
KWA MHLANGA
CONSTRUCTION CC
HERITAGE SCOPING
REPORT



**Proposed
rezoning of
portion 428, of
the farm
Rietfontein 189-
IQ; Ruimsig,
Johannesburg
Version 1.0**

MATAKOMA - ARM
HERITAGE CONTRACTS UNIT

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EXECUTIVE SUMMARY

As we know from legislation the surveying, capturing and management of heritage resources is an integral part of the greater management plan laid down for any major development or historic existing operation. With the proclamation of the National Heritage Resources Act 1999 (Act 25 of 1999) this process has been laid down clearly. This legislation aims to underpin the existing legislation, which only addresses this issue at a glance, and gives guidance to developers and existing industries to the management of their Heritage Resources.

The importance of working with and following the guidelines laid down by the South African Heritage Resources Agency cannot be overemphasised. This document was compiled after objection was received to the proposed rezoning of portion 428 of the farm Rietfontein 189-IQ; Ruimsig, Johannesburg on heritage grounds.

The following outline the findings of the report:

During the field survey no cultural significant sites were identified. The buildings on site were assessed by a conservation architect and he found that both buildings may be demolished without any prior recording or any memorialization. From a Heritage point of view there is no reason why the development can not commence.

General

If during construction any possible finds are made, the operations must be stopped and a qualified archaeologist be contacted for an assessment of the find.

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1. INTRODUCTION

Matakoma Heritage Consultants (Pty) Ltd was contracted by Kwa Mhlanga Construction CC to conduct an Heritage Scoping Assessment after objection was received to the proposed rezoning of portion 428 of the farm Rietfontein 189-IQ; Ruimsig, Johannesburg on heritage grounds.

The aim of the study is to identify all heritage sites, document, and assess their importance within Local, Provincial and national context. From this we aim to assist the developer in managing the discovered heritage resources in a responsible manner, in order to protect, preserve, and develop them within the framework provided by the National Heritage Resources Act of 1999 (Act 25 of 1999).

The report outlines the approach and methodology utilised before and during the survey, which includes in Phase 1: Information collection from various sources and public consultations; Phase 2: Physical surveying of the area on foot and by vehicle; and Phase 3: Reporting the outcome of the study.

During the survey, no cultural heritage sites of significance were identified. General site conditions and features on site were recorded by means of photos, GPS location, and description. Possible impacts were identified and mitigation measures are proposed in the following report.

This report must also be submitted to SAHRA provincial office for scrutiny.

2. APPROACH AND METHODOLOGY

The aim of the study is to extensively cover all data available to compile a background history of the study area; this was accomplished by means of the following phases.

2.1 PHYSICAL SURVEYING

Due to the nature of cultural remains, the majority that occur below surface, a physical walk through of the study area was conducted. Matakoma Heritage Consultants were appointed to conduct a survey of the proposed development area together with access routes and entrances to the proposed residential development. The total area of impact comprised an area of approximately 5ha in total. The study area was surveyed over one day, by means of vehicle and extensive surveys on foot by Matakoma Heritage Consultants.

Aerial photographs and 1:50 000 maps of the area were consulted and literature of the area were studied before undertaking the survey. The purpose of this was to identify topographical areas of possible historic and pre-historic activity. All sites discovered both inside and bordering the proposed development area was plotted on 1:50 000 maps and their GPS co-ordinates noted. 35mm photographs on digital film were taken at all the sites.

3. WORKING WITH LEGISLATION

It is very important that cultural resources be evaluated according to the National Heritage Recourse Act. In accordance with the Act, we have found the following:

- These sites are classified as important based on evaluation of the National Heritage Recourses Act 1999 (Act No 25 of 1999) section 3 (3).

A place or object is to be considered part of the national estate if it has cultural significance or other special value because of-

- o(a) its importance in the community, or pattern of South Africa's history;
- o(b) its possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage;
- o(c) its potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage;

- o(d) its importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects;
 - o(e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;
 - o(f) its importance in demonstrating a high degree of creative or technical achievement at a particular period;
 - o(g) its strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;
 - o(h) its strong or special association with the life or work of a person, group or organisation of importance in the history of South Africa; and
 - o(i) sites of significance relating to the history of slavery in South Africa.
- (Refer to Section 9 of this document for assessment)
 - These sites should be managed through using the National Heritage Recourses Act 1999 (Act No 25 of 1999) sections 4,5 and 6 and sections 39-47.
 - Please refer to Section 9 for Management Guidelines.

4. ASSESSMENT CRITERIA

This chapter describes the evaluation criteria used for the sites listed below.

The significance of archaeological sites was based on four main criteria:

- **site integrity** (i.e. primary vs. secondary context),
- **amount of deposit, range of features** (e.g., stonewalling, stone tools and enclosures),
- **uniqueness** and
- **potential** to answer present research questions.

Management actions and recommended mitigation, which will result in a reduction in the impact on the sites, will be expressed as follows:

A - No further action necessary;

B - Mapping of the site and controlled sampling required;

C - Preserve site, or extensive data collection and mapping of the site; and

D - Preserve site

Impacts on these sites by the development will be evaluated as follows

4.1 IMPACT

The potential environmental impacts that may result from the proposed development activities.

4.1.1 Nature and existing mitigation

Natural conditions and conditions inherent in the project design that alleviate (control, moderate, curb) impacts. All management actions, which are presently implemented, are considered part of the project design and therefore mitigate against impacts.

4.2 EVALUATION

4.2.1 Site Significance

The significance rating scale is as follows:

HIGH: Must be mitigated or not impacted on at all.

LOW - MEDIUM: May require further work before development can commence.

NO SIGNIFICANCE: Do not require mitigation.

4.2.2 Certainty

DEFINITE: More than 90% sure of a particular fact. Substantial supportive data exist to verify the assessment.

PROBABLE: Over 70% sure of a particular fact, or of the likelihood of impact occurring.

POSSIBLE: Only over 40% sure of a particular fact or of the likelihood of an impact occurring.

UNSURE: Less than 40% sure of a particular fact or likelihood of an impact occurring.

4.2.3 Duration

SHORT TERM: 0 to 5 years

MEDIUM: 6 to 20 years

LONG TERM: more than 20 years

DEMOLISHED: site will be demolished or is already demolished

Example

Evaluation

IMPACT	SIGNIFICANCE	CERTAINTY	DURATION	MITIGATION
Negative	high negative	definite	long	C

5. HISTORICAL BACKGROUND OF AREA

As heritage surveys deal with the locating of heritage resources in a prescribed cartographic landscape, the study of archival and historical data, and especially cartographic material, can represent a very valuable supporting tool in finding and identifying such heritage resources.

The historical background and timeframe can be divided into the Stone Age, Iron Age and Historical timeframe. These can be divided as follows:

Stone Age

The Stone Age is divided in Early; Middle and Late Stone Age and refers to the earliest people of South Africa who mainly relied on stone for their tools.

Early Stone Age: The period from \pm 2.5 million yrs - \pm 250 000 yrs ago. Acheulean stone tools are dominant.

Middle Stone Age: Various lithic industries in SA dating from \pm 250 000 yrs – 22 000 yrs before present.

Late Stone Age: The period from \pm 22 000-yrs before present to the period of contact with either Iron Age farmers or European colonists.

Iron Age

The Iron Age as a whole represents the spread of Bantu speaking people and includes both the Pre-Historic and Historic periods. Similar to the Stone Age it can be divided into three periods:

The Early Iron Age: Most of the first millennium AD.

The Middle Iron Age: 10th to 13th centuries AD

The Late Iron Age: 14th century to colonial period.

Historic Timeframe

The historic timeframe intermingles with the later parts of the Stone and Iron Age, and can loosely be regarded as times when written and oral recounts of incidents became available.

6. SITES OF SIGNIFICANCE

No signs of any cultural remains or features were detected during the field survey except for a single dwelling and associated outbuilding. A Specialist (conservation architect) was contracted to assess the site (Refer to annexure C)



• *Figure 1: Building photographed from the north east*



•Figure 2. Building photographed from the north

7. ASSUMPTIONS AND LIMITATIONS

Due to the nature of cultural remains that occur, in most cases, below surface, the possibility remains that some cultural remains may not have been discovered during the survey. Although Matakoma Heritage Consultants surveyed the area as thorough as possible, it is incumbent upon the developer to inform the relevant heritage agency should further cultural remains be unearthed or laid open during the process of development.

8. LEGAL AND POLICY REQUIREMENTS

In areas where there has not yet been a systematic survey to identify conservation worthy places, a permit is required to alter or demolish any structure older than 60 years. This will apply until a survey has been done and identified heritage resources are formally protected.

Archaeological and palaeontological sites, materials, and meteorites are the source of our understanding of the evolution of the earth, life on earth and the history of people. In the new legislation, permits are required to damage, destroy, alter, or disturb them. People who already possess material are required to register it.

The management of heritage resources are integrated with environmental resources and this means that before development takes place heritage resources are assessed and, if necessary, rescued.

In addition to the formal protection of culturally significant graves, all graves, which are older than 60 years and are not in a cemetery (such as ancestral graves in rural areas), are protected. The legislation protects the interests of communities that have interest in the graves: they may be consulted before any disturbance takes place.

The graves of victims of conflict and those associated with the liberation struggle will be identified, cared for, protected and memorials erected in their honour.

Anyone who intends to undertake a development must notify the heritage resource authority and if there is reason to believe that heritage resources will be affected, an impact assessment report must be compiled at the developer's cost. Thus developers will be able to proceed without uncertainty about whether work will have to be stopped if a heritage resource is discovered.

According to the National Heritage Act (Act 25 of 1999 section 32) it is stated that:

An object or collection of objects, or a type of object or a list of objects, whether specific or generic, that is part of the national estate and the export of which SAHRA deems it necessary to control, may be declared a heritage object, including –

- objects recovered from the soil or waters of South Africa, including archaeological and palaeontological objects, meteorites and rare geological specimens;
- visual art objects;
- military objects;
- numismatic objects;
- objects of cultural and historical significance;

- objects to which oral traditions are attached and which are associated with living heritage;
- objects of scientific or technological interest;
- books, records, documents, photographic positives and negatives, graphic material, film or video or sound recordings, excluding those that are public records as defined in section 1 (xiv) of the National Archives of South Africa Act, 1996 (Act No. 43 of 1996), or in a provincial law pertaining to records or archives; and
- any other prescribed category.

If it is necessary to refer to any of the above-mentioned objects, the National Heritage Act (Act 25 of 1999 Sections 31-38) is included in Appendix 2.

Under the National Heritage Resources Act (Act No. 25 of 1999), provisions are made that deal with, and offer protection, to all historic and pre-historic cultural remains, including graves and human remains.

- Graves younger than 60 years fall under Section 2(1) of the Removal of Graves and Dead Bodies Ordinance (Ordinance no. 7 of 1925) as well as the Human Tissues Act (Act 65 of 1983) and are the jurisdiction of the National Department of Health and the relevant Provincial Department of Health and must be submitted for final approval to the Office of the relevant Provincial Premier. This function is usually delegated to the Provincial MEC for Local Government and Planning, or in some cases the MEC for Housing and Welfare. Authorisation for exhumation and reinterment must also be obtained from the relevant local or regional council where the grave is situated, as well as the relevant local or regional council to where the grave is being relocated. All local and regional provisions, laws and by-laws must also be adhered to. In order to handle and transport human remains the institution conducting the relocation should be authorised under Section 24 of Act 65 of 1983 (Human Tissues Act).

- Graves older than 60 years, but younger than 100 years fall under Section 36 of Act 25 of 1999 (National Heritage Resources Act) as well as the Human Tissues Act (Act 65 of 1983) and are the jurisdiction of the South African Heritage

Resource Agency (SAHRA). The procedure for Consultation Regarding Burial Grounds and Graves (Section 36(5) of Act 25 of 1999) is applicable to graves older than 60 years that are situated outside a formal cemetery administrated by a local authority. Graves in the category located inside a formal cemetery administrated by a local authority will also require the same authorisation as set out for graves younger than 60 years over and above SAHRA authorisation. If the grave is not situated inside a formal cemetery but is to be relocated to one, permission from the local authority is required and all regulations, laws and by-laws set by the cemetery authority must be adhered to.

Refer to **Annexure B** for further information on legislation.

9. ASSESSMENT AND RECOMMENDATIONS

*A locality map is provided in **Annexure A***

A summary of the recommendations for each of the main heritage sites follows:

During the field survey no cultural significant sites were identified. The buildings on site were assessed by a specialist and he found that both buildings may be demolished without any prior recording or any memorialization. From a Heritage point of view there is no reason why the development can not commence.

General

If during construction any possible finds are made, the operations must be stopped and a qualified archaeologist be contacted for an assessment of the find.

10. LIST OF PREPARES

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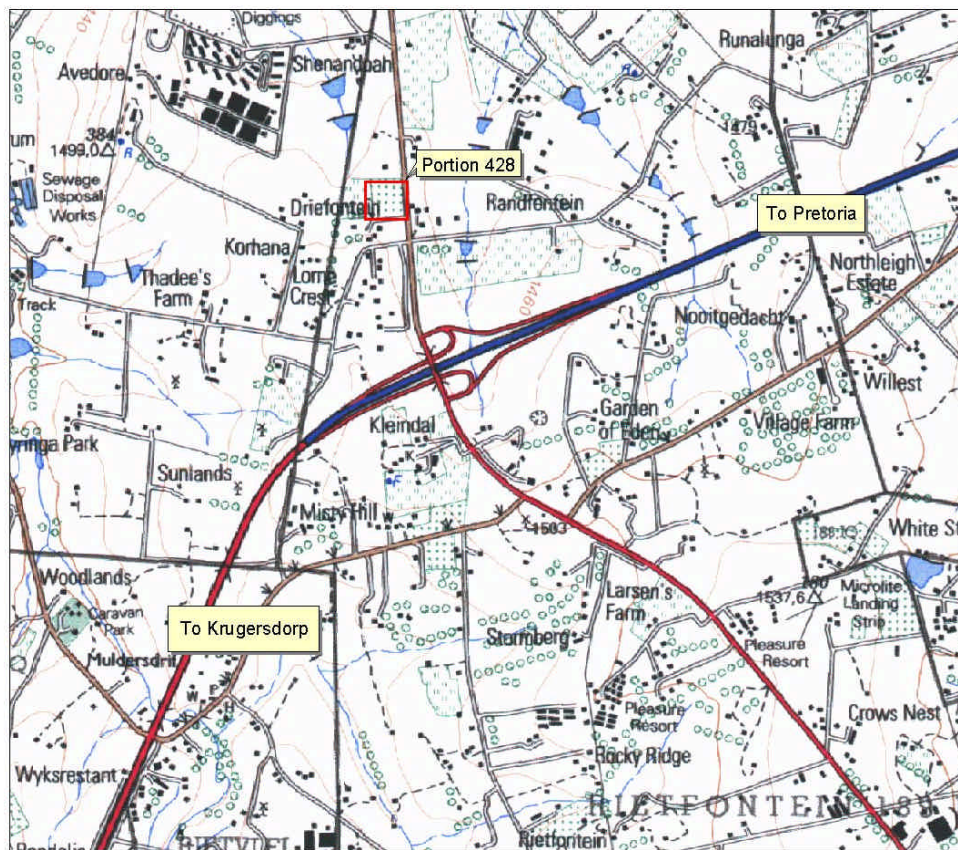
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ANNEXURE A: Locality Map

**Portion 428
Rietfontein 189 IQ**



ANNEXURE B: Legislation extracts

[36]36 Burial grounds and graves

(1) Where it is not the responsibility of any other authority, SAHRA must conserve and generally care for burial grounds and graves protected in terms of this section, and it may make such arrangements for their conservation as it sees fit.

(2) SAHRA must identify and record the graves of victims of conflict and any other graves which it deems to be of cultural significance and may erect memorials associated with the grave referred to in subsection (1), and must maintain such memorials.

(3) (a) No person may, without a permit issued by SAHRA or a provincial heritage resources authority-

(a) destroy, damage, alter, exhume or remove from its original position or otherwise disturb the grave of a victim of conflict, or any burial ground or part thereof which contains such graves;

(b) destroy, damage, alter, exhume, remove from its original position or otherwise disturb any grave or burial ground older than 60 years which is situated outside a formal cemetery administered by a local authority; or

(c) bring onto or use at a burial ground or grave referred to in paragraph (a) or (b) any excavation equipment, or any equipment which assists in the detection or recovery of metals.

(4) SAHRA or a provincial heritage resources authority may not issue a permit for the destruction or damage of any burial ground or grave referred to in subsection (3) (a) unless it is satisfied that the applicant has made satisfactory arrangements for the exhumation and re-interment of the contents of such graves, at the cost of the applicant and in accordance with any regulations made by the responsible heritage resources authority.

(5) SAHRA or a provincial heritage resources authority may not issue a permit for any activity under subsection (3) (b) unless it is satisfied that the applicant has, in accordance with regulations made by the responsible heritage resources authority-

(a) made a concerted effort to contact and consult communities and individuals who by tradition have an interest in such grave or burial ground; and

(b) reached agreements with such communities and individuals regarding the future of such grave or burial ground.

(6) Subject to the provision of any other law, any person who in the course of development or any other activity discovers the location of a grave, the existence of which was previously unknown, must immediately cease such activity and report the discovery to the responsible heritage resources authority which must, in co-operation with the South African Police Service and in accordance with regulations of the responsible heritage resources authority-

(a) carry out an investigation for the purpose of obtaining information on whether or not such grave is protected in terms of this Act or is of significance to any community; and

(b) if such grave is protected or is of significance, assist any person who or community which is a direct descendant to make arrangements for the exhumation and re-interment of the contents of such grave or, in the absence of such person or community, make any such arrangements as it deems fit.

(7) (a) SAHRA must, over a period of five years from the commencement of this Act, submit to the Minister for his or her approval lists of graves and burial grounds of persons connected with the liberation struggle and who died in exile or as a result of the action of State security forces or agents provocateur and which, after a process of public consultation, it believes should be included among those protected under this section.

(b) The Minister must publish such lists as he or she approves in the Gazette.

(8) Subject to section 56 (2), SAHRA has the power, with respect to the graves of victims of conflict outside the Republic, to perform any function of a provincial heritage resources authority in terms of this section.

(9) SAHRA must assist other State Departments in identifying graves in a foreign country of victims of conflict connected with the liberation struggle and, following negotiations with the next of kin, or relevant authorities, it may re-inter the remains of that person in a prominent place in the capital of the Republic.

[37]37 Public monuments and memorials

Public monuments and memorials must, without the need to publish a notice to this effect, be protected in the same manner as places which are entered in a heritage register referred to in section 30.

[38]38 Heritage resources management

(1) Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as-

(a) the construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;

(b) the construction of a bridge or similar structure exceeding 50m in length;

(c) any development or other activity which will change the character of a site-

(i) exceeding 5 000m² in extent; or

(ii) involving three or more existing erven or subdivisions thereof; or

(iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or

(iv) the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;

(d) the re-zoning of a site exceeding 10 000m² in extent; or

(e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority,

must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development.

(2) The responsible heritage resources authority must, within 14 days of receipt of a notification in terms of subsection (1)-

(a) if there is reason to believe that heritage resources will be affected by such development, notify the person who intends to undertake the development to submit an impact assessment report. Such report must be compiled at the cost of the person proposing the development, by a person or persons approved by the responsible heritage resources authority with relevant qualifications and experience and professional standing in heritage resources management; or

(b) notify the person concerned that this section does not apply.

(3) 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.

(4) The report must be considered timeously by the responsible heritage resources authority which must, after consultation with the person proposing the development, decide-

(a) whether or not the development may proceed;

(b) any limitations or conditions to be applied to the development;

(c) what general protections in terms of this Act apply, and what formal protections may be applied, to such heritage resources;

(d) whether compensatory action is required in respect of any heritage resources damaged or destroyed as a result of the development; and

(e) whether the appointment of specialists is required as a condition of approval of the proposal.

(5) A provincial heritage resources authority shall not make any decision under subsection (4) with respect to any development which impacts on a heritage resource protected at national level unless it has consulted SAHRA.

(6) The applicant may appeal against the decision of the provincial heritage resources authority to the MEC, who-

(a) must consider the views of both parties; and

(b) may at his or her discretion-

(i) appoint a committee to undertake an independent review of the impact assessment report and the decision of the responsible heritage authority; and

(ii) consult SAHRA; and

(c) must uphold, amend or overturn such decision.

(7) The provisions of this section do not apply to a development described in subsection (1) affecting any heritage resource formally protected by SAHRA unless the authority concerned decides otherwise.

(8) The provisions of this section do not apply to a development as described in subsection (1) if an evaluation of the impact of such development on heritage resources is required in terms of the Environment Conservation Act, 1989 (Act 73 of 1989), or the integrated environmental management guidelines issued by the Department of Environment Affairs and Tourism, or the Minerals Act, 1991 (Act 50 of 1991), or any other legislation: Provided that the consenting authority must ensure that the evaluation fulfils the requirements of the relevant heritage resources authority in terms of subsection (3), and any comments and recommendations of the relevant heritage resources authority

with regard to such development have been taken into account prior to the granting of the consent.

(9) The provincial heritage resources authority, with the approval of the MEC, may, by notice in the Provincial Gazette, exempt from the requirements of this section any place specified in the notice.

(10) Any person who has complied with the decision of a provincial heritage resources authority in subsection (4) or of the MEC in terms of subsection (6) or other requirements referred to in subsection (8), must be exempted from compliance with all other protections in terms of this Part, but any existing heritage agreements made in terms of section 42 must continue to apply

ANNEXURE C: Specialist Report

ASSESSMENT OF BUILDINGS ON PORTION 428 RIETFontein (RUIMSIG DEVELOPMENT)

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Executive summary

GENERAL

The site contains a single building executed in the character of a dwelling from the Elizabethan times but only partly used as a dwelling while the bottom floor was used as a restaurant and some of the upper rooms as office space. A smaller Wendy house exists directly adjacent to this building.

FINDINGS

None of these buildings are older than 60 years and none contain ample historical, architectural or contextual significance to be retained or memorialized on the site.

RECOMMENDATIONS

Both buildings may be demolished without any prior recording or any memorialization.

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Brief

Determine the significance of buildings and structures on the proposed development site and make recommendations regarding the future of the landscape elements.

Aim of the study

Identification of buildings and structures on the proposed development site

Assess these structures and buildings for their 'heritage' or 'cultural' significance according to criteria guided by the National Heritage Resources Act

Make recommendations regarding the future use of these buildings and structures

Assumptions and conditions

This report highlights only the significance of the two buildings on the proposed development site.

This assessment is part of a more extensive heritage impact assessment for the entire development.

Geographic area of the study

The site is located on a smallholding near Krugersdorp (Mogale City) and the setting resembles that of a farmstead consisting only a double storey building with a single outbuilding directly adjacent to it. It is clear that the site does not form part of a farming settlement but the landowner generated an income by using the building as a restaurant.

Methodology

Desk study – the historical desk study for the project forms part of another report and is not included in this report.

Field reconnaissance – the site was visited and the buildings were inspected in situ. Photographs were taken of both buildings for reporting purposes and not for recording purposes.

Findings

General

Only two buildings occur on the site; a large double storey building resembling the scale, shape and character of a dwelling and a small Wendy house next to it. These were the only buildings indicated to the team by the heritage consultants for the company Matakoma Heritage Consultants.

Historical significance

1. Is it associated with a historic person or group.	It is unknown whether the site or the building is associated with a particular and significant individual or cultural group. This information will form part of a historical desk study and not part of this study.	
2. Is it associated with a historic religious, social, economic or political activity.	The site and main building were used for commercial purposes appropriate to a small holding on the periphery of a well developed urban area. The occurrence of restaurants on smallholdings are common and this site is no exception. As can be deduced from the very loci way the interior of the building was furnished and the almost complete lack of formal parking bays, extended verandahs and any	

	garden ornament, it can be assumed that this restaurant was not a significant venue in the neighbourhood or larger region.	
3. Does the building illustrate a historical period.	The owners tried to replicate the timber frame architecture of from Elizabethan times but it badly executed and a weak example of a replica of this architectural period.	
4. Is the site or building of archaeological significance.	Neither the yard directly around the buildings nor the buildings are of any archaeological significance.	
5. Is the site or any building older than 60 years.	Neither the site nor any of the buildings are older than 60 years. The buildings were erected between 1990 and 2000 – deducted from the observations on building materials used and the building techniques applied.	

Architectural significance

1. Is it an important example of a building type.	It is not an important example of a building type.	
2. Is it an important example of a style or period.	It is a badly executed example of an Elizabethan style building and is of no architectural significance.	
3. Does it contain fine	The craftsmanship reflected in the building reflects quasi-workmanship and when assessed in detail	

details or reflect exceptional craftsmanship	becomes worse. It contains no exceptional craftsmanship.	
4. Is it the work of a major architect or builder	None of the buildings are the work of a major architect or builder.	
5. Is it an important example of an industrial, technological or engineering development	Neither of the two buildings reflect any exceptional elements associated with an engineering, industrial or technological advance or development.	
6. What is the integrity of the building.	The buildings are structurally intact but the water systems in the main building are leaking and have slowly destroyed part of the ceiling between the ground floor and top floor.	
7. Is the building still utilized	Part of the building is still furnished with furniture in the restaurant area but none of the buildings are used anymore.	
8. Has the building been altered and are these alterations sympathetic to the original intent of the design.	It is unknown what the original building used to look like as it has been drastically altered to represent a particular architectural style that never was part of the original intent. The suggested timber frames along the entire exterior are merely painted on plastered walls and have no resemblance to wood or structural members supporting the roof or the walls.	

Contextual or spatial significance

<p>1. Is the site or building a landmark in the city.</p>	<p>The site is located on a smallholding and the ground floor of the building was used as a restaurant while the top floor was used as residence. It cannot be considered a landmark in the city but may have been a landmark with low significance in the area as restaurant and place for socializing by small groups. The building cannot be considered a landmark in the area as it does not represent any exceptional architecture and was not of such monumental scale that it made an impression on the skyline.</p>	
<p>2. Does the place or building contribute to the character of the neighbourhood.</p>	<p>Architectural styles on the small holdings in the area vary in style and architectural vocabulary. The building is one of a kind as it is a bad copy of the Tudor style combined with several other contemporary building traditions resulting in a good example of bad taste, it may have some curiosity value in the neighbourhood. However, this is not enough to elevate the building to any status that would qualify the building to be protected or memorialised.</p>	
<p>3. Does the place or building contribute to the character of the street or square.</p>	<p>The site is not located in an urban setting and no streets or squares exist in the vicinity.</p>	
<p>4. Are any of the buildings part of an important</p>	<p>In general dwellings and other buildings erected on small holdings are seldom part of a single large development where corporate image is of any significance. The rule of thumb for these buildings is</p>	

<p>group of buildings.</p>	<p>that that they are erected according to the tastes and fashions of the day with no respect for uniformity but rather to express the eccentricities of their owners. This building reflects the latter paradigm and in that sense is to some extent an example of small holding architecture. However none of these buildings form part of a unique or exceptional cluster of buildings that represent a particular architectural school of thinking and none of them need to protected for this reason.</p>	

Recommendations

The buildings may be demolished without any recording or memorialisation.