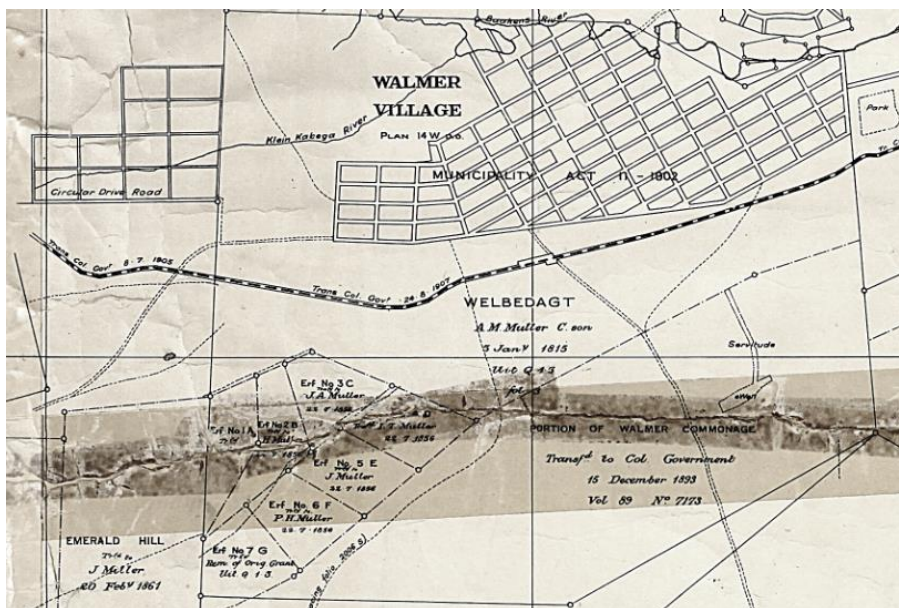


WALMER HOUSING DEVELOPMENT, ERF 11305, PORT ELIZABETH

HERITAGE REPORT



PREPARED FOR

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04 August 2015

Revision 01

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1 EXECUTIVE SUMMARY¹

This heritage report has been prepared by Bryan Wintermeyer of SVA International for the SRK Consulting for a project titled, ‘Walmer Housing Development, Erf 11305, Port Elizabeth,’ to attend to a range of heritage related issues, including a Section 38 application and engagement with the Provincial heritage Resources Authority (PHRA).

1.1 SITE NAME AND LOCALITY PLAN

Erf 11305, Walmer Port Elizabeth.



Figure 1: Location Plan indicating position of site. Source: Google Maps, 2015.

1.2 DESCRIPTION OF PROPOSED DEVELOPMENT

The proposal is for a medium density affordable housing development.

1.3 HERITAGE RESOURCES IDENTIFIED

The heritage resources have been identified as:

- Historical association to the ‘Welbedacht’ farm and Muller family.
- Evidence of garden planting and tree groves.
- Ruins at site QBE 3.

¹ This Executive Summary is set out in accordance with the layout of Heritage Western Cape as per their circular of 12 March 2014.

1.4 COMPOSITE STATEMENT OF SIGNIFICANCE

It is argued that erf 11305, Walmer, Port Elizabeth, is a modestly significant heritage resource largely because of its links to the formation Walmer and to its use as a commonage and garden planting. The values that are noted are those of historical and social / economic value. These values are modest, not necessarily linked to the physical site and are today held by a potentially small community of descendants and interest parties.

The structures are noted to be over 60 years old but of a low significance. There should not be reasonable heritage objections to their demolition. If these structures were to be graded, we suggest that they would remain ungraded.

1.5 ANTICIPATED IMPACTS ON HERITAGE RESOURCES

It is anticipated that the proposal will mean extensive clearing of the site and removal of existing vegetation. We believe that the physical heritage resources are of a moderate to low value and so the anticipated negative impacts of this proposed work is to be minimal and limited.

1.6 RECOMMENDATIONS

This report sets out a series of recommendations regarding the heritage assets that are summarised here as follows:

- The heritage resources are understood to be of a low to moderate value and anticipated impacts on the heritage of the site and area more generally, is minimal and limited.
- There is a requirement (as defined in Section 38 of the Act) for a formal submission to the EC PHRA.
- Notification of Intent to Develop (NID) to be submitted to the EC PHRA. This will require a comment from the Mandela Bay Heritage Trust, a registered interest party.
- This NID is to indicate the limited significance of the heritage resources (and the heritage) and to suggest some minor actions such as an information board and recording of the demolition.
- At the approval of this, A submission can be made for the demolitions of all structures.
- At approval of this, no further heritage action is anticipated, unless new information is unearthed.

This report was prepared in August 2015.

2 INTRODUCTION AND PURPOSE OF THIS REPORT

This report intends to respond to a request by SRK Consulting for an investigation of the heritage nature, its significance and consequences of this, of erf 11305, Walmer, Port Elizabeth.

This report provides information often referred to as a 'Phase 1' Heritage Impact Assessment (HIA) report, excluding the public participation process.² Usually, a Phase 1 report describes the heritage resource and its significance. The Phase 2 report usually extends on this to include design informants and, after engaging with the design process, mitigation of impacts.³

2.1 STRUCTURE OF THIS REPORT

This report starts with setting out the context of the works from a position of legislative and definition. There is then a description of the potential heritage resources and the proposed development of the site. Following this, there is discussion on heritage significance, the significance of the resources and what this means. This is summarised in a 'Statement of Significance'. This component responds to Section 38 of the National Heritage Resources Act (NHRA). An outcome of this report is the completion of a Notification of Intention to Develop (NID) and proposed submission to the Eastern Cape Provincial Heritage Resource Agency (PHRA).

2.2 OUTLINE TO SCOPE OF WORK AND PROJECT CONTEXT

This report is prepared within the context of the following:

- Final Scoping Report: Walmer Housing Development, Erf 11305, Port Elizabeth, by SRK Consulting.
- Phase 1 Archeological Impact Assessment by Celeste Booth.
- Site visit of 07 July 2015.
- Various archival sources.

2.2.1 Final Scoping Report: Walmer Housing Development, Erf 11305, Port Elizabeth, by SRK Consulting

Some findings related to heritage issues in this report include:

² Note that although Public Participation has been undertaken, it has not been in the format usually required for a formal full HIA application.

³ The details of this process and what is to be undertaken is normally defined by a process prior to development with the submission of a 'Notification of Intent to Develop' (NID) that is undertaken between applicant and the heritage authority, as per Section 38 (1) of the NHRA.

- ‘Impacts on Heritage Resources: According to the Phase 1 Archaeological Study, the ruins of a farmstead, dwelling and associated infrastructure were documented on the property. The ruins of the buildings may be older than 60 years, however, modifications to the buildings may have been made over time. A specialist historical structures assessment is required to assess the significance of the built structures.’⁴
- ‘The ToR for the Historical Structure Impact Assessment are as follows:
 - Determine whether the structures documented within the proposed development area are older than 60 years old.
 - Assess the sensitivity and significance of the structures within the proposed development area and impact on local communities (if any).
 - Determine whether a permit is required from the EC PHRA to demolish these structures for development purposes.’⁵

2.2.2 Phase 1 Archeological Impact Assessment by Celeste Booth

Some findings related to heritage issues in this report include:

- ‘If it is deemed necessary that the structures be demolished for the proposed development to proceed, it is recommended that a specialist historical archaeologist or historical architect be appointed to assess the significance of the built environment structures.’⁶
- ‘The ruins of a farmstead, dwelling, and associated infrastructure were documented on the property. The ruins of the buildings may be older than 60 years, however, modifications to the buildings may have been made over time.’⁷

2.3 LIMITATIONS

This report is limited by:

- The Terms of Reference above and the expectations of a Phase 1 heritage report.
- There was not been a formal public participation process.

2.4 THIS REPORT AS A SECTION 38 ‘PHASE 1’ REPORT

This report responds directly to the legislative conditions of the National Heritage Resources Act (NHRA), and specifically, Section 34 and 38. These are elaborated on as follows:

2.4.1 Section 34

Section 34 states:

⁴ SRK Consulting (2015): iv.

⁵ SRK Consulting (2015): v – vi.

⁶ Booth, C (2014): 4.

⁷ Booth, C (2014)

‘34. (1) No person may alter or demolish any structure or part of a structure which is older than 60 years without a permit issued by the relevant provincial heritage resources authority.’

2.4.2 Section 38

This report has been undertaken because the proposed development ‘triggers’ Section 38 (1) (c) (iii) of the NHRA whereby the, ‘development or other activity which will change the character of the site ... involving three or more existing erven or subdivisions thereof...’

The conditions and composition of the HIA are elaborated on in Section 38 (3), whereby,

‘The responsible heritage resources authority must specify the information to be provided in a report required in terms of subsection (2) (a): Provided that the following must be included:

- (a) The identification and mapping of all heritage resources in the area affected;
- (b) An assessment of the significance of such resources in terms of the heritage assessment criteria set out in section 6(2) or prescribed under section 7;
- (c) An assessment of the impact of the development on such heritage resources;
- (d) An evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development;
- (e) The results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources;
- (f) If heritage resources will be adversely affected by the proposed development, the consideration of alternatives; and
- (g) Plans for mitigation of any adverse effects during and after the completion of the proposed development.’⁸

⁸ National Heritage Resources Act 25 of 1999.

3 CONCEPTUAL FRAMEWORK AND DEFINITIONS

It is useful to position this proposed work in contemporary heritage theory and the regulatory environment. There is growing contemporary awareness regarding new ways of understanding the idea of ‘heritage’ and how communities engage with it. This awareness is quite different from the historical understanding of what heritage is about - it’s not just about buildings. Below are four important starting positions for discussions about heritage in South Africa today: what is heritage, the Act, the community and economic value.

3.1 WHAT IS HERITAGE?

A leading voice in this regard is Laurajane Smith, who is a critic of the more notions of heritage. Smith’s position is of traditional heritage practice being deliberately hegemonic and elitist (‘Heritage is exclusionary and it is intentionally so’⁹). She elaborates on this through describing an ‘Authorised Heritage Discourse’, ‘...developed in Western Europe in the nineteenth century, directly flows out of the agitation of archaeologists and architects for the protection of material culture they deemed to be of innate and inheritable value’, and, ‘...focuses attention on aesthetically pleasing material objects, sites, places and/or landscapes that current generations must care for, protect and revere so that they may be passed to nebulous future generations for their ‘education’ and to forge a sense of common identity based on the past.’¹⁰

What is important to note here when responding to the challenge of positioning heritage as Smith has, is the idea of a difference between the heritage discourse and the heritage resource – where the discourse is a much contested and expanding arena attending to a range of concepts regarding the past (and is not always a ‘thing’¹¹), and the resource is the thing that is physical, spatially located and with a temporal character and that this thing is useful in making cultural and social processes tangible.

The interest in the redefining of the nature of Heritage is elaborated on by Harvey. He defines heritage in similar terms as, ‘Heritage itself is not a thing and does not exist by itself – nor does it imply a movement or a project. Rather, heritage is the process by which people use the past – a ‘discursive construction’ with material consequences’, and, ‘It is a value-laden concept,

⁹ Smith, L, ‘Class, Heritage and the Negotiation of Place’, in *Missing Out on Heritage: Socio – Economic Status and Heritage Participation Conference, English Heritage, March 2009* (2009): 2, accessed 20 July 2014, www.english-heritage.org.uk/content/.../class-heritage-negotiation-place.

¹⁰ Ibid, 2. (Own emphasis).

¹¹ Ibid, 2.

related to the processes of economic and cultural co-modification, but intrinsically reflective of a relationship with the past, however that past is perceived and defined'.¹²

3.2 THE NATIONAL HERITAGE RESOURCES ACT

In the NHRA, the term 'cultural significance' is defined to include, 'aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance'.¹³ These attributes defined to establish the heritage resource as part of the national estate are wide ranging and include some that could relate specifically to this heritage resource noted as, 'Importance in the community or pattern of South Africa's history, possession of rare aspects of cultural heritage, importance in exhibiting particular aesthetic characteristics valued by a community and potentially strong association with a particular community'.¹⁴

3.3 WHO IS THE COMMUNITY RELATED TO THE HERITAGE RESOURCE?

The issue of the composition of this community is an interesting and important contemporary heritage question. Who is this precinct, its places, structures, objects and stories important to?

The premise here is that heritage is intrinsically linked to an individual or group and without this link there is, arguably, no heritage. It is to be elaborated further that the heritage resources concerned satisfies the attributes contemplated by section 3 (3) to form part of the national estate and that the degree of their significances can be described in the definition of cultural significance in the Act and further elaborated on by Heritage Western Cape¹⁵ and others.

3.4 ECONOMIC VALUE

Of growing relevance and of particular relevance to the developmental state is for heritage to be cognisant of its economic value and even, economic obligation. With regard to the NHRA, of interest and relevance from this point of view are some of the 'General Principles' of Section 5 such as, '...management of the heritage resources of South Africa must contribute to social and economic development'.¹⁶ Here, an elaboration on the links between economic and cultural values is appropriate. Within the context of the developmental state and the economic value locked in cultural built heritage, there is an imperative to allow for economic value to be more closely aligned to cultural values.

¹² Harvey, D, and 'The History of Heritage' (2008): 19 – 20. (Own emphasis).

¹³ This is described in the Definitions of the National Heritage Resources Act, Section (2) (VI).

¹⁴ These attributes have been paraphrased from section 3 (3), National Heritage Resources Act.

¹⁵ Heritage Western Cape, 'A Short Guide and Policy Statement on Grading, Version 6'.

¹⁶ Section 5 (7) (d) of the National Heritage Resources Act, 25 of 1999. Own emphasis.

The Getty Conservation Institute attends to a wide range of issues related to this in their report, ‘Economics and Heritage Conservation’ of 1998¹⁷ where it is noted, ‘Economic factors shape the possibilities of conservation practice in fundamental ways, by influencing decisions, shaping policy, encouraging or discouraging the use of heritage, enabling conservation work through financing...’¹⁸ This is elaborated on by Mason¹⁹ who defines two types of economic values – use values (market values) and non-use values (non-market values), where use values are more easily allocated financial value and non-use values are defined by ideas of socio cultural economic value and ‘public good’.²⁰

4 PROPOSAL

The proposed area for the low-cost housing development is situated about 5 km from the nearest coastline, therefore falling on the boundary of the generally considered 5 km archaeologically sensitive coastal zone. The site is situated between the Arlington Race Track to the west, Beaumont Estates residential area to the north and the Walmer Golf Club to the east.

5 PUBLIC PARTICIPATION PROCESS

There has been no formal public participation process. We have, however, spoken informally to local heritage and historical interest parties regarding the heritage and historical issues of the site and their potential significance.

6 BRIEF HISTORICAL REVIEW

6.1 HISTORICAL DEVELOPMENT OF THE SITE

Celeste Booth, in the Archaeological Report, describes the early historical development of the site:

‘The history of Walmer dates back to the early 1800’s before the mass arrival of British Settlers to Port Elizabeth. During 1815 the farm Welbedacht was granted to AM Muller. The farm was located to the south-west of Port Elizabeth and covered an area of just under 14 square miles. The farm was inherited by Muller’s eight sons when he died in 1845, however, the sons

¹⁷ De la Torre and Mason, *Economics and Heritage Conservation*, 4. Own emphasis.

¹⁸ De la Torre and Mason, *Economics and Heritage Conservation*, 4. Own emphasis.

¹⁹ Mason, *Assessing Values in Conservation Planning: Methodological Issues and Choices*, 12 – 13.

²⁰ Ibid, 13.

could not decide on how to subdivide the property and as a result the farm was sold and the money distributed to the heirs.

In 1855 the area was transferred to the municipality of Port Elizabeth and renamed Walmer in honour of the Duke of Wellington. By March 1855 the land was laid out and resolved to sell 400 plots by public auction. A number of stands were reserved for the Dutch Reformed Church and the Anglican Church. The plan of the village included wide streets and a plentiful supply of water. In 1899 Walmer was awarded separate municipal status while its residential character, spacious residential plots and attractive dwellings attracted families with young children and the elderly. In 1967 Walmer became part of the Port Elizabeth Municipality.²¹

She also elaborates on the development of Gqebera (Walmer Township), as follows:

‘The pattern of ‘locations’ was first established in 1834 when the Colonial Government made a grant of land to the London Missionary Society (LMS) to provide a burial ground and residential area for Hottentots and other coloured people who were members of the Church (Baines 1989) located at the crest of Hyman’s Kloof (Russel Road). Other workers however chose to erect their homes closer to their places of employment, or where a supply of portable water was available.

With few exceptions these Black suburbs were informal in nature and residents there were forced to endure living conditions which contemporary observers described as being squalid and open to exploitation by capitalist landlords. Many Whites considered them to be unhealthy and petitions were reportedly organised demanding that they be removed to the outskirts of the town. These requests were in direct opposition to the needs of the growing commercial and industrial sectors which preferred to locate their labour sources close to the harbour and the inner city area.

These conflicting vested interests created political tension within the Port Elizabeth Council which were only resolved in 1885 when the Municipality

²¹ Booth (2014): 10.

adopted its first set of markedly segregationist regulations. As a result suburbs for the exclusive use of Black residents who were not housed by employers, and who could not afford to purchase property were established on the outskirts of Port Elizabeth. Most prominent amongst them were including Walmer (1896).

In 1898 white business owners and white households wanted their black workers to remain close to their property so work could be more convenient. Although the area of the Gqebera Township was intended to be a white suburb, South African indigenous populations (blacks and coloureds) began to move into the area. ¹²

Gqebera, as Walmer Township is called in the Xhosa language that most of its residents speak, was designated to be in the ‘whites only’ area under the Apartheid Group Area Act 1955, and therefore the regime tried to remove the Township. Due to the strong resistance of the township’s residents and support from the citizens in the nearby Walmer suburbs resident area, Gqebera was never destroyed. But the price was high; apartheid authorities would deny Walmer Township the most basic infrastructure.¹²²

6.2 MORPHOLOGICAL DEVELOPMENT

From the map and aerial photographs below, the nature of the ownership and development of the site is described well. The initial date on the map below is of Jan 1815 to A M Muller and Son. Above that, the new town of Walmer is set out. In the south west quadrant of the map, there are several clearly recognisable erven allocated from the 1850’s onwards to various parties, mostly the Muller sons, such as H Muller, J A Muller, I T Muller, J Muller and P H Muller. The property boundaries of these historical properties are visible today in current day erf boundaries and on site by fence lines and vegetation. The red line and red dot on the northern edge of these properties on the images below highlights this.

The area to the south east of the map that is today Gqebera (Walmer Township) is noted as the ‘Walmer Commonage’. It is noted that this area and the area to the south west quadrant of the map including the site of this report, we used periodically as ‘commonages’ for the

²² Booth (2014): 11 – 12.

people of Walmer, as pastoral land for animals and for the growing of vegetables and other planting.

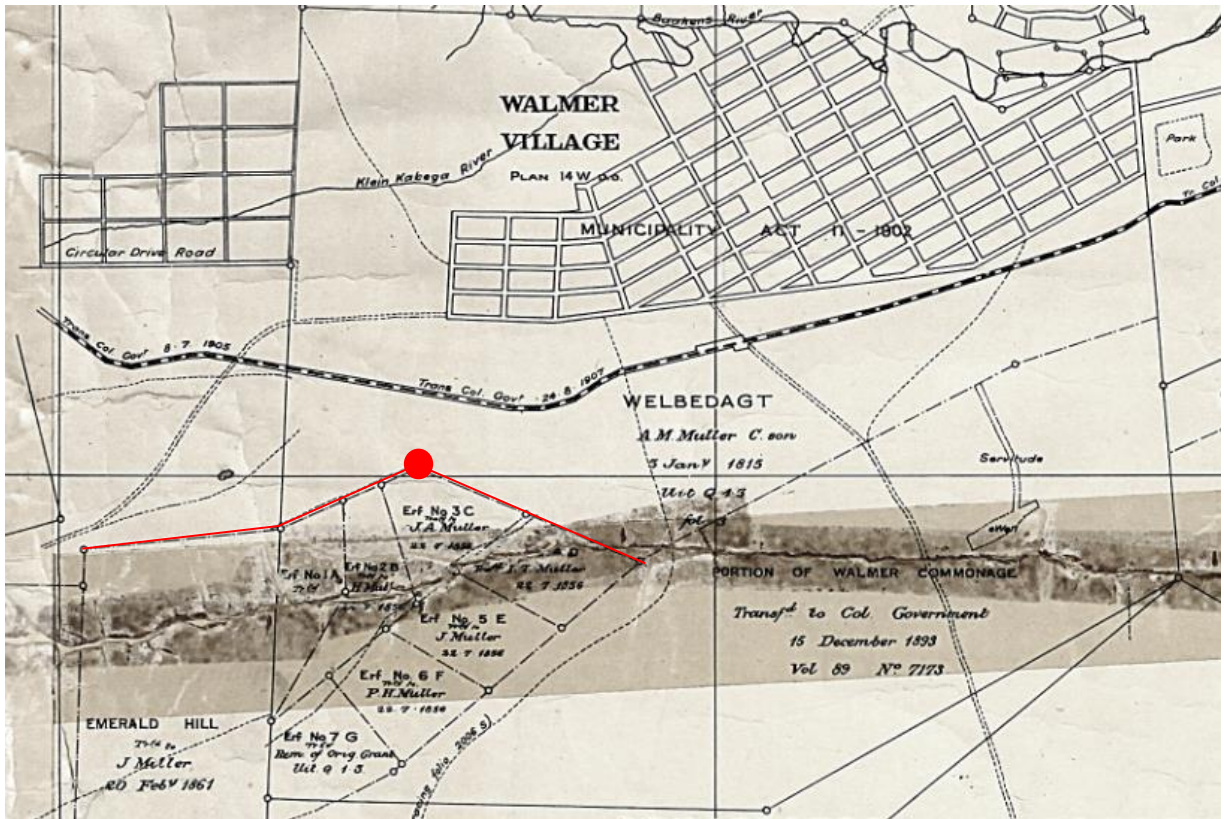


Figure 2: Early map of Walmer indicating the subdivisions of the Muller property. Source: NMBM Digitising Project, 2009.

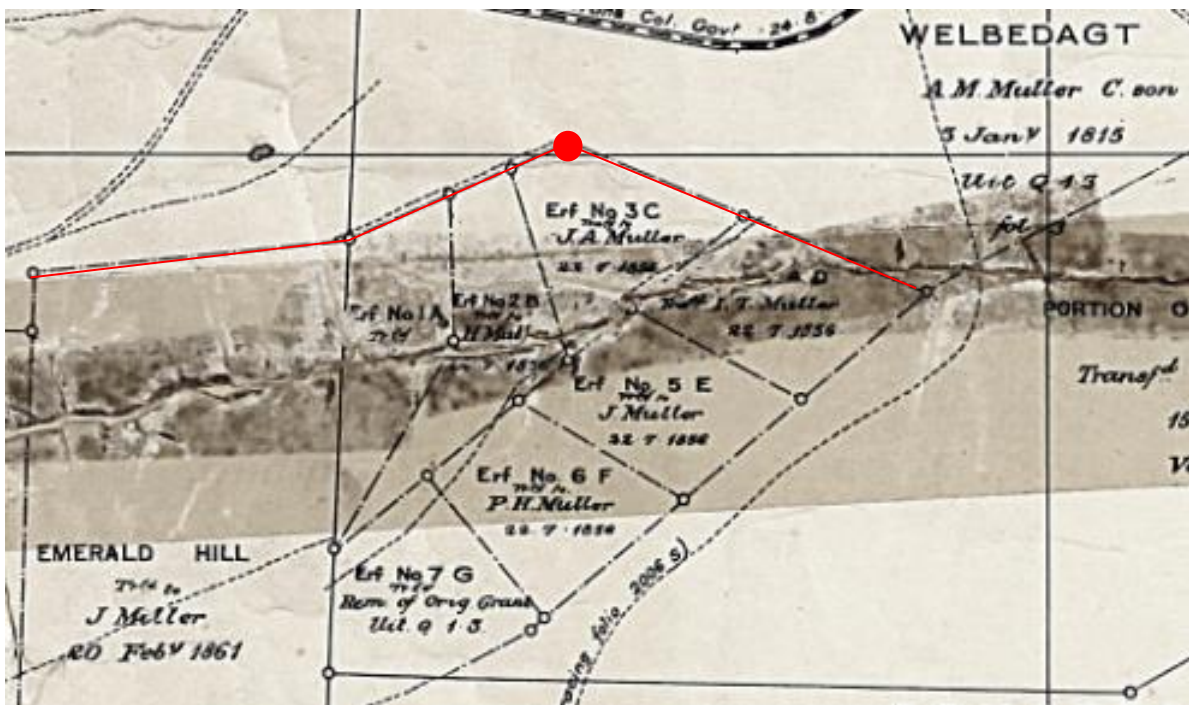


Figure 3: Detail of early Walmer map indicating subdivisions of the Muller property. Source: NMBM Digitising Project, 2009.

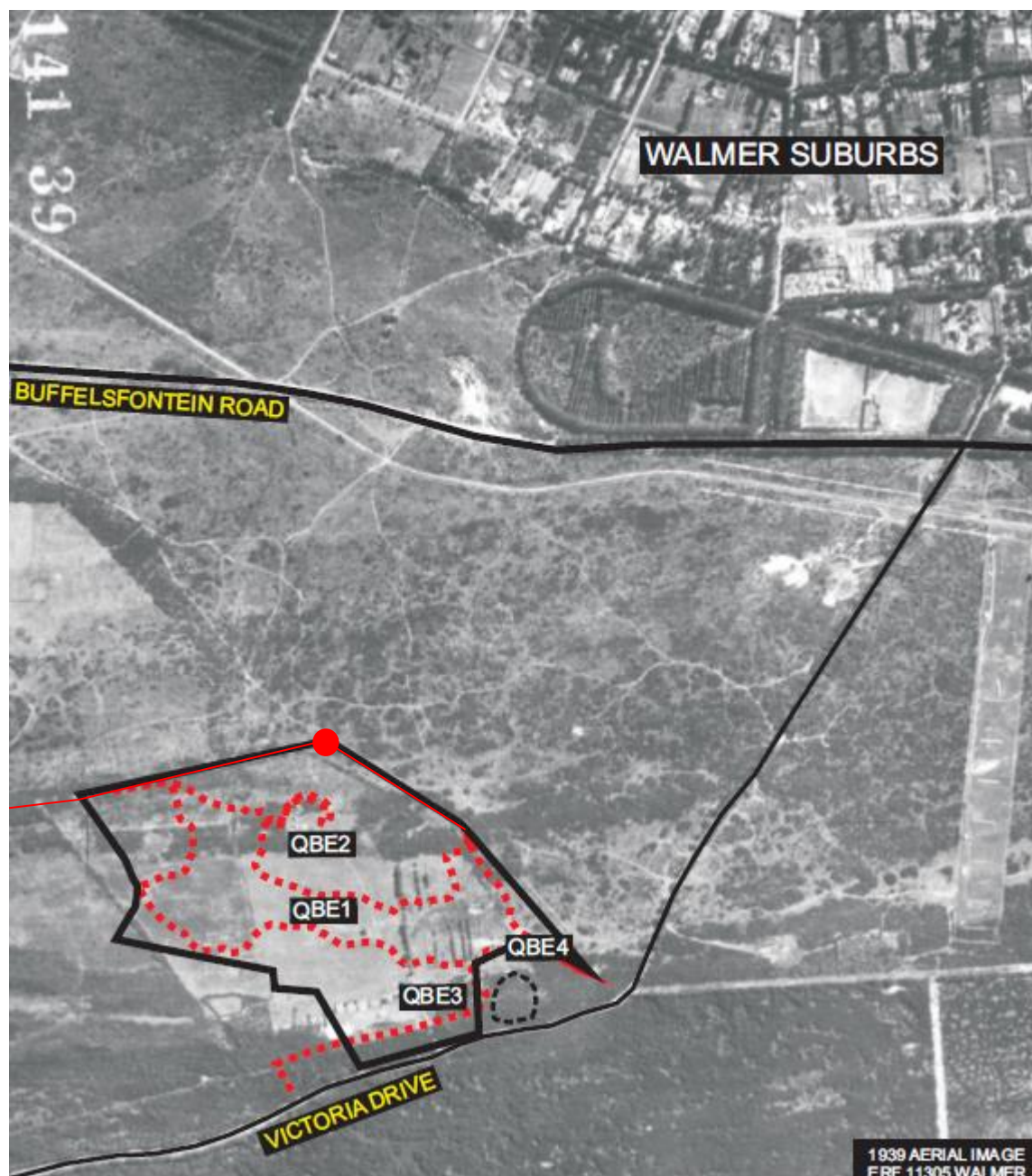


Figure 4: 1939 Aerial Photograph of the site. Source: Gerrie Horn.

The 1939 aerial photograph above clearly indicates the rapid development of Walmer to the north and off the image to the right is the development of Gqebera Township. To the south is indigenous bush. Of interest is the clearing of the site for what seems to be various planting and farming activities. These are notable regular planting to the east of the site (perhaps wind breaks?) that are still visible on the site today. At site QBE3 there is evidence of a structure and several small structures extending westwards from this. Victoria Drive connecting Walmer to Schoenmakerskop Village to the south on the coast is visible.

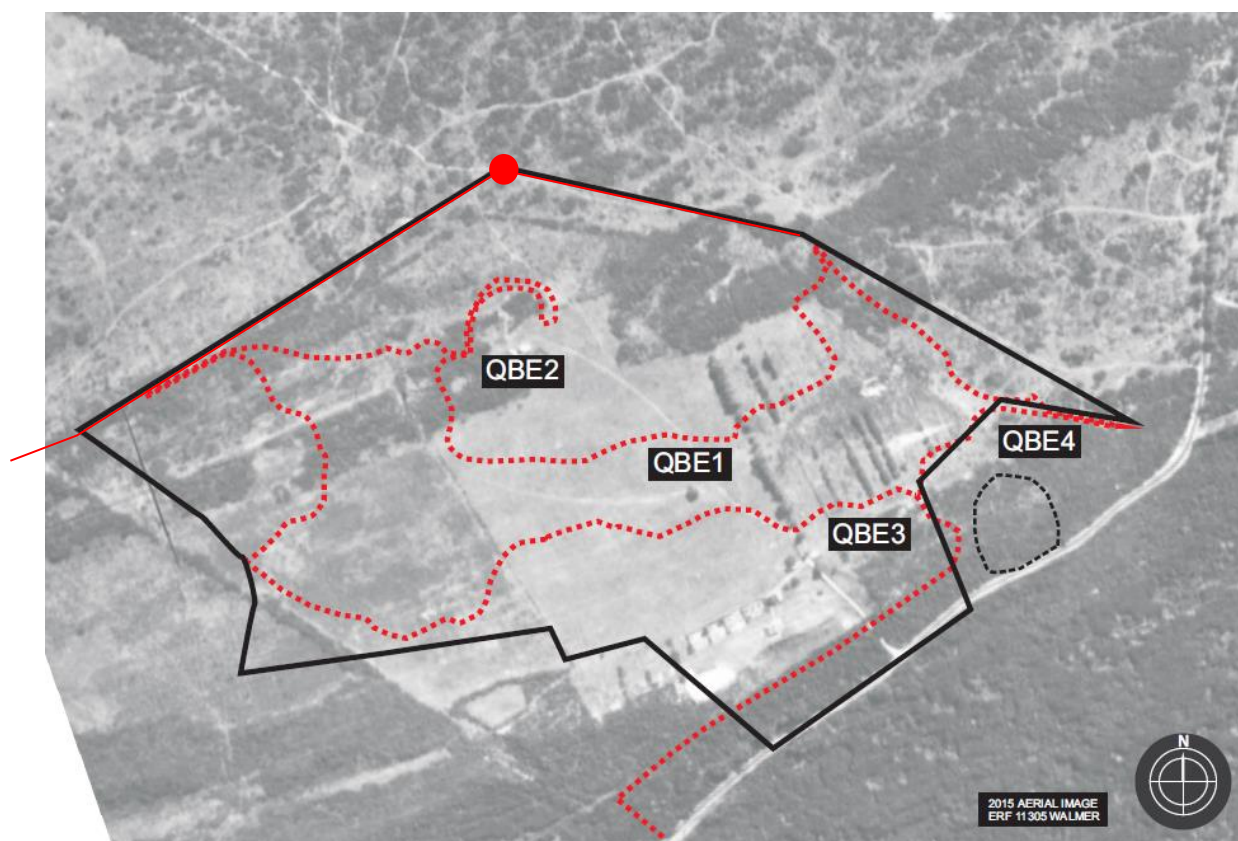


Figure 5: Detail of 1939 Aerial Photograph. Source: Gerrie Horn.

Dating of the activities and structures:

It is suggested from the photograph evidence and evidence on site that the site has been used intermittently since their subdivisions in the 1850's onwards. It is suggested that this use has been sporadic and mostly related to minor commonage, farming and agriculture activities. The lines of trees to the east of the site for example, are of a contemporary time period to much of the trees planted in the suburb or Walmer, that would have been from circa 1900.

There was no obvious evidence found of the line of structures to the west of QBE3, although this area is today very overgrown. The most significant remains of a structure are at QBE3. From the evidence of materials, structural methods and style, it is suggested that this structure was built (at the earliest) in the 1930's. This is seen in the brick and concrete work of the walls, the style of roof tile and the style of bathroom wall tile. The layout of the structure with the approach and veranda to the north, and kitchen to rear with evidence of an outside toilet suggests a modest residence, abandoned and now in ruins. The most significant aesthetic and visual spatial aspect of QBE 3 is its prominent position on a rise in the land, its commanding approach and view northwards and (today), the remains of the chimney.



Figure 6: View of QBE3 with remains of foundations and chimney. Source: Celeste Booth, 2014.

There does not seem to be evidence of older structures on the site, although, from the aerial photograph and historical evidence it is likely that there are some remains of older structures. These structures would be modest service structures related to the activities of the site.

Today the site is heavily overgrown, vandalized and undeveloped. There is still some evidence of the cultivation of the site and of the planting of trees. These are typically in groves or organized lines and are exotics. The site is littered with dumped rubbish and overgrown with exotic invader species. The water tank close to and to the east of QBE3 and the substation to the west of the site (QBE4).



Figure 7: 2014 Google Maps Aerial Photograph. Source: Google Maps.

6.3 INDIVIDUAL PLACES AND STRUCTURES

The archaeological report identifies 4 potential resources: QBE1, QBE2, QBE3 and QBE4, as identified on the aerial photographs above. We believe that two additional potential resources can be included here: historical association to the ‘Welbedacht’ farm and Muller family and evidence of garden planting and tree groves.

The archaeological report noted the following regarding the sites below:

‘Two building ruins (QBE2 AND QBE3) and one dipping tank (QBE1) were encountered during the survey. The two building ruins have been recorded on the 1:50 000 topographic map (Sixth Edition, 2002). One other building / ruin has also been recorded on the 1:50 000 topographic map (Sixth Edition, 2002), however, it is not recorded on previous editions of the 1:50 000 topographic maps (Second Edition, 1965 and Forth Edition, 1983), therefore, establishing that the building / ruin is younger than 60 years. This latter building / ruin was not encountered during the survey.

The dipping tank (QBE1) that would most probably have been used when the area was still used for farming or as a small holding is located in the eastern half of the area and is overgrown with vegetation growth.²³

6.3.1 Site QBE1 – Dipping Tank

The history of this dipping tank is uncertain. It was probably created in the later period of the use of the site for the ongoing use of the site as commonage, farming and planting. Not significant.

6.3.2 Site QBE 2 - Ruin

This is a minor ruin to the north of the site, currently in a heavily overgrown area. It is suggested that it is of a similar age to QBE3 – from the 1930's.

6.3.3 Site QBE 3 - Ruin

The largest ruin identified on the site that has the remains of the foundations and chimney still visible.

6.3.4 Site QBE 4 – Sub Station

Contemporary substation. Not significant.

6.3.5 The Historical Association of the Site Itself

It is argued that the most heritage important aspect of this site is its historical association to early farms of Port Elizabeth and the creation of the suburb of Walmer. This is seen in the early map above identifying the Welbedacht farm of 1815 and the subsequent subdivisions to the various Muller sons. It is argued that there are 'interested communities' that could claim this heritage and describe it as important. This could include descendants of the Muller and other related families, parties interested in the history of Walmer and interest groups such as the Historical Society, the Genealogy Society.

It is argued here that this claim to the heritage of the site is not necessarily a physical claim of structures or tree rows but rather of the history and development of the site as described by historical maps and other historical resources.

²³ Booth (2014): 23.

6.3.6 Commonages, Garden Planting and Tree Groves

An interesting modest heritage significance is that of the use of the land and this consequent relation to the development of the suburb of Walmer. Evidence of commonages, garden planting and historical tree planting is relatively rare in Port Elizabeth because ongoing development (such as this development) has destroyed it.

7 STATEMENT OF SIGNIFICANCE

Primary to the Phase 1 section of an HIA is a 'Statement of Significance' that defines the significant values of the heritage discussed.

7.1 WORK DONE PREVIOUSLY

The archaeological report notes the following:

'The ruins of the built environment are considered as having a low-medium cultural significance and have been allocated a heritage grading of: 'General' Protection B (Field Rating IV B): These sites should be recorded before destruction (usually Medium significance).'

7.2 GENERALLY

Generally, the statement summarises the heritage significance of the heritage resources with generally used criteria such as:

1. Historical significance
2. Aesthetic architectural significance
3. Visual spatial significance
4. Social and economic significance
5. Other factors to be determined.²⁴

7.3 THE PRIMARY SIGNIFICANCES OF THIS SITE

The primary significances of this site are its:

- Historical, and
- Social and Economic significances.

²⁴ This set of values for defining heritage significance uses the NHRA as a starting point.

7.4 HISTORICAL SIGNIFICANCE

Heritage Western Cape (HWC) notes that one of the criteria for historical significance is the 'importance to a community or pattern of history.'²⁵ In the context of this project, this would relate to the development of Walmer and the pattern of commonages and garden planting.

It is noted that, in this instance, that this is a relatively modest significance.

7.5 SOCIAL AND ECONOMIC SIGNIFICANCE

HWC notes that social value is defined as, 'It has a strong or special association with a particular group for social, cultural or spiritual reasons', with two subheadings, 'Important as a place highly valued by a community or cultural group for reasons of social, cultural, religious, spiritual, symbolic, aesthetic or educational associations', and, 'Important in contributing to a community's sense of place'.²⁶

7.6 RARITY AND REPRESENTIVITY – A MEASURE OF THE DEGREE OF SIGNIFICANCE²⁷

As a moderator to the values above, there is an additional layer of description afforded by considering if the value is rare or representative. This allows for increased potential value to rare heritage resources or allows for discussion regarding a 'group or collective' value of a particular set of resources.

²⁵ Heritage Western Cape, '*Heritage Western Cape: A Short Guide and Policy Statement on Grading*'.

²⁶ Heritage Western Cape, '*Heritage Western Cape: A Short Guide and Policy Statement on Grading*'.

²⁷ The use of the measure is described in '*Heritage Western Cape: A Short Guide and Policy Statement on Grading*', 24.

7.7 SUMMARY OF SIGNIFICANCE VALUES

This is summarised as follows:

| NR | POTENTIAL HERITAGE RESOURCE | OLDER THAN 60 YEARS? | SIGNIFICANCE | RARITY / REPRESENTATIVE |
|----|---|----------------------|---|----------------------------|
| 1 | QBE 1 – Dipping Tank | Unknown | Low historical | NA |
| 2 | QBE 2 - Ruin | Yes | Low to medium historical Low to medium social economic | Not rare or representative |
| 3 | QBE 3 - Ruin | Yes | Low to medium historical Low to medium social economic | Not rare or representative |
| 4 | QBE 4 – Sub Station | No | NA | NA |
| 5 | The historical Association of the Site Itself | Yes | Medium historical Medium social economic | Relatively rare |
| 6 | Commonages, Garden Planting and Tree Groves | Yes | Medium historical Medium social economic | Relatively rare |

7.8 COMPOSITE STATEMENT OF SIGNIFICANCE

In summary, it is argued that erf 11305, Walmer, Port Elizabeth, is a modestly significant heritage resource largely because of its links to the formation Walmer and to its use as a commonage and garden planting. The values that are noted are those of historical and social / economic value. These values are modest, not necessarily linked to the physical site and are today held by a potentially small community of descendants and interest parties.

The structures are noted to be over 60 years old but of a low significance. There should not be reasonable heritage objections to their demolition. If these structures were to be graded, we suggest that they would remain ungraded.

8 WAY FORWARD

Following from the Statement of Significance above, a way forward is described further as:

8.1 LEGISLATIVE

Legislative way forward to include:

- Submission of a NID to the EC PHRA. This is to include an interest party comment from the Mandela Bay Heritage Trust.
- Submission for demolition of existing structures to the EC PHRA.

8.2 ESTABLISH A BODY OF KNOWLEDGE AND EDUCATE

Considering the nature of the heritage significances of the site, it would be useful to suggest that some form of visible information be created. We suggest that this be a small information panel (similar to the traditional ‘blue plaques’ typically used in heritage areas) at site QBE3 with a short heritage description.

8.3 UNEARTHING AND RECORDING

It is noted that this report has been prepared with the information available. If further information is unearthed in the process of developing the site, it will be the responsibility of the owner to make contact with the relevant Authority and declare the findings. This relates to material findings such as further structures, human remains or ‘middens’ or any other evidence of human habitation.

Further, all demolitions and unearthings are to be recorded by means of photographs.

9 CONCLUSION

Although an interesting part of the history of Port Elizabeth and Walmer specifically, this site is of only modest heritage value. We believe that this value can be maintained in the preservation of historical information such as maps and other archival documentation and should not warrant the hampering of the development of the site.

10 SOURCES

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11 ANNEXURES

There are several annexures that are attached here as supporting information to this report. These are described briefly as:

11.1 ANNEXURE 1 – VARIOUS IMAGES

Various images of the site.

11.2 ANNEXURE 2 – VARIOUS GRADING INFORMATION

Information provided by Heritage Western Cape regarding grading and significance.

11.3 ANNEXURE 3 – NOTICE FOR INTENT TO DEVELOP (NID)

Completed NID forms, as per Section 38 of the NHRA.
