHRA.
- Survey of Durbanville, in association with Peter Butgens (for the City of Cape Town)
- Survey of Mamre (for the City of Cape Town)



- Review of the existing Heritage Area boundaries for Woodstock, Observatory, Mowbray and Rondebosch (for the City of Cape Town)
- Survey of Monuments, Memorials and Plaques within the City of Cape Town.

## DECLARATION OF INDEPENDENCE

This is to confirm that Nicholas Wiltshire, Mariagrazia Galimberti and Bridget O'Donoghue are responsible for undertaking the survey and are independent and have no vested or financial interest in the result of the identification of significant heritage resources.

## 3. STATUTORY FRAMEWORK FOR THE MANAGEMENT OF SIGNIFICANT HERITAGE RESOURCES

### PROVINCIAL SPATIAL DEVELOPMENT FRAMEWORK (PSDF, 2014)

The Spatial Planning and Land Use Management Act (SPLUMA) was promulgated in 2013. This was followed by the Western Cape Land Use Planning Act (LUPA) promulgated in 2014. Later in 2014, DEADP finalised the Provincial Spatial Development Framework. This framework updated Provincial spatial development policies and guidelines, and includes for the first time an Inventory and Policy Framework for Heritage and Scenic Resources (Winter and Oberholzer, 2014) which improves the integration between heritage and planning contexts.

In terms of Spatial Policy 1 of the PSDF (2014), the “Provincial Sense of Place, Heritage and Cultural Landscapes” must be protected, managed and enhanced. In terms of the PSDF (2014), Greyton falls into the category of “small towns, villages and hamlets, i.e. those most vulnerable at a Provincial or regional scale” In terms of the PSDF (2014), the special qualities of such a town are informed by the underlying logic and settlement structure of that town. This can be informed by:

- Landscape setting and edge conditions, e.g. topographical containment, agricultural edges
- Scale and hierarchy, e.g. town, village and hamlet
- Geometry, e.g. linear, grid and informal
- Grain and texture, e.g. subdivision, street blocks, setbacks, built form
- Distinctive rural morphology, e.g. river farmlands, agricultural allotments
- Public realm, e.g. main street, public spaces
- Planting patterns and role of water, e.g. Leiwater

### NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

The NHRA serves as the controlling legal framework for heritage management in South Africa. South African heritage legislation is broad ranging and provides theoretical protection to all categories of heritage. The Act lays down general principles for governing heritage resources management throughout South Africa and provides for the identification, assessment, and management of the heritage resources of the country. A heritage resource is described as “any place or object of cultural significance” (NHRA Section 26 [xvi]). Heritage resources significant enough to be considered part of the national “estate” in Section 3(2) of the NHRA may include, inter alia:



1. Places, buildings, structures and equipment of cultural significance
2. Places to which oral traditions are attached or which are associated with living heritage;
3. Historical settlements and townscapes;
4. Landscapes and natural features of cultural significance;
5. Geological sites of scientific or cultural importance;
6. Archaeological sites and objects;
7. Graves and burial grounds;
8. Sites of significance relating to the history of slavery in South Africa;
9. Moveable objects including military objects, fine art, books, records, documents, archaeological and paleontological objects, and materials.

Cultural heritage significance means aesthetic, historical, scientific, architectural, spiritual, technological and/or social significance. The process of deciding why and whether a place is of heritage significance is called a heritage assessment. Understanding heritage significance is essential to making sound decisions about the future of the heritage resource, to assess development proposals and to ensure the appropriate level of heritage management is arranged.

Assessment of the heritage value or significance of places and objects and ensuring adequate legal protection follows a clear sequence of actions, as follows:

- Identification of places and objects that have apparent value in heritage terms;
- Identification of significant factors that make the place or object valuable in heritage terms;
- Assessment of significance using heritage assessment criteria;
- Determination of degree of significance of the place or object (grading);
- Assignment of the appropriate level of formal legal protection and management by the relevant heritage authority

A culturally significant resource or site is considered part of the national estate if it has cultural significance or any other special values due to:

- Its importance to the community, or pattern of South Africa's history;
- Its possession of uncommon, rare or endangered aspects of South Africa's natural or cultural history;
- 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 at a particular period;
- Its strong association with a particular community or cultural group for social, cultural or spiritual reasons;
- Its strong and special association with the life or work of a person, group or organisation of importance in the history of South Africa;
- Sites of significance in relation to the history of slavery

The NHRA provides formal protections for National and Provincial Heritage Sites. Such sites must be declared by way of a notice in either the Government or Provincial Gazette. Provincial heritage resources authorities must compile and maintain a heritage register listing the heritage resources in



the province which they consider conservation worthy. The Act provides for the protection of heritage resources that have not been formally protected.

The South African Heritage Resources Agency (SAHRA) has, in terms of Section 7(1) of the NHRA, published regulations providing for grading systems and heritage resources assessment criteria (Government Gazette No. 24893. Government Notice No. 694 dated 30 May 2003). These set out the criteria which should be applied in assessing the significance of heritage resources for Grade I, II and III heritage resources, namely:

1. Grade I: Heritage resources with qualities so exceptional that they are of special national significance;
2. Grade II: Heritage resources which, although forming part of the national estate, can be considered to have special qualities which make them significant within the context of a province or a region; and
3. Grade III: Other heritage resources worthy of conservation, and which prescribes heritage resources assessment criteria, consistent with the criteria set out in section 3(3), which must be used by a heritage resources authority or a local authority to assess the intrinsic, comparative and contextual significance of a heritage resource and the relative benefits and costs of its protection, so that the appropriate level of grading of the resource and the consequent responsibility for its management may be allocated in terms of section 8.

## HERITAGE WESTERN CAPE POLICY AND GUIDELINES

The following Provincial guidelines are of relevance to the survey and management of heritage resources:

### Policy for marking Protected sites (29 August 2012)

HWC adopted a policy for the erection of badges marking sites that are formally protected. This was a precursor to the implementation of the new badges for the marking of Provincial Heritage Sites. This has implications for all former National Monuments which, once graded as Grade II, should have the HWC Provincial Heritage Site badge.

### Guidelines for Public Monuments and Memorials (26 August 2015)

Public monuments and memorials which have cultural significance or special value and are therefore considered to be part of the national estate. They are protected as heritage resources (section 27 or 37) and managed, generally, through placement on the heritage register. This guideline recognizes the ability of public monuments and memorials to reflect the whole of South Africa's history and to express the identity of the nation, which includes different cultural groups.

### Grading: Purpose and Management Implications (Approved by HWC Council: 16 March 2016, Annexure 2)

In terms of section 8(4) of the National Heritage Resources Act, "A local authority is responsible for the identification and management of Grade III heritage resources and heritage resources which are deemed to fall within their competence in terms of this Act". Registered Conservation Bodies play an extremely important role in assisting with the identification of heritage resources which are important to the community, and can provide local knowledge in determining their significance. The benefits to Local Authorities in implementing heritage management in terms of the NHRA include the protection





of local resources, giving certainty to local property owners as to what is and is not protected, and enabling them to have their applications dealt with at a local level. The specific management tools discussed in the guideline include Grading (NHRA Sections 7 and 8), Surveys (NHRA Section 30), Heritage Registers (NHRA Section 30) and Heritage Areas (NHRA Section 31) (refer to Annexure 2 for complete Guideline).

Grading is an important step in the process towards the formal protection of a heritage resource, such as the declaration of a National Heritage Site, Provincial Heritage Site, or, in the case of Grade III heritage resources, the placing of a resource on the Heritage Register. It is not an end in itself, but a means of establishing an appropriate level of management for the process of future formal protection.

Heritage resources can be:

**Graded:** The Heritage Authority has applied its mind in order to determine a grading for the resource or sufficient information is available to determine the grading in terms of section 3(3) of the NHRA.

**Not yet graded:** The Heritage Authority has not yet applied its mind in order to determine a grading for the resource or there is not, yet, sufficient information to determine the grading.

**NCW:** Not conservation-worthy. The Heritage Authority has applied its mind and the resource does not have enough heritage significance to be included in the National Estate, i.e. Insufficient Heritage Significance or “Ungradeable”. This category is important as not all old places or structures are significant in terms of the NHRA.

Resources graded as Grade III can in turn be graded as:

- **Grade IIIa:** This grading is applied to buildings and sites that have sufficient intrinsic significance to be regarded as local heritage resources; and are significant enough to warrant that any alteration is regulated. Such buildings and sites may be representative, being excellent examples of their kind, or may be rare. In either case, they should receive maximum protection at local level.
- **Grade IIIb:** This grading is applied to buildings and/or sites of a marginally lesser significance than Grade IIIA and/or of lesser quality. Such buildings and sites may have similar significances to those of a Grade IIIA building or site, but to a lesser degree. Like Grade IIIA buildings and sites, such buildings and sites may be representative, being excellent examples of their kind, or may be rare, but less so than Grade IIIA examples. They would receive less stringent protection than Grade IIIA buildings and sites at local level, and in this context, internal alterations should not be regulated.
- **Grade IIIc:** This grading is applied to buildings and/or sites whose significance is, in large part, a significance that contributes to the character or significance of the environs.

## MUNICIPAL POLICY AND PLANNING CONTEXT

Greyton falls under the management of the Theewaterskloof Municipality (TWK). The Western Cape Department of Environmental Affairs and Development Planning (DEA&DP) approved TWK's



latest Spatial Development Framework (SDF) in February 2013. Subsequently, TWK is in the process of combining different zoning schemes in the municipality into one Integrated Zoning Scheme (IZS) in terms of section 10(3)d of the Land Use Planning Act (LUPA, 2014), SPLUMA (2013), and the TWK Municipality By-law on Land Use Planning.

This Heritage Survey is a key informant into the proposed Heritage Protection Overlay Zone (HPOZ) for Greyton which will be done according to the guidelines stipulated in Chapter 15.4 of the Integrated Zoning Scheme of Theewaterskloof Municipality.

“This zone is to address place specific land use issues that is experienced in Greyton, where a host of special needs exist, like the preservation of architecture; visual landscape; visual impressions; the right or not to subdivide; the right or not to capitalise on the tourist market etc. The end product must give clear guidelines to the Land Use Planning Department of the Local Authority by which they can defend their decisions, while striving to stimulate Greyton economically, but also to make sure that the integrity of Greyton, which is the real drive behind its popularity, be preserved.” TWK website, 2016<sup>1</sup>

Some HPOZs in other areas such as Cape Town have come into place from previous protected areas and heritage conservation areas protected in terms of Sections 27, 28, 30 and 31 of the NHRA. By clearly demarcating the HPOZs in the Zoning Scheme, TWK is better placed to effectively manage heritage resources in coordination with HWC. Property owners are also provided with guidance regarding their responsibilities, opportunities and constraints with respect to the heritage status of their properties and the environs.

One of the future outcomes envisaged for Greyton’s heritage inventory and HPOZ is to sufficiently satisfy Heritage Western Cape’s requirements that all significant heritage resources have been correctly graded and lodged with SAHRA’s National Inventory. The general protections of Section 34 of the NHRA, namely that buildings older than 60 years require a permit for alterations, additions or demolitions, may then be lifted for buildings deemed as not conservation-worthy.

## 4. GREYTON HERITAGE INVENTORY

### STATEMENT OF SIGNIFICANCE

Greyton is a small town approximately 5km east of Genadendal in the Theewaterskloof Municipality, Overberg District Municipality. The town has over 5200 residents and the layout of the town has remained largely intact since it was established by Herbert Vigne in 1854.

In terms of the PSDF (2014), Greyton falls in the category of a Historical Settlement situated in a fertile and well-watered valley foot slopes enjoying a concentration of agricultural settlement since early colonial times. Greyton is situated between the slopes of the Riviersonderend Mountain Catchment Area and the Gobosrivier. This landscape setting has greatly influenced the layout and structure of the town. Most of Greyton’s erven are long and linear in shape and conform to the contours of the Riviersonderend Mountain Catchment Area. The short ends of the linear erven front

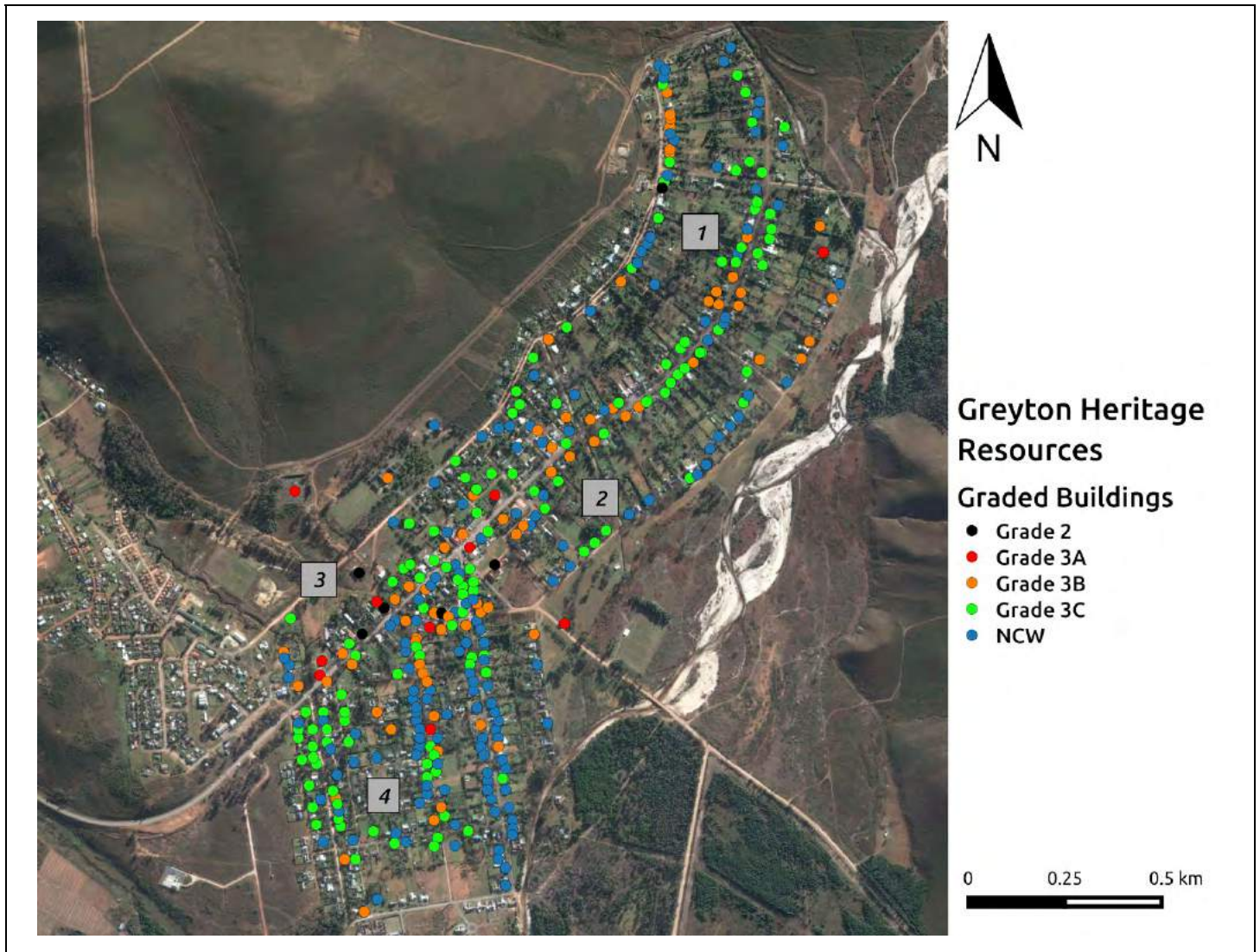
---

<sup>1</sup> <http://www.twk.org.za/town-planning>





## INVENTORY OF SIGNIFICANT HERITAGE RESOURCES



Graded Heritage Resources with respect to Aesthetics, Architectural character, Built form, Cultural elements & Identification and grading of key heritage buildings

Figure 2. Overview map of Greyton showing buildings and structures graded according to their significance (see figures 3-6 for close-up views).

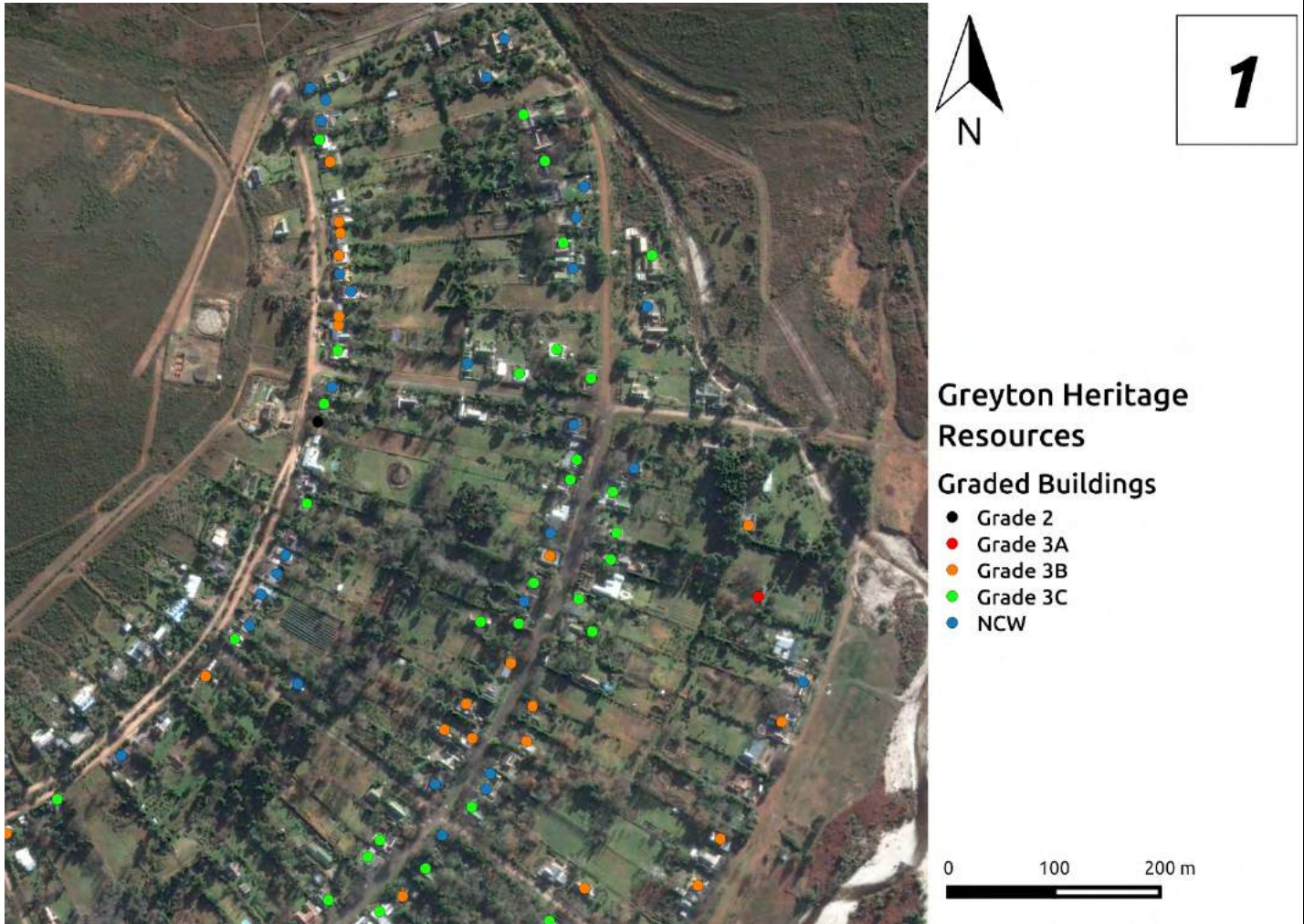
### Important Points

- The buildings of cultural significance consist of commercial, institutional and residential buildings that are graded in terms of section 7 of the NHRA
- Many significant buildings have retained a high level of intactness, particularly vernacular residential buildings. Some of these buildings should be closely inspected (exterior and interior) and documented
- The form and position of the historic buildings are important and form a harmonious urban typology in the village
- Most buildings are simple in form with double pitched roofs of one and a half storeys (i.e. loft height)
- The majority of buildings are positioned parallel to the streets on the street edges
- The major buildings are situated in important and central locations within the village, such as the churches and certain commercial buildings
- The Greyton Urban Study completed in September 2000 contains building typological elements that should be included in the development guidelines





- Development guidelines should be revised to include the recommendations and findings made in this Heritage Survey and must include guidelines that will prevent large, ostentatious buildings that are not in keeping with the character of Greyton
- It is imperative to retain the scale of buildings, both in height and width
- All boundary definitions should be kept low using a variety of timber, wire fencing and vegetation



### Graded Heritage Resources

Figure 3. Buildings and structures within the northernmost portion of Greyton (inset 1 in Figure 2) graded according to their significance.



2

### Greyton Heritage Resources

#### Graded Buildings

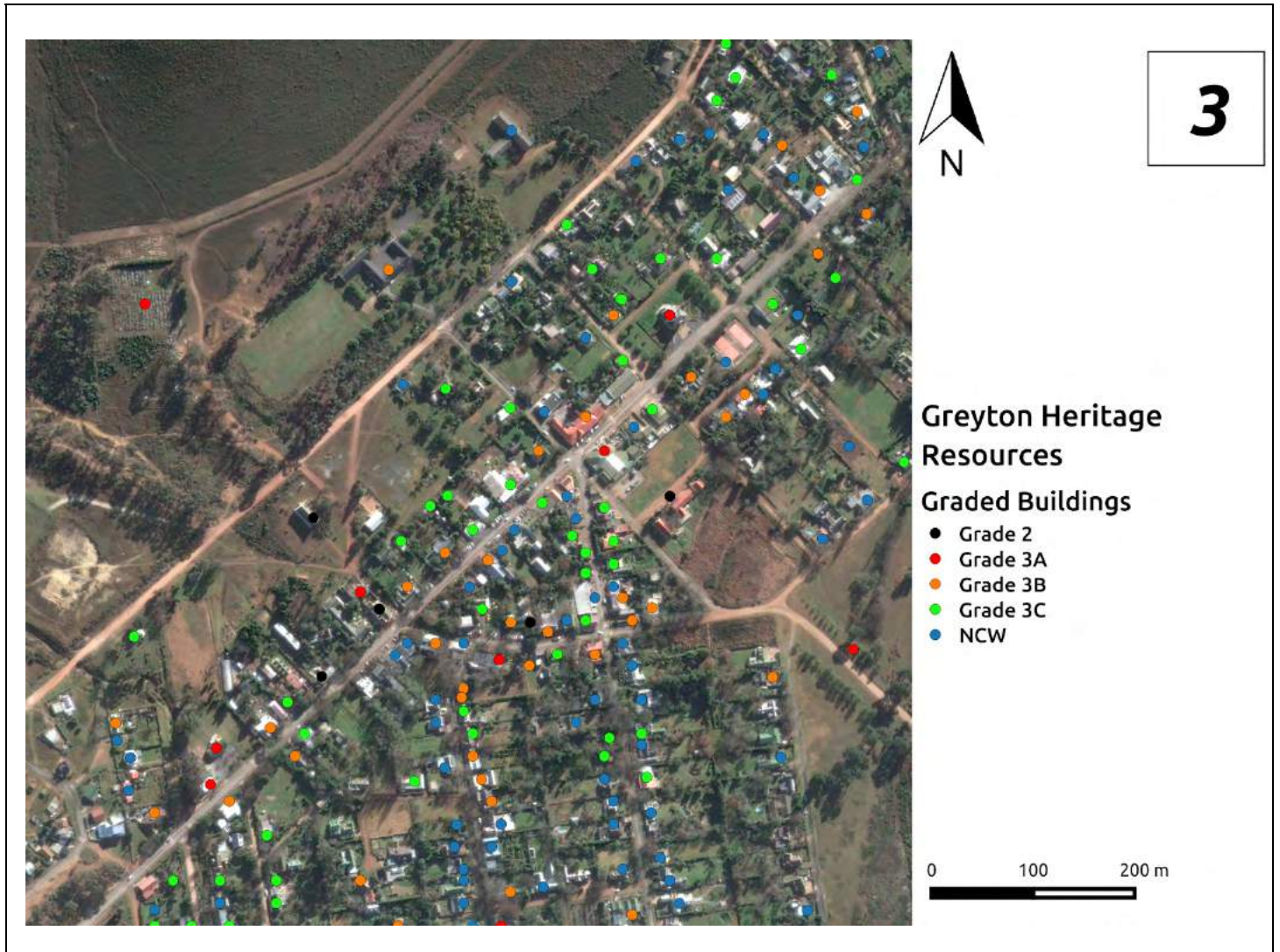
- Grade 2
- Grade 3A
- Grade 3B
- Grade 3C
- NCW

0 100 200 m

### Graded Heritage Resources

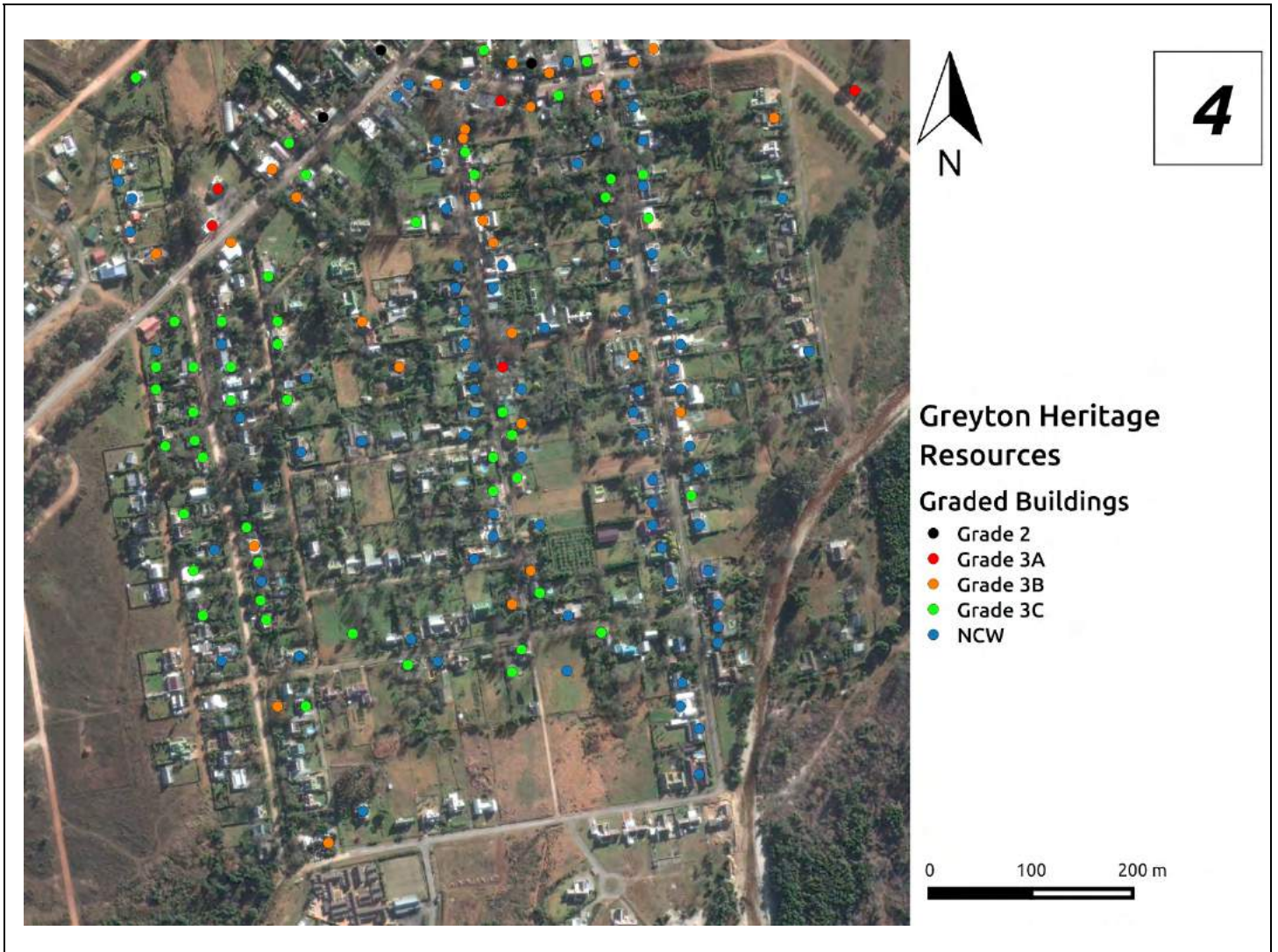
Figure 4. Buildings and structures within the south-eastern portion of Greyton (inset 2 in Figure 2) graded according to their significance.





### Graded Heritage Resources

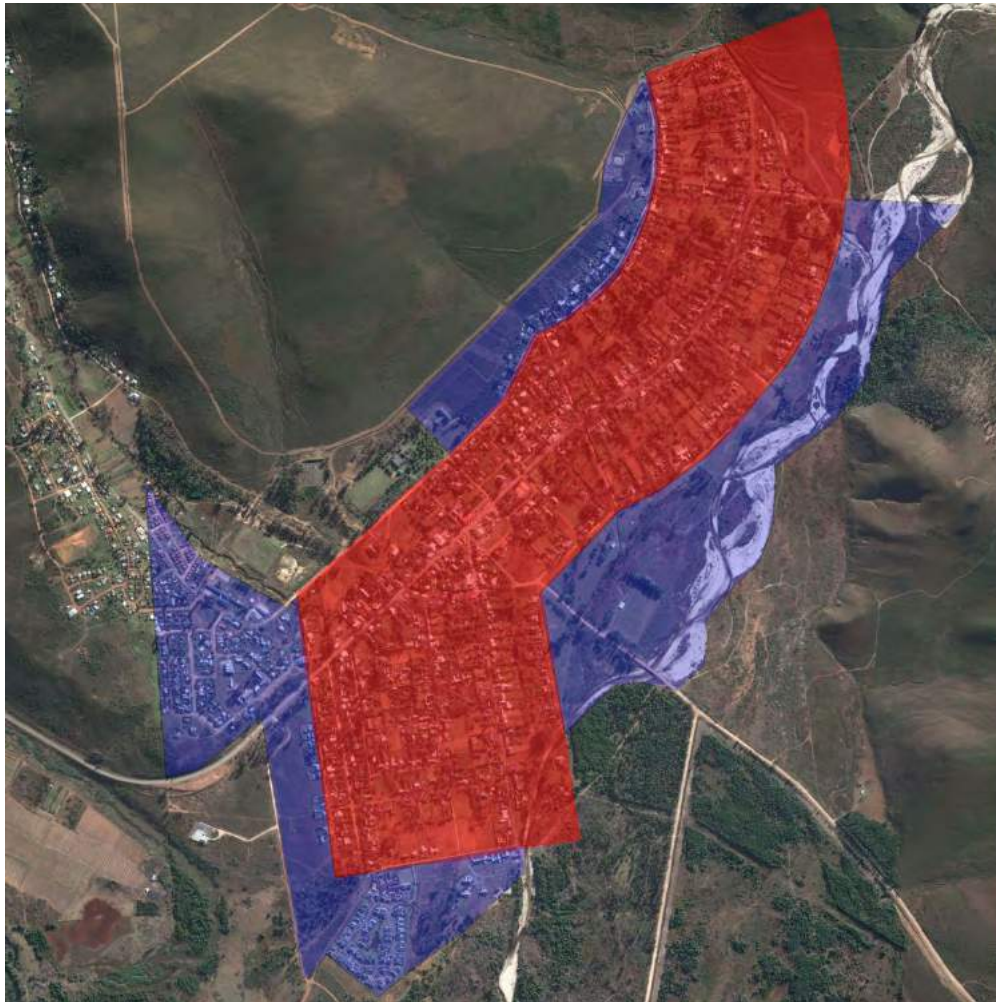
Figure 5. Buildings and structures within the central portion of Greyton (inset 3 in Figure 2) graded according to their significance.



### Graded Heritage Resources

Figure 6. Buildings and structures within the southern portion of Greyton (inset 4 in Figure 2) graded according to their significance.





### Greyton Heritage Protection Overlay Zone

- Proposed Core Heritage Precinct
- Proposed Secondary Heritage Precinct

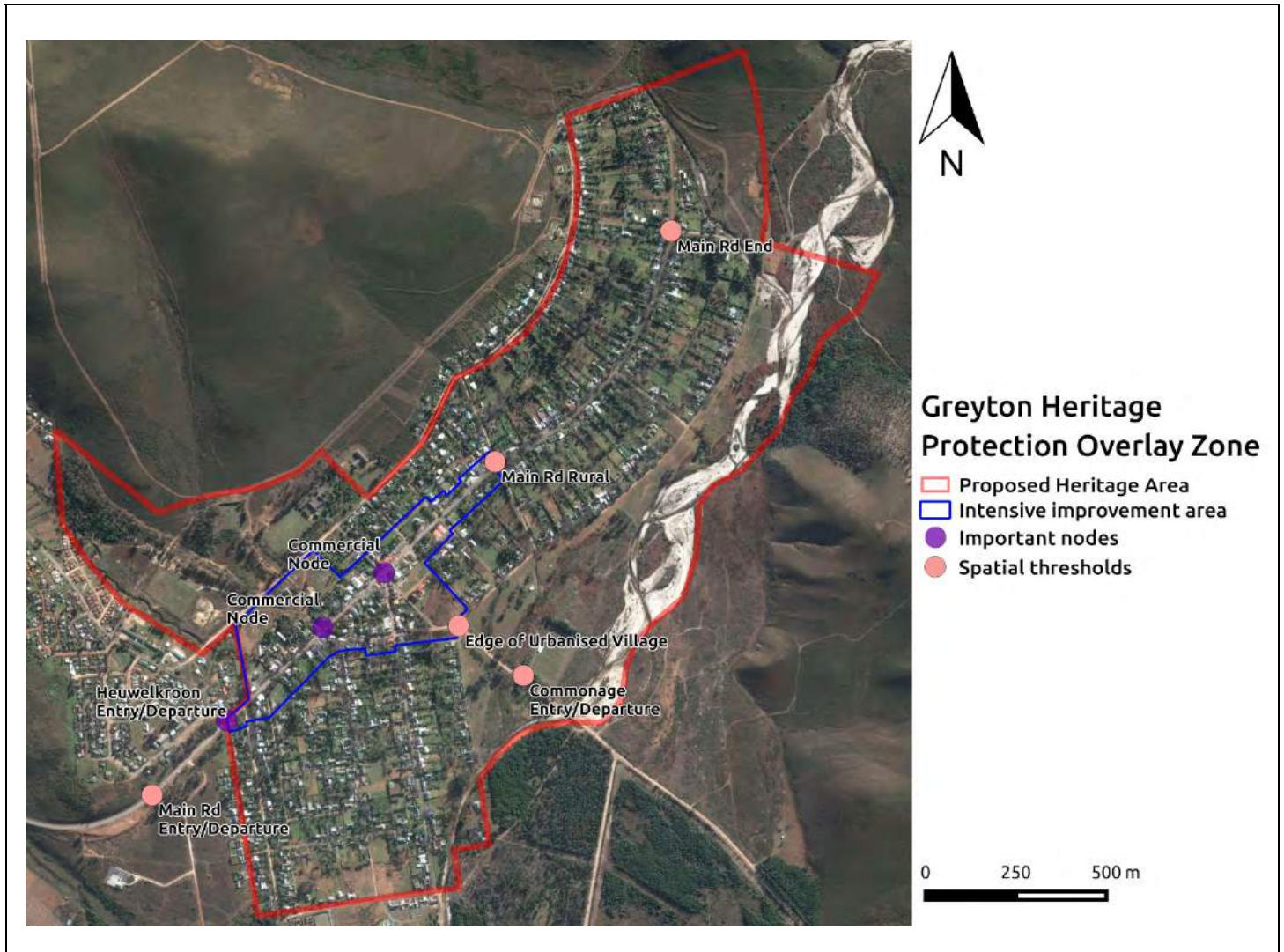
0 0.5 1 km

#### Core Heritage Precinct & Proposed HPOZ

Figure 7. Core Heritage Precinct shaded in red encompassing the proposed Heritage Protection Overlay Zone and heritage buffer areas in blue.

#### Important Points

- The core heritage precinct and the outline of the proposed HPOZ covers Greyton's original 1854 layout.
- Developments such as the housing estate south of Van Schalkwyk Street in heritage buffer areas must take the core heritage precinct into account and not lower significance of the resource through insensitive architectural styles or scale.



### Secondary heritage nodes/corridors

Figure 8. Important nodes, spatial thresholds, sensitive undeveloped land and intensive improvement area for Greyton.

#### Important Points

- Spatial thresholds have been identified in areas that act as gateways and hubs in Greyton. It is important to control signage and inappropriate developments around these nodes
- Important nodes have been identified at the junction of Main and DS Botha and Main and Oak. These nodes possess a combination of strong heritage, tourism and commercial elements and must be carefully managed

#### Planted landscape features

##### Important Points

- There are many mature trees on sites and road reserves that need to be managed and retained
- Greyton has a variety of trees that gives the village an arboreal character
- The Greyton Urban Design Study in 2000 has good advice on future planting of trees
- Trees should be continually planted in Greyton – possibly at an annual winter arbor day event organized by the community
- A Landscape Masterplan is recommended – possibly compiled by UCT's Landscape Architect students (eg headed by a landscape architect)
- A study on Greyton's trees has been completed but not mapped in GIS friendly format. This could inform the Landscape Masterplan (See Annexure 7)





### Greyton Leiwater System

— Leiwater infrastructure

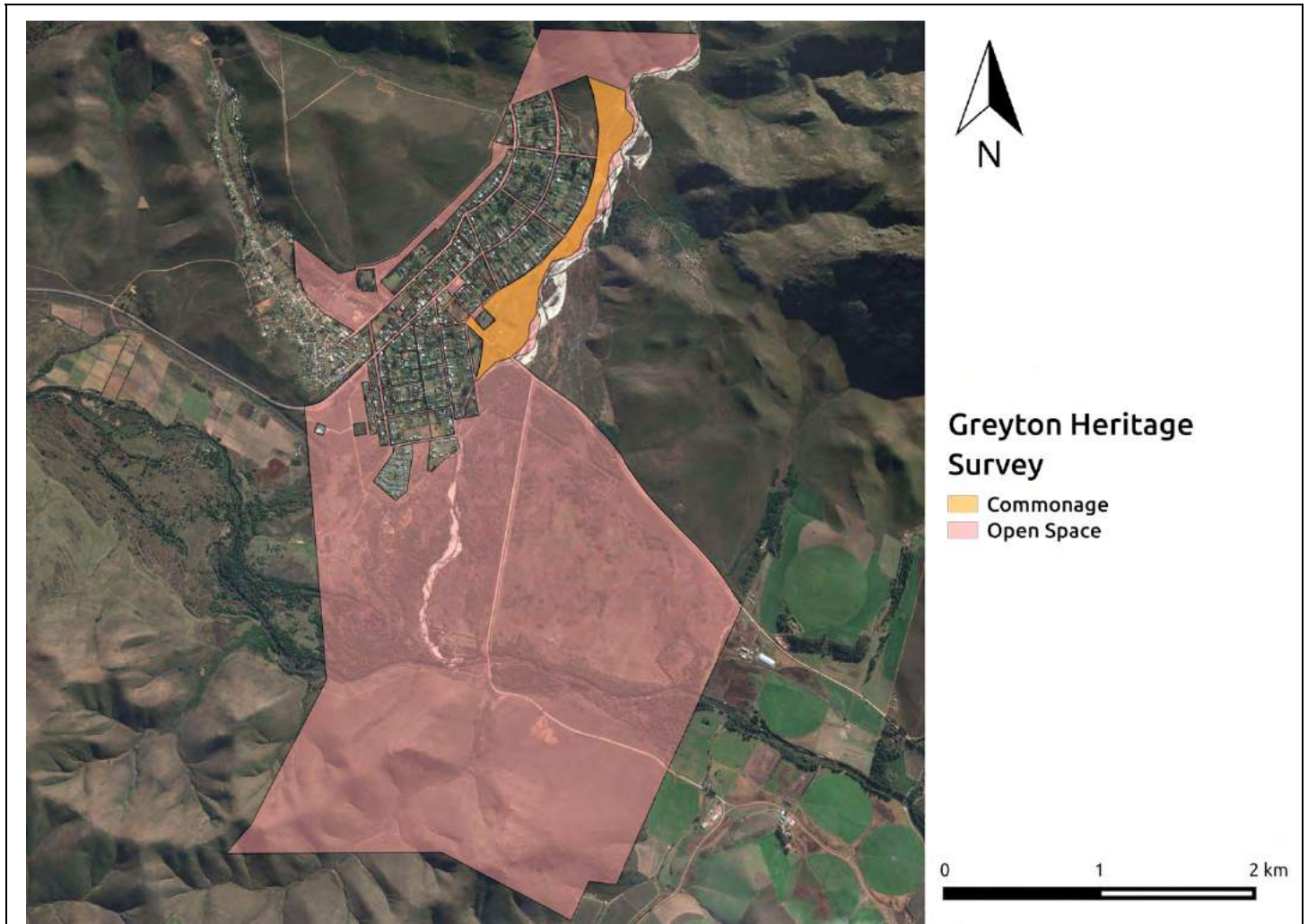
0 250 500 m

#### Leiwater reticulation system

Figure 9. Leiwater Map.

#### Important Points

- The leiwater system is a historic system that refers back to the time when Greyton was predominately a farming area
- This water reticulation system should be retained and maintained for continued use.
- Structures that provide crossing over the leiwater should be simple structures



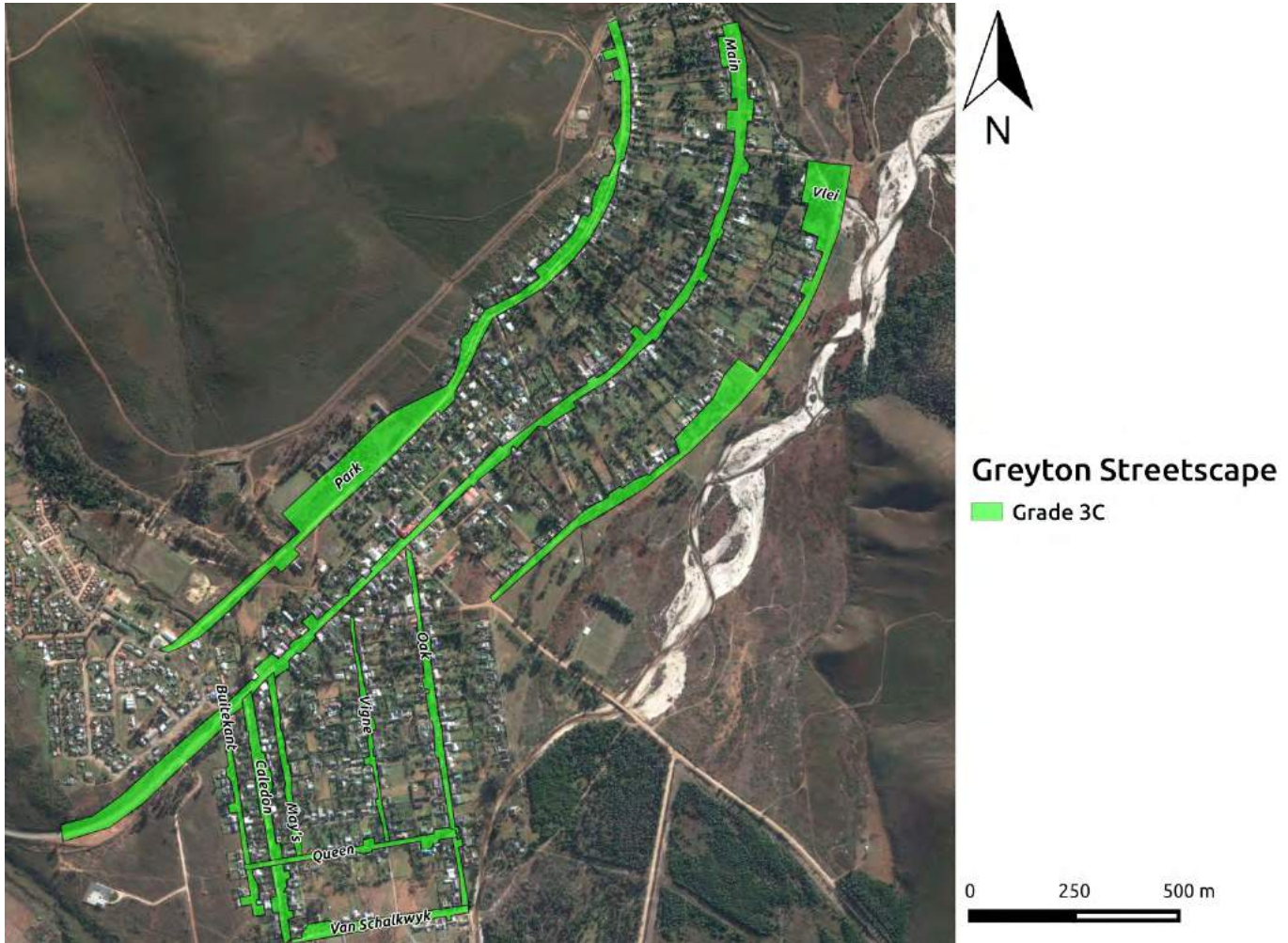
### Public open spaces (commonage area)

Figure 10. Commonage Map.

#### Important Points

- Greyton's open space and commonage areas lie outside the proposed HPOZ
- Densification of existing agricultural plots is not preferred within the proposed HPOZ and should rather occur outside of the proposed HPOZ
- Sensitive planning should, nonetheless, take place when developments are proposed in the commonage





### Streetscape

Figure 11. Map of significant streetscapes in Greyton including Main Street, Oak Street, Vigne Street, Park Street, Vlei Street, May's Street, Caledon Street, Buitekant Street, Van Schalkwyk Street and Queen Street.

#### Important Points

- The character of these streets contribute to the heritage significance of Greyton and have therefore been graded IIIc.
- The character of these streets needs to be considered when applications are made for changes in building façades, street edges and planting.

#### Natural features of cultural value

##### Important Points

- The predominant natural features are the surrounding mountainscapes and foothills, the Gobosrivier and streams, and commonage - all significant heritage features that are accessible for public use
- While most of these elements fall outside of the HPOZ, they are prominent positive qualities of life in Greyton
- Developments which may extend the current urban edge of Greyton should take these elements into account
- Existing legislation under the National Environmental Management Act (Act 107 of 1998) strictly controls impacts on these resources with heritage handled under Section 38 of the NHRA
- See Annexure 7 for a survey of the Oak Trees in Greyton.



## 5. MANAGEMENT OF HERITAGE RESOURCES

### GREYTON HERITAGE GUIDELINES

The existing Greyton Aesthetic Guidelines (see Annexure 8) require a revision and update. Although they are fairly informative and instructive in their current format, it is recommended that the Guidelines be revised to reflect criteria for decision-making that will enhance and contribute to the heritage significance of Greyton.

In order to retain its heritage significance, Greyton needs to be managed in a manner that retains the significant features or characteristics identified in this report, paying particular attention to the following attributes:

- The aesthetic qualities of the landscape with particular emphasis on its sense of intactness
- The historical built environment and treed settings and streetscapes associated with the town
- The relationship between the historical built environment and the natural landscape

Recommendations regarding criteria for decision-making  
(Adapted from Winter, Lillie and Summers, 2016)

Any proposed development should take cognisance of the character of Greyton and seek to enhance or retain these. Consideration will need to be given to the following criteria which shall inform any management action or decision-making in consideration of any proposed development (including new Structures and Improvements):

**Building and Settlement Typologies:** The Victorian settlement patterns and building typologies evident in the town are to be respected (conflicting typologies must be avoided).

**Distinctive Qualities:** The distinctive qualities of the town must be protected by ensuring that any new structures and/or improvements respect the layout, scale, massing, hierarchy, alignments and landscape features of the historical town.

**Historical Layering:** Historical layering of the town and structures in the town are to be respected and protected. The removal of layers should only occur when this fabric has minimal significance or detracts from significance.

**Building Scale, Form and Materials:** New structures and/or improvements must respond to and respect the historical built environment and landscape context in terms of scale, form, architectural language, material and colour, particularly in visually prominent locations. New structures and/or improvements must express an awareness of their own time in terms of design conception and use of contemporary technology without mimicking or directly copying traditional patterns.



Planting patterns: Traditional patterns of plantings within the town are to be protected by ensuring that existing tree alignments and copses are not needlessly destroyed but are reinforced or replaced enhancing traditional patterns with suitable species.

It is recommended that TWK revise the Greyton Aesthetic Guidelines at the next phase of the project in anticipation of the declaration of the HPOZ and Heritage Area.

## WAY FORWARD (Adapted from HWC Guideline: Grading and Implications 2016)

### Heritage Register in terms of Section 30

Once a satisfactory Heritage Inventory has been completed, HWC will issue a letter of approval that will recommend heritage resources for inclusion on the Heritage Register, and Heritage Areas for designation. HWC Council, in discussion with the relevant Local Authority, will determine which of the recommended heritage resources from the Heritage Inventory are gazetted as part of the Heritage Register, and which Heritage Areas become designated. This will form part of the recommendations of the Inventory Report. Once agreed, HWC must publish a notice in the Provincial Gazette indicating which structures will be placed on the Heritage Register.

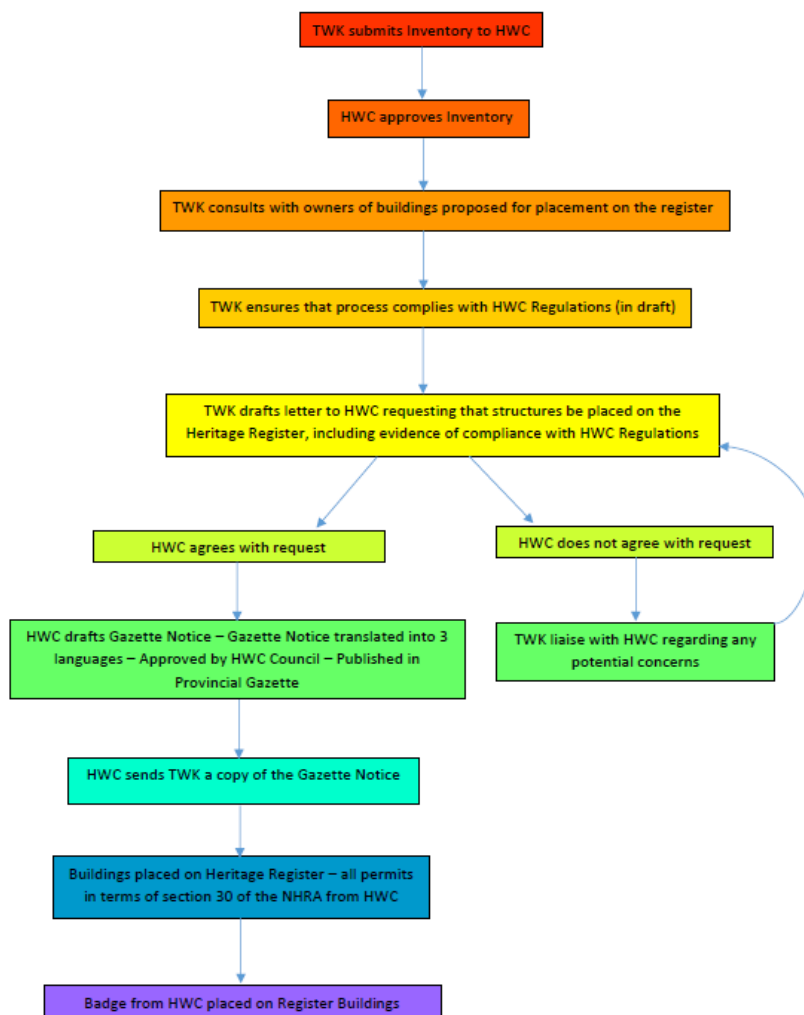


Diagram 1: Process flow for section 30 of the NHRA



## Exemptions from Section 34

Once an inventory of heritage resources has been undertaken and approved by HWC, and the required formal protections have been implemented (such as placement of sites on the Heritage Register by HWC), HWC may exempt the property owners in the surveyed area, or parts of it, from the need to make applications for permits to undertake work on buildings and structures more than sixty years old which are deemed to be not conservation worthy and therefore graded NCW (Section 34(3) of the NHRA).

It is important to note that exemption from the need to obtain permits may only be put in place after other mechanisms of formal protection for significant sites have been implemented, and after it can be demonstrated that the exempted sites are indeed “Not Conservation Worthy”.

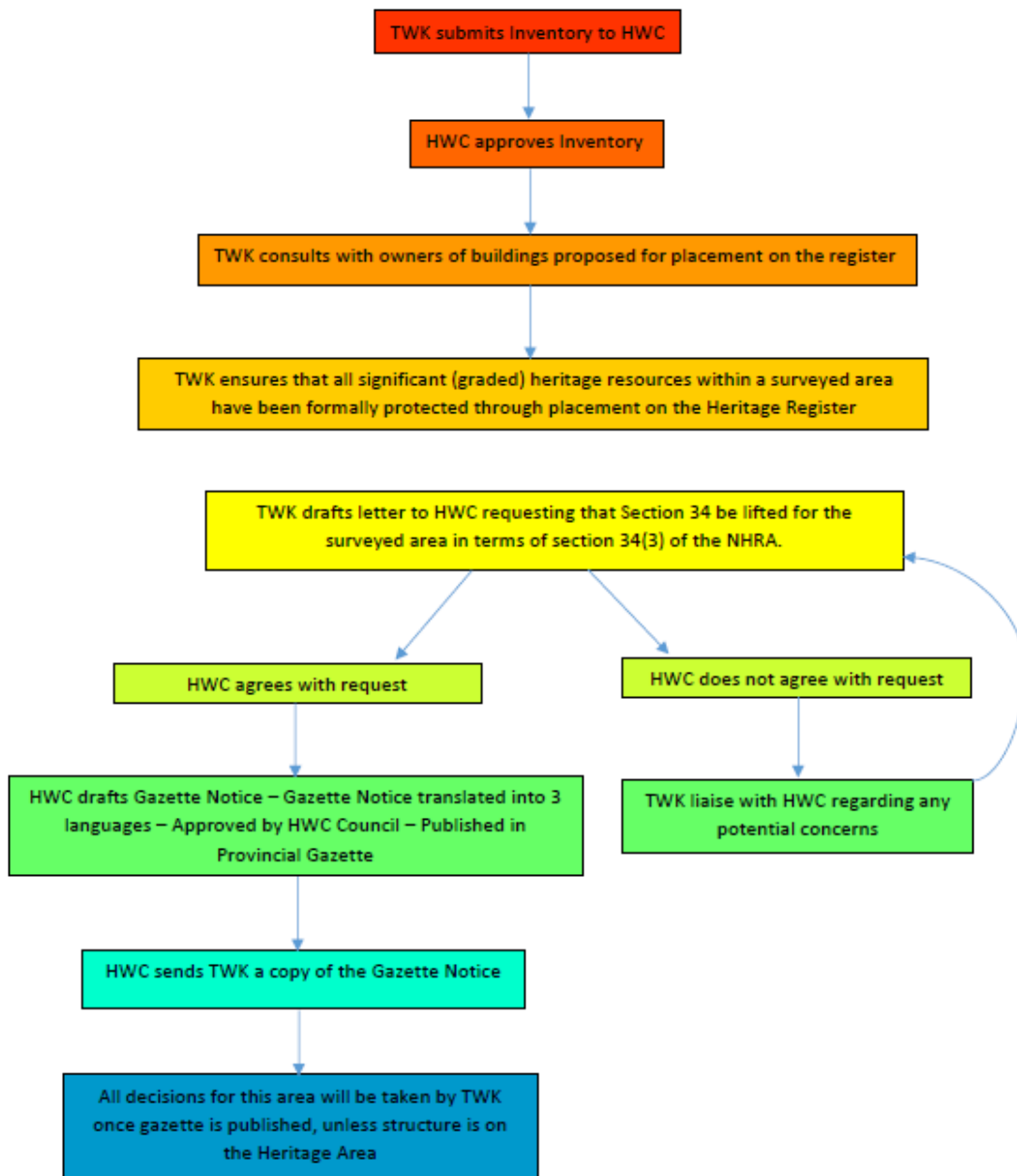


Diagram 2: Process flow for lifting section 34 of the NHRA





### Heritage Area (Section 31)

A Heritage Area is a specifically demarcated area with identified boundaries within which specific development guidelines apply. These guidelines must ensure that the heritage significance of the Heritage Area is conserved.

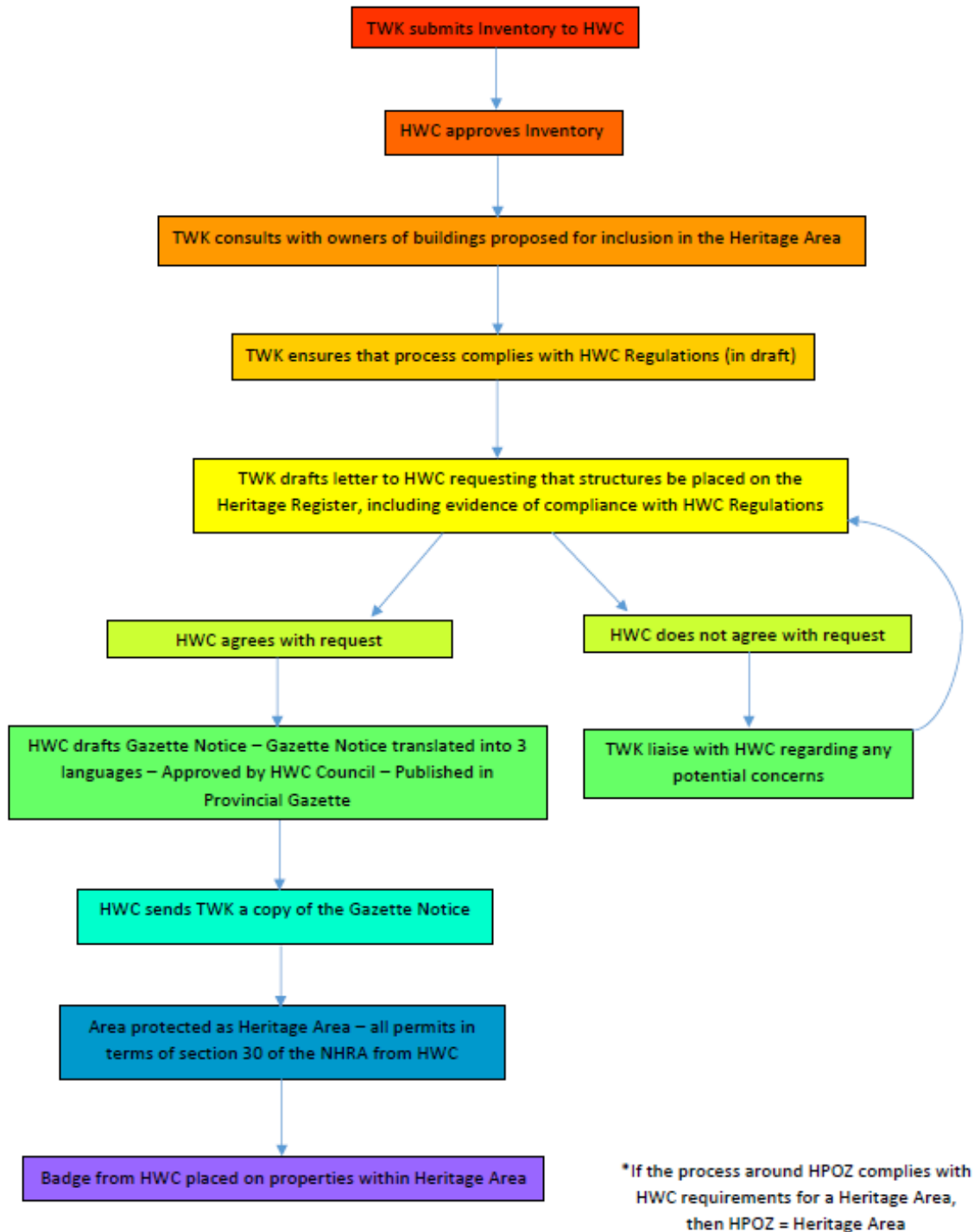


Diagram 3: Process flow for section 31 of the NHRA



## 6. CONCLUSIONS AND RECOMMENDATIONS

A Heritage Protection Overlay Zone has been proposed over the original 1854 layout of Greyton. More than 300 heritage resources have been formally recorded, mapped and plotted on SAHRIS and packaged into an inventory compatible with Heritage Western Cape's requirements for a heritage inventory. Importantly, vacant areas of land in the agricultural plots fed by the Leiwater system have been demarcated as Grade IIIC to ensure that these sites are included on the Heritage Register and that a permit is obtained from HWC before changes or inappropriate densification of Greyton is considered without taking these heritage resources into account.

Every effort was made to consider as wide a reach of avenues of inquiry as possible into determine which heritage resources were conservation-worthy in Greyton. The bulk of this work relates to the built environment of Greyton and a foot survey was conducted by the team's architectural expert, Ms Bridget O'Donoghue, to consider as many elements as possible that add or enhance Greyton's heritage qualities. These ranged from the streetscapes, roofscapes, various attributes of aesthetic and architectural heritage significance and other elements initiated such as the arboreal survey of Greyton. The team graded, photographed and mapped each heritage resource and plotted the results on an integrated GIS system. The data is handed over to the Theewaterskloof Municipality and the documentation will be available for a period of 30 days for public comment following the submission of this report.

The team has also undertaken to update the Greyton Aesthetic guidelines which are in progress and will be complete during July 2016. Once public comments on the inventory have been addressed, the team will assist TWK in submitting the heritage inventory for formal approval to HWC.

## ANNEXURES

Annexure 1	References & Sources
Annexure 2	HWC Guidelines
Annexure 3	Heritage Inventory
Annexure 4	Maps
Annexure 5	TWK and HWC Contact details
Annexure 6	PPP Comments & Minutes
Annexure 7	Oak Tree Survey
Annexure 8	Existing Greyton Aesthetic Guidelines



## ANNEXURE 1 - References & Sources

- A Little History of Greyton, 1846-1983: Nature Conservation Day, 1 October 1983. Greyton: Genadendalse Drukkery
- National Geo-spatial information 1938. Aerial photographs. Greyton 130\_013\_20603 - Mowbray.
- National Geo-spatial information 1938. Aerial photographs. Greyton 130\_013\_20603 - Mowbray. National Geo-spatial information. Aerial photographs. Greyton 130\_013\_20603 - Mowbray.
- National Geo-spatial information 1961. Aerial photographs. Greyton - Mowbray.
- National Geo-spatial information 1972. Aerial photographs. Greyton - Mowbray.
- National Geo-spatial information 1983. Aerial photographs. Greyton - Mowbray.
- Department of Architecture and Landscape Architecture, University of Pretoria 2000. Greyton Urban Design Study streetscape. Pretoria: University of Pretoria.
- Hart, T. (2009). Scoping Heritage Impact Assessment of a proposed Wind Energy Facility to be situated within Caledon district, South Western Cape Province. Unpublished report for Arcus Gibb (Pty) Ltd.
- Kemp, J.T. 2002. Thirteen unique buildings in Greyton. Pretoria: University of Pretoria.
- Kaplan, J. 2006. Phase 1 Archaeological Impact Assessment proposed Jagersbos - Greyton 66kV powerline and Greyton substation Western Cape Province
- Robinson, H. 1986. Relocation and repopulation in a rural village. PhD Thesis, Department of Social Anthropology, University of Cape Town.
- Theewaterskloof (TWK) Spatial Development Framework 2012
- Winter, S, Lillie, A. and Summers, R. 2016. Elandsberg Provincial Heritage Site Conservation Management Plan. Unpublished Report



## ANNEXURE 2 - HWC Guidelines



## ANNEXURE 3 - Heritage Inventory

- 3.1 Excel Spreadsheet of assessed and graded erven
- 3.2 Extracted site information with photographs



## ANNEXURE 4 - Maps



## ANNEXURE 5 - TWK and HWC Contact details

### TWK

Tel: 028 214 3300

Fax: 028 214 1289

Postal: PO Box 24, Caledon, 7230

Physical: 6 Plein Street, Caledon

Web: [www.twk.org.za](http://www.twk.org.za)

### HWC

E-mail: [ceoheritage@westerncape.gov.za](mailto:ceoheritage@westerncape.gov.za) ; [hwc.hwc@westerncape.gov.za](mailto:hwc.hwc@westerncape.gov.za)

Tel: 021 483 5959

Fax: 021 483 9845

Physical: 3rd Floor, Protea Assurance Bldg, Greenmarket Square, Cape Town, 8000

Postal: Heritage Resource Council, Private Bag X9067, Cape Town, 8000

Web: <http://www.hwc.org.za>



## ANNEXURE 6 - PPP Comments & Minutes

### 6.1 Minutes

#### Inception meeting with Theewaterskloof Municipality and Heritage Overlay Advisory Committee

Date: 26/04/2016

Time: 14h30

Name	Organisation	
Mariagrazia Galimberti	Cedar Tower Services	Heritage Executive
Nicholas Wiltshire	Cedar Tower Services	Director
Johannes Pienaar	Theewaterskloof Municipality	Senior Town Planner
Belinda Swartland	Theewaterskloof Municipality	Deputy Director
	Discussion	Resolution
Public Participation	HWC requires consultation with Conservation bodies registered with HWC	CTS to undertake it over 30 days
Building Plans in Greyton	Original municipal files ended up with the owners. There may be instances where there aren't building plans.	Other files currently in Caledon - sample/important examples to be scanned and volume of work established for future full scanning of archive.
Architectural Guidelines for Greyton		To be obtained by Michel Rouillard





Time: 15h00

Name	Organisation	
Mariagrazia Galimberti	Cedar Tower Services	Heritage Executive
Nicholas Wiltshire	Cedar Tower Services	Director
Johannes Pienaar	Theewaterskloof Municipality	Senior Town Planner
Belinda Swartland	Theewaterskloof Municipality	Deputy Director
Michel Rouillard	Heritage Overlay Advisory Committee	
Pat Hill	Ratepayers Assoc	
Andrew Swain	Greyton Aesthetics Advisory Committee	

	Discussion	Resolution
Material available for Greyton	<ul style="list-style-type: none"> <li>● Lots of information and history has already been extracted and it will be made available to CTS. They will cooperate as much as possible with CTS.</li> <li>● Michel Rouillard is the expert for this material</li> <li>● Prof Jo Kemp from Pretoria has already undertaken two studies in Greyton: in 2000 – 6 principal nodes in the village. Never went any further.</li> <li>● GTT – Greyton Transition Town – ecologically aware group. They have taken one of the precincts (nodes). They identified 13 of the conservation worthy buildings.</li> <li>● Posthouse Grade II.</li> <li>● Principal trees (oaks) have been surveyed</li> <li>● Pamela Duff (was the mayor of Greyton at one stage) has Herbert Vignes will and a nice database on the town</li> <li>● Helen Robinson conducted a thesis on removable of the coloured population in town.</li> </ul>	<ul style="list-style-type: none"> <li>● Collect shapefiles available from Johan</li> <li>● Digitise/copy the Greyton planning files lying at Caledon</li> <li>● Johan will send CTS the overlay zone from 2000.</li> </ul>



#### Character of Greyton

- Town was formed in 1854. Genadendal referendum in 1852 – they wanted whole ownership, defeated referendum.
- Architectural expertise (Greyton doesn't have glamorous buildings). Poor village.
- Revamping has been done sympathetically
- Old Kaapse langhuise are still evident
- Well preserved
- Important to have the approved guidelines
- There was an original ferry across the Riviersonderend. One side is on the Greyton side. “Wreck route”. You can still see some of the material.

#### Requirement for Heritage Survey

- Identifying the layering
- Identify the townscapes are important – sum of the whole, not individual buildings.
- Protect the character of the village
- Farm Weltevreden – built environment. Overlay will protect the lanes, urban edge, natural corridors, streetscapes.
- For the PP meeting we can use the University of the 3<sup>rd</sup> Age which has been used previously - about 65 people attended the last meeting.
- About 60 buildings that are potentially conservation worthy (currently older than 60 years).
- Intangibles: matric dance chauffeuring; events; Initiation sites; the kraal
- Publish the project to our website for the Public Participation process.
- Collecting the previous surveys from HWC (already on planner)
- Proposed PP on 2nd of June

#### Additional issues

- The GAAC is worried about subdivisions in the village since very few erven have ever been subdivided, however the local SDF for Greyton will address the subdivision issue
- Warned about aesthetic and subjective characteristics into legislation
- A previous attempt of heritage survey ended up in a wasteful expenditure.
- Worried also about the possible loss of trees – oaks and even smaller trees
- There are some rock art sites on Michel's farm (outside the proposed study area)
- The 2000 study used a consultant from George who was not an expert in the field and the outcome was not satisfactory



- A vacant plot was bought at the outskirts of town and there is a possibility that a residential development is conducted on it. However, there are issues related to subdivision and the lack of infrastructure including lack of water borne sewerage in Greyton. Genadendal is not yet willing to setup a pipeline and therefore the development should build their own biodigestive system.

Huwelkroon	The coloured population of Greyton was forcibly removed to Heuwelkroon in the 1970s during Apartheid - Only half of Huwelkroon is currently under Greyton, the other section (Farm Bosmanskloof) depends from Genadendal. Residents of Heuwelkroon really lost out.
Commonage	In 1975 – when the township was created, from Vignes original bill, the pastorage and water access was removed from the whole erf rather than just a specific section. The community has been trying to reinstate the commonage for a while and it might now be achieved that. They want to extend the nature reserve to 894 hectares so that the rhenosterveld would be protected.
HPOZ proposal	It is expected that the guidelines will discuss set backs and land use. It was suggested that the HPOZ should refer to the guidelines – not be hardcoded into the HPOZ. This will avoid unnecessary legal issues in court. All the Estate agents will be given a manual The funding which was expected to be spent in October 2015 for the survey was reallocated towards a HPOZ instead



6.2 Attendance Register  
PPP Workshop with Greyton residents 1 August 2016



6.3 Presentations  
PPP Workshop with Greyton residents 1 August 2016



## ANNEXURE 7 - Oak Tree Survey



## ANNEXURE 8 - Existing Greyton Aesthetic Guidelines