

**PHASE 1 HERITAGE IMPACT
ASSESSMENT**

**RIVERSIDE 308 JT & PTN 12 RIVERSIDE 308 JT
NELSPRUIT**

**MPUMALANGA PROVINCE
PREPARED FOR**

ENPACT ENVIRONMENTAL CONSULTANTS cc

P.O.Box 12027, Nelspruit, 1200, Tel: 013 – 7526766

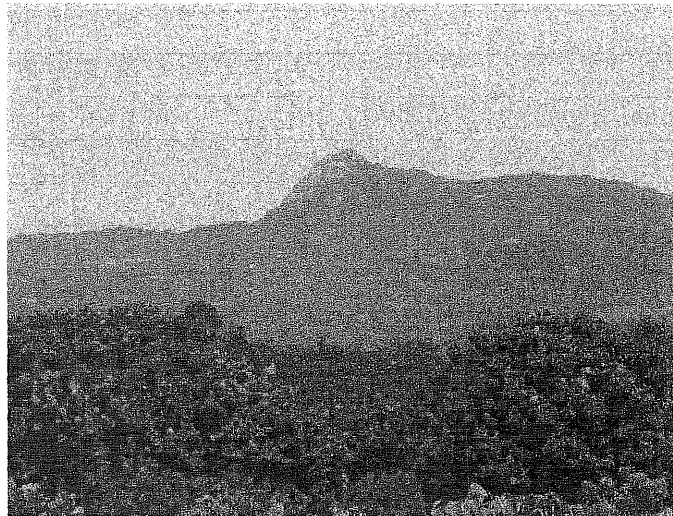


Photo: Mataffin Hill

DECEMBER 2008

**ADANSONIA HERITAGE CONSULTANTS
ASSOCIATION OF SOUTHERN AFRICAN PROFESSIONAL ARCHAEOLOGISTS**

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EXECUTIVE SUMMARY

This study was done in the area known as Mataffin, situated next to the N4, approximately 2 km from Nelspruit, Mpumalanga, on the farm *Riverside 308JT* as well as *portion 12 Riverside 308JT*. The area has been earmarked for residential development or “mixed land use”.

A phase 1 Heritage Impact Assessment was conducted and surveyed for archaeological and historical cultural remains on the entire two farms. Visibility was excellent as the area is situated at the Halls & Sons offices and current residential village, with some existing vacant agricultural lands and fruit plantations. Some of the current structures are older than 60 years and are protected by the National Heritage Resources Act, no., 25 of 1999. As the land has been developed and disturbed by agricultural practices since 1890, no visible indication of Late Iron Age presence on these two sections could be identified, although the Swazi, Matsafeni Mdluli or Mataffin, after who the station was later named, resided in the area.

The heritage features concerned with in this study, deal mainly with the built environment which are older than 60 years. It is planned to keep some of the existing structures and to incorporate them in the new development. An application will be made to the South African Heritage Resources Agency (SAHRA) to demolish the others.

The National Heritage Resources Act, no 25 (1999)(NHRA), protects all heritage resources, which are classified as national estate, and it is stated in section 34(1) that “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”. In section 47 of the NHRA, SAHRA is very specific in terms of the management of structures older than 60 years by means of a Conservation Management Plan (CMP). For structures older than 60 years, which are planned to be demolished, a full documentation report is required.

The rest of the property has no visible archaeological features and has mostly been used for agricultural purposes, therefore it is recommended that the proposed development may continue, provided that the measures as specified for mitigation, be implemented where it is required.

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PHASE 1 HERITAGE IMPACT ASSESSMENT, OF THE FARM RIVERSIDE 308JT AND PORTION 12 OF THE FARM RIVERSIDE 308JT, NELSPRUIT

A. INTRODUCTION

Adansonia Heritage Consultants were appointed by Enpact Environmental Consultants cc, to conduct a phase 1 Heritage Impact Assessment for the applicant, HL Hall & Sons, on archaeological and other cultural heritage resources on the farm *Riverside 308JT* and *portion 12 of Riverside 308JT*, Nelspruit, for the Mataffin Residential “mixed land use” development.¹

The area has been developed and disturbed by agricultural practices since 1890,² but there is no visible indication of Late Iron Age presence on the two sections in the study area. One of the fighting generals of the Swazi King called Matsafeni Mdluli or Mataffin, (after whom the station was later named), resided in the area for many years when the farm was first occupied, and some of his children later worked on the Hall's farm.³ The rest of the property was historically used as a residential village with recreational facilities, for HL Hall & Sons and employees. Some of the existing structures are older than 60 years.

B. AIMS OF REPORT

The aims of this report is to source all relevant information as well as archaeological resources on the farm *Riverside 308JT* and *portion 12 of the farm Riverside 308JT*, Nelspruit. The applicant will be advised as to where sensitive heritage areas are, and where development may not take place in terms of the specifications as set out in the National Heritage Resources Act no., 25 of 1999 (NHRA). Recommendations for maximum conservation measures for any heritage resources will also be made. All other relevant cultural heritage information or archaeological resources on the farm will be taken into consideration. The study area is indicated in *Appendix 1 (Google image of Locality plan)*.

The heritage features concerned with in this study, deal mainly with structures of which some are older than 60 years. It is planned to keep some of the existing structures, refurbish them and incorporate them into the new development. An application will be made to SAHRA to demolish the others.

¹ Umsede Development Planners, *Proposed Mataffin Residential Layout Plan*, p. 4.

² Grace H. Hall, *No Time To Die*, p. 50.

³ Hugh L. Hall, *I Have Reaped My Mealies*, p 12.

Structures are defined by the NHRA, as any building, works, device or other facility made by people and which is fixed to land, and includes any fixtures, fittings and equipment associated with them.⁴

The NHRA, protects all heritage resources, which are classified as national estate, and it is stated in section 34(1) that “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”.⁵

SAHRA is very specific in terms of the management of structures older than 60 years by means of a Site or Conservation Management Plan (CMP). All structures which are planned to be demolished, and which are older than 60 years, requires a full documentation report and motivation for the proposed actions.

- **Evaluation methods**

This Phase 1 Heritage Impact Assessment will evaluate the impact of change of the new development on the heritage value of the site, by using SAHRA criteria for the built environment. It will establish whether the impact is acceptable, the positive and negative impacts will be evaluated, and mitigation strategies will be identified.⁶ Site significance is important to establish the measure of mitigation and/or management of the resources.

Sites are evaluated as *high*, *medium* or *low*:

HIGH: Mitigation measures should be implemented or the site should not be impacted upon;

MEDIUM: Site requires further work before development may continue;

LOW: No mitigation is needed.

C. METHODOLOGY

The proposed Mataffin Residential development will consist of approximately 576 residential erven, with an internal road network for *Riverside 308JT* and *portion 12 of the farm Riverside 308JT*. The proposed footprint for the development is set out in *Appendix 2* (Layout of proposed development on Riverside 308 JT & portion 12 of Riverside 308 JT).

⁴ National Heritage Resources Act, no. 25 of 1999. p.12.

⁵ National Heritage Resources Act, no. 25 of 1999. p. 58.

⁶ L. Freedman Townsend, Conservation management plans, SAHRA, p. 2.

- **Fieldwork and Survey:**

The fieldwork and survey was conducted of the entire section on *Riverside 308JT* and *portion 12 of the farm Riverside 308JT*, which is in the extent of 12 hectares.

The research was conducted by means of:

- Fieldwork and survey was conducted on foot as well as by means of vehicle of the entire study area as indicated by the *Google image of Locality Map (Appendix 1)* and *Central Mataffin Site Plan (Appendix 3)*, provided by Hall's Properties. Please note that GPS co-ordinates were not used since the *Central Mataffin Site Plan* is adequate, and residential houses (structures) are all numbered;
- Research was conducted by means of collecting primary or secondary literary sources with relevant information on the prehistory and history of the area;
- Evaluation of the resources which might be impacted upon by the footprint, was done within the framework provided by the National Heritage Resources Act, no. 25 (1999), as well as SAHRA's Criteria for assessing the cultural significance of sites for *Conservation Management Plans* in terms of the architectural heritage landscape;
- Personal (oral), and written (e-mail), information was acquired from individuals;

- **Survey of the study area:**

The surface of the study area ranged from a previously developed residential village with recreational facilities and infrastructure, as well as vacant agricultural lands and fruit plantations. The entire section has been disturbed previously and is still in use. Visibility was excellent. The survey took place during October 2008. The *Central Mataffin Site Plan (Appendix 3)*, with numbered residential units, was used to locate the architectural heritage on the property.

- **National Heritage Resources Act**

All archaeological and other cultural heritage resources are evaluated according to the National Heritage Resources Act, no. 25 (1999) (NHRA), section 3(3). A place or object is considered to be part of the national estate if it has cultural significance or other special value in terms of:

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

- (d) its importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects;
- (e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;
- (f) its importance in demonstrating a high degree of creative or technical achievement at a particular period;
- (g) its strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;
- (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
- (i) sites of significance relating to the history of slavery in South Africa.

D. LOCALITY

The study area includes all features which fall within *Riverside 308JT* and *portion 12 of the farm Riverside 308JT*, on topographical map 1:50 000, 2530 BD. A Google image of the *Locality Map* is provided of the study area, (*Appendix 1*). The farm is situated directly west of Nelspruit, between the West Acres urban areas, Mpumalanga Province. The N4-National Road is in the middle of the two sections. The proposed layout of the development of residential stands, is set out in *Appendix 2*.

E. PREHISTORY AND HISTORY OF THE SURROUNDING AREA

- **Stone Age:**

The area is generally known as the *Lowveld*, of which Mataffin forms a part. The study area has originally been inhabited by the San or Bushman people, and rock art sites are abundant in the region, of which one site is located directly south west of the study area.⁷ Remains of stone tools and rock art sites have been found throughout the *Lowveld*.⁸

- **Iron Age:**

The earliest appearance of Iron Age people in the foothills of the Drakenberg, is probably around 800 – 1100AD,⁹ although the earliest date for black settlement in the *Lowveld* is dated to around 200 AD from the Silver Leaves site near Tzaneen.¹⁰ During the 15th to 18th centuries, the *Lowveld* was a hive of activity before European settlement. Very little contemporary research has been done on prehistoric African settlements in the study

⁷ Personal information: J. Aling, Halls Properties, Managing Director, 2008-10-17.

⁸ PRMA: Information file 9/2.

⁹ M. De Jongh, (ed), *Swatini*, p. 9.

¹⁰ T.M. Evers, *Three Iron Age Industrial sites in the Eastern Transvaal Lowveld*, Fig. 87.

area. An Early Iron Age site in the immediate area at Plaston, was excavated and dated to ca 900 AD.¹¹

The Swazi began to expand northwards towards the end of the 18th century and they forced the Eastern Sotho groups out of Swaziland, or absorbed them.¹² There is evidence of resistance, but the Eastern Sotho groups moved mainly northwards,¹³ to areas such as Nelspruit, Bushbuckridge, Klaserie, Blyde River and Komatipoort.¹⁴ Some Swazi chiefs claimed wide areas under their jurisdiction, such as MHOLA who claimed control over a piece of territory within Nelspruit, Pilgrim's Rest and Lydenburg,¹⁵ indicating widespread Swazi influence.

Mswati II (from Swaziland) nearly destroyed the smaller Sotho groups as far as Zimbabwe and Mozambique. He established observation points to protect his territory. Matsafeni Mdluli was put in charge of the Malelane drift area (near the current Malelane rest camp in the Kruger National Park). Matsafeni (also later referred to as Mataffin) moved to the Nelspruit region in 1888 (in the area of the current Mataffin Hill, south of the study area). H.L. Hall who moved here in 1890, leased the Riverside farm from the Government and later named the Mataffin siding after him. Matsafeni was murdered by Nhliziyo Mdlovu, in 1891 near Pretoriuskop.¹⁶

• Relevant Historic Information

One of the prominent figures of the *Lowveld*, H.L. Hall (Hugh Hall), who married Grace Donaldson in 1895 at Avoca (Eureka), played a crucial role with his family in the regional development of the area.¹⁷

In an attempt to develop the area around Nelspruit, the Government rented land for a period of 21 years. In 1890, Hugh Hall leased the farm Riverside for £54 per year.¹⁸

Hugh Hall was a transport rider and later pioneer farmer. At the beginning of the 19th

¹¹ M.M. Van Der Ryst, Die Ystertydperk, in J.S. Bergh (red.), *Geskiedenis Atlas van Suid Afrika: Die vier Noordelike Provinsies*. p. 97.

¹² A.C. Myburgh, *The Tribes of Barberton District*, p. 10.

¹³ N.J. Van Warmelo, *A Preliminary Survey of the Bantu Tribes of South Africa*. p. 111.

¹⁴ H. S. Webb, The Native Inhabitants of the Southern Lowveld, in *Lowveld Regional Development Association, The South-Eastern Transvaal Lowveld*, p. 16.

¹⁵ A.C. Myburgh, *The Tribes of Barberton District*, p. 32.

¹⁶ H. Bornman, *Pioneers of the Lowveld*, pp. 4-5.

¹⁷ H. Bornman, *Pioneers of the Lowveld*, p. 25.

¹⁸ H. Bornman, *Pioneers of the Lowveld*, p. 108.

century, his citrus plantations were already established (1898).¹⁹

HL Hall bought another farm near Machadodorp (highveld area) which had a much healthier climate and the family often went there. A large stone house, outbuildings and three extra rooms were built, and this farm was called *Torburnlea*. This house and farm was burnt down during the Anglo-Boer (South African) War.

Reference to the first structures on Mataffin is scarce. In his book *I have Reaped My Mealies*, Hall refers to the first house which was built in 1890. It was made of “Kimberley bricks, eighteen inches by twelve inches by nine inches; unburnt bricks with which one could build very quickly.”²⁰ This house was on a hill but it was too far from work and it was pulled down and a cottage and store built “below the railway line.” The new “Torburnlea” house was built in the 1920's. At the time, it was found that the mosquito was the cause of malaria and mosquito gauze was put over the windows and doors.²¹ (See photo 1).

Hugh Hall started a juice factory at Mataffin, the beginning of H.L. Hall & Sons. Hall decided in 1933 to move the factory to Durban where his son Dickon Hall was in charge. After the factory (Tomango) was sold, he started *Dickon Hall Products* at Mataffin during the early 1950's.²²

F. SURVEY OF CULTURAL HERITAGE RESOURCES IN THE PROPOSED DEVELOPMENT AREA

The survey concentrated on the existing layout of the residential village (see Appendix 3: *Central Mataffin Site Plan*, provided by S. Horn, Leases and Facilities manager, H.L. Hall & Sons), as well as the proposed Mataffin residential development as indicated in the maps provided by Enpact Environmental consultants (*Appendix 2*). Visibility throughout the survey was excellent. A total of 576 erven are proposed for the new development of which 27 existing structures (residential houses) on *Riverside 308JT*, and 7 existing structures (residential houses) on *portion 12 of the farm Riverside 308JT*, will be kept and refurbished. Fourteen (14) structures (residential houses) on *Riverside 308JT*, and 5 structures (residential houses) on *portion 12 of the farm Riverside 308JT*, will be applied to SAHRA to be demolished.²³

¹⁹ H. S. Webb, *The Native Inhabitants of the Southern Lowveld, in Lowveld Regional Development Association, The South-Eastern Transvaal Lowveld*, p. 100.

²⁰ H.L. Hall, *I have Reaped my mealies*, p. 129.

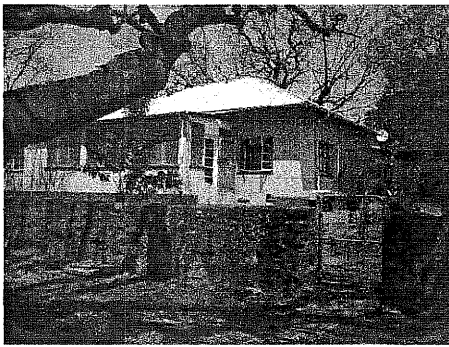

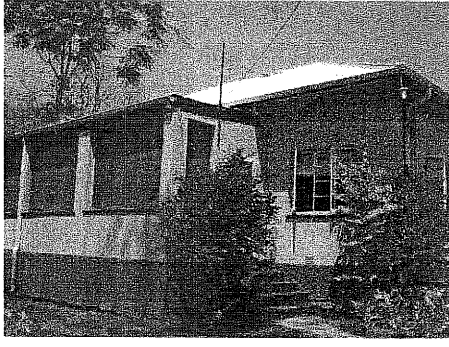
²¹ *Ibid.*, pp. 215-216.

²² H. Bornman, *Pioneers of the Lowveld*, p. 49.

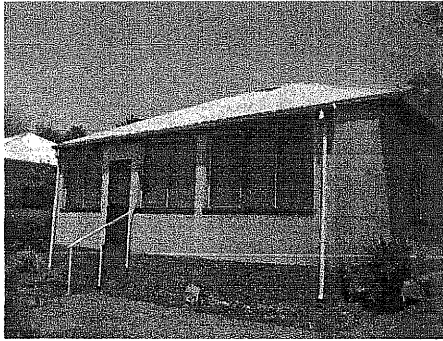
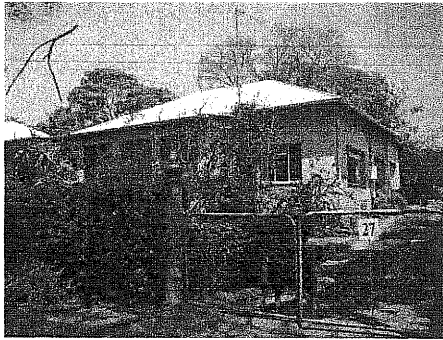
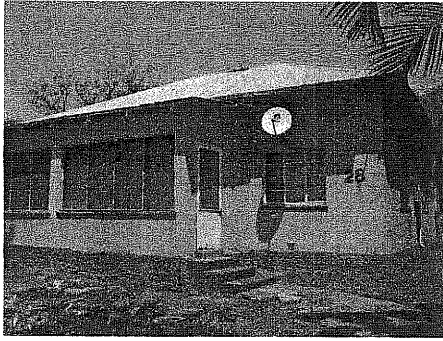
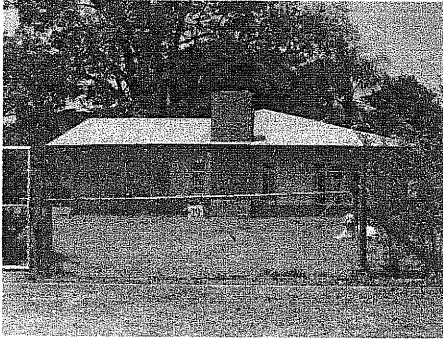
²³ Personal information: J. Aling, Halls Properties, Managing Director, 2008-10-17.

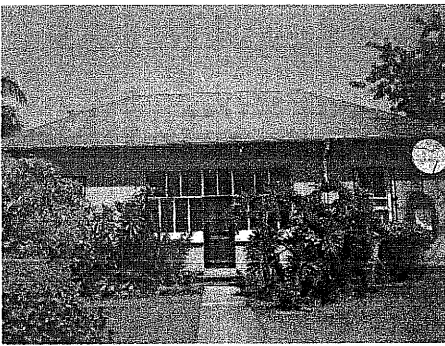

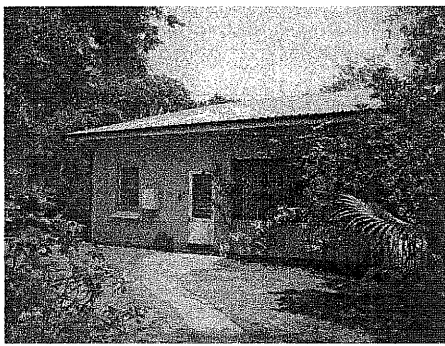
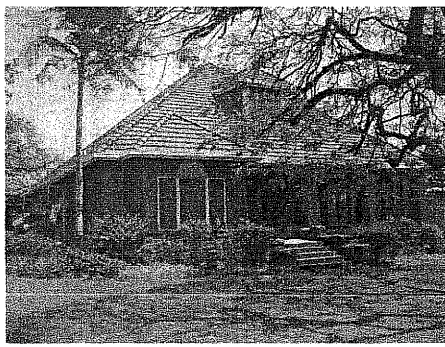
• **STRUCTURES ON RIVERSIDE 308JT: TO BE KEPT & REFURBISHED**

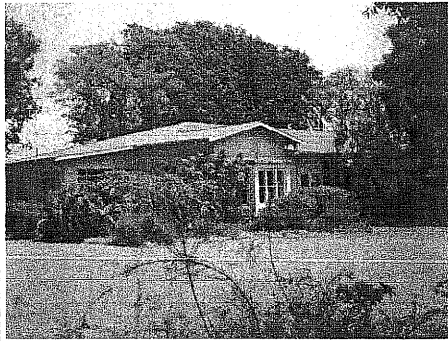
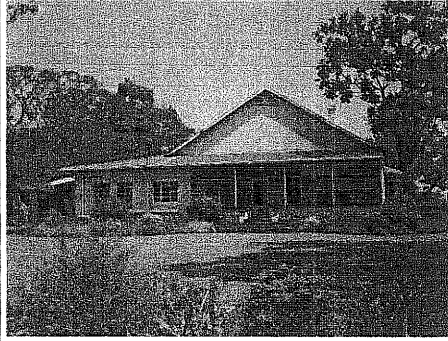
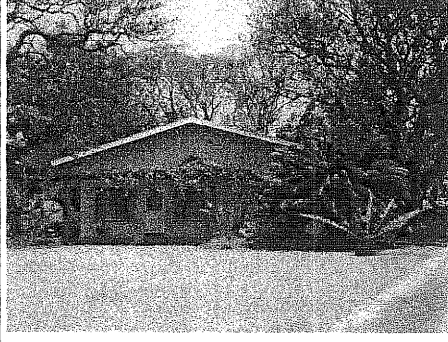

The dates for the structures (mostly residential houses) at Mataffin, were provided by Halls properties section, and was sourced from documents and Letter Books from the Halls archives.²⁴



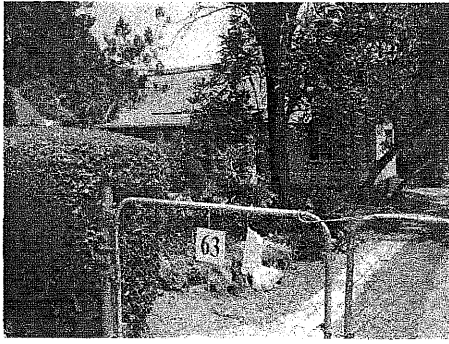
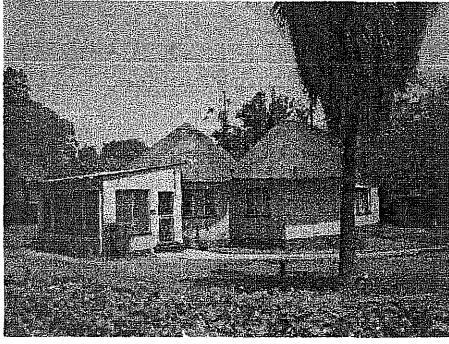
<i>NO OF HOUSE</i>	<i>STRUCTURES ON RIVERSIDE 308 JT</i>	<i>DATE</i>	<i>Photo</i>
23	Corrugated iron roof, modern windows, closed in verandah	No date	
24	Corrugated iron roof, modern windows, closed in verandah Sheppards Bush Ave Plan attached (Appendix 5)	Built 1981	
25	Corrugated iron roof, modern windows, closed in verandah Sheppards Bush Ave Plan attached (Appendix 5)	Built 1981	


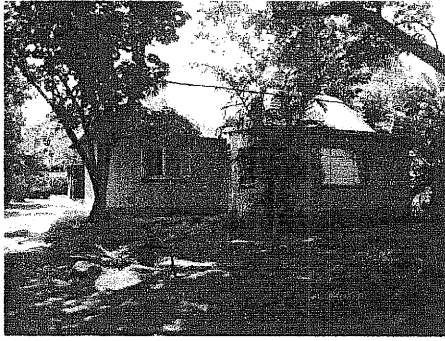
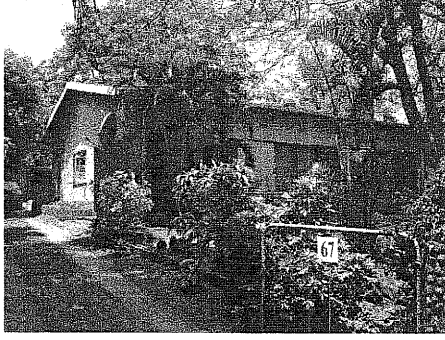
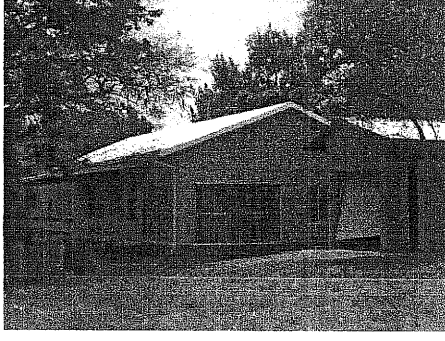
²⁴ Personal information: C. Mantle, Halls Properties, Commercial Development Manager, 2008-12-02.


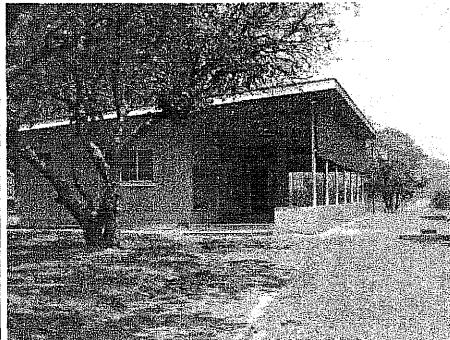
<i>NO OF HOUSE</i>	<i>STRUCTURES ON RIVERSIDE 308 JT</i>	<i>DATE</i>	<i>Photo</i>
26	Corrugated iron roof, modern windows, closed in verandah Sheppards Bush Ave Plan attached (Appendix 5)	Built 1980	
27	Corrugated iron roof, modern windows, closed in verandah Sheppards Bush Ave Plan attached (Appendix 5)	Built 1981	
28	Corrugated iron roof, modern windows, closed in verandah Sheppards Bush Ave Plan attached (Appendix 5)	Built 1981	
29	Corrugated iron roof, modern windows, chimney – big house	No date	

<i>NO OF HOUSE</i>	<i>STRUCTURES ON RIVERSIDE 308 JT</i>	<i>DATE</i>	<i>Photo</i>
31	Corrugated iron roof	No date	
32	Corrugated iron roof, modern windows	No date	
33	Corrugated iron roof, wooden sash window frames, mesh screen door	No date	
34	"Torburnlea", 1920's style	Built 1920's	

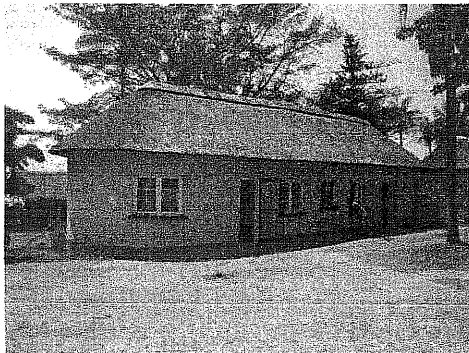
<i>NO OF HOUSE</i>	<i>STRUCTURES ON RIVERSIDE 308 JT</i>	<i>DATE</i>	<i>Photo</i>
35	"The Outlook"	Alterations to roof in 1956	
36	"Cory Hall"	No date	
37	Modern house	Had a sleeping porch added 1953	
38	Modern house	No date	
57	Corrugated iron roof	No date	SIMILAR TO HOUSE 64
58	Corrugated iron roof	Built 1983	SIMILAR TO HOUSE 64

<i>NO OF HOUSE</i>	<i>STRUCTURES ON RIVERSIDE 308 JT</i>	<i>DATE</i>	<i>Photo</i>
59	Corrugated iron roof Subway Ave Plan attached (Appendix 5)	Built 1983	SIMILAR TO HOUSE 64
60	Thatch house	Built 1983	SIMILAR TO HOUSE 61
61	Thatch house Subway Ave Plan attached as well as altered plan with added bathroom (Appendix 5)	Built 1980	
62	Thatch house Subway Ave Plan attached (Appendix 5)	Built 1983	
63	Thatch house	No date	
64	Thatch house	No date	

<i>NO OF HOUSE</i>	<i>STRUCTURES ON RIVERSIDE 308 JT</i>	<i>DATE</i>	<i>Photo</i>
65	Thatch house	No date	
66	Thatch house	No date	
67	Blocks, new style house, corrugated iron roof	No date	
68	Blocks, new style house, corrugated iron roof	No date	
-	Swimming pool	No date	NO PHOTO

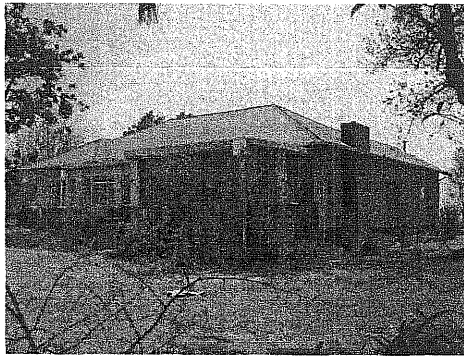
<i>NO OF HOUSE</i>	<i>STRUCTURES ON RIVERSIDE 308 JT</i>	<i>DATE</i>	<i>Photo</i>
	Moths monument	No date	
	Tennis Court	No date	

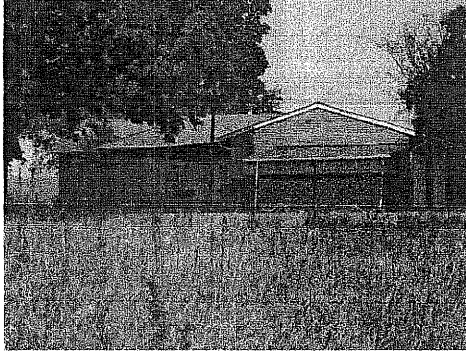


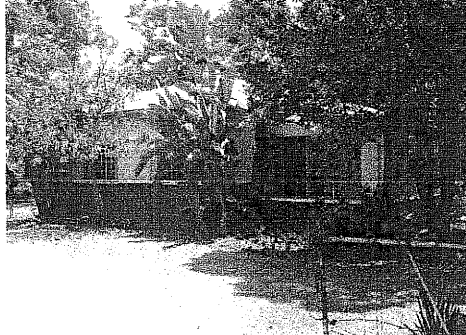
• **STRUCTURES ON RIVERSIDE 308JT: TO BE DEMOLISHED**

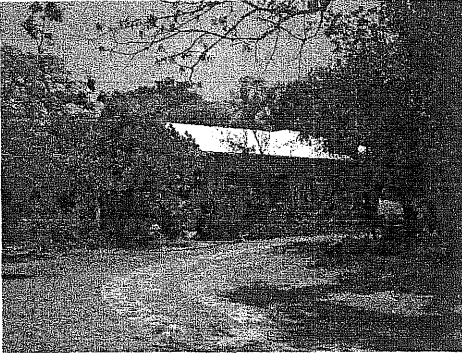
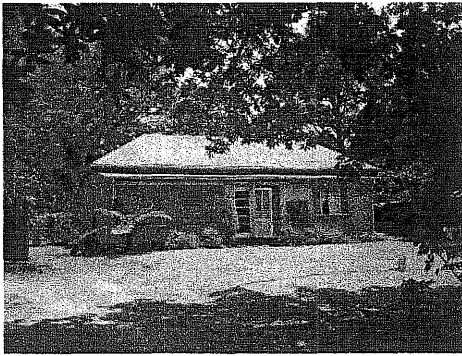
<i>NO OF HOUSE</i>	<i>STRUCTURES ON RIVERSIDE 308 JT</i>	<i>DATE</i>	<i>Photo</i>
3	Thatch cottage	No date	SIMILAR TO HOUSE 4
4	Thatch cottage	No date	
5	Thatch cottage	No date	SIMILAR TO HOUSE 4
6	Thatch cottage	No date	SIMILAR TO HOUSE 4
7	Thatch cottage	No date	SIMILAR TO HOUSE 4
8	Thatch cottage	No date	SIMILAR TO HOUSE 4
15	Thatch cottage	No date	SIMILAR TO HOUSE 4

<i>NO OF HOUSE</i>	<i>STRUCTURES ON RIVERSIDE 308 JT</i>	<i>DATE</i>	<i>Photo</i>
16	Thatch cottage Sheppards Bush Ave Plan attached (Appendix 5)	Built 1980	SIMILAR TO HOUSE 4
17	Thatch cottage Sheppards Bush Ave Plan attached (Appendix 5)	Built 1980	SIMILAR TO HOUSE 4
18	Thatch cottage Sheppards Bush Ave Plan attached (Appendix 5)	Built 1980	SIMILAR TO HOUSE 4
19	Thatch cottage Sheppards Bush Ave Plan attached (Appendix 5)	Built 1980	SIMILAR TO HOUSE 4
20	Thatch cottage Sheppards Bush Ave Plan attached (Appendix 5)	Built 1980	SIMILAR TO HOUSE 4
21	Thatch cottage Sheppards Bush Ave Plan attached (Appendix 5)	Built 1980	SIMILAR TO HOUSE 4
22	Thatch cottage Sheppards Bush Ave Plan attached (Appendix 5)	Built 1980	SIMILAR TO HOUSE 4


• **STRUCTURES ON PORTION 12 RIVERSIDE 308JT: TO BE KEPT & REFURBISHED**


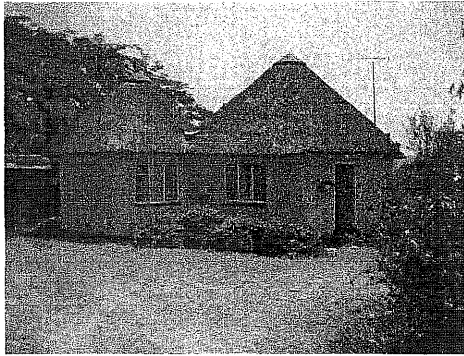
<i>NO OF HOUSE</i>	<i>STRUCTURES ON PORTION 12 RIVERSIDE 308 JT</i>		<i>Photo</i>
39	Fairly modern house with chimney,	No date	

<i>NO OF HOUSE</i>	<i>STRUCTURES ON PORTION 12 RIVERSIDE 308 JT</i>		<i>Photo</i>
40	Fairly modern house	No date	
41	Fairly modern house	No date	
42	Fairly modern house	No date	
43	Fairly modern with corrugated iron roof	No date	

<i>NO OF HOUSE</i>	<i>STRUCTURES ON PORTION 12 RIVERSIDE 308 JT</i>		<i>Photo</i>
46	Across new road- fairly modern house	No date	
50	Fairly modern with corrugated iron roof	No date	

• **STRUCTURES ON PORTION 12 RIVERSIDE 308JT: TO BE DEMOLISHED**

<i>NO OF HOUSE</i>	<i>STRUCTURES ON PORTION 12 RIVERSIDE 308 JT</i>		<i>Photo</i>
51	Thatch with modern features	No date	SAME AS HOUSE 53
52	Thatch with modern features	No date	SAME AS HOUSE 53
53	Thatch with modern features	No date	

<i>NO OF HOUSE</i>	<i>STRUCTURES ON PORTION 12 RIVERSIDE 308 JT</i>		<i>Photo</i>
54	Thatch with modern features	No date	
55	Thatch with modern features	No date	

**G. ASSESSMENT FOR CULTURAL SIGNIFICANCE OF SITES IN THE STUDY AREA:
SAHRA CRITERIA**

Evaluation of the resources which might be impacted upon by the footprint, was done within the framework provided by the National Heritage Resources Act, no. 25 (1999), as well as SAHRA's Criteria for assessing the cultural significance of sites for *Conservation Management Plans* in terms of the architectural heritage landscape;²⁵

SAHRA stipulates that 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.

The criteria for assessing the significance have been borrowed and adapted from several international charters for heritage conservation. Only criteria which is applicable to the architectural landscape at Mataffin, is discussed below:

²⁵ L. Freedman Townsend, Conservation management plans, SAHRA, p. 4.

Historic value: A place has historic value because it has influenced, or been influenced by a historic figure or group, event, phase or activity. The significance of a place will be greater where evidence of the association or event survives *in situ*, or where the setting is substantially intact, than where it has been changed or evidence does not survive.

Historical or Social value: A place has historical value because it relates to the past. The historical or social value embraces the qualities for which the place has become a focus of spiritual, educational, political, economic, national or other cultural sentiment to a majority or minority group.

Aesthetic value: Aesthetic value includes aspects of sensory perception which include scale, form, colour, texture and material of the fabric; It could be an important example of a style or period, have fine details or workmanship, or be the work of a major architect or builder.

The significance of the cultural heritage features of the residential units at Mataffin, can be summarised as follows:

- **STRUCTURES TO BE KEPT & REFURBISHED:**

- **RIVERSIDE 308JT:**

As far as could be established, the only house in this section which is older than 60 years, is House no. 34, *Torburnlea*, built in the 1920's (see assessment below).

It seems that three other houses, no. 35, *The Outlook* (earliest reference date is 1956), no. 36, *Cory Hall* (no date) and no 37, (earliest reference date, 1953), were all built during the 1950's, and is not yet 60 years old.

No dates are available for the Moths Memorial and the old swimming pool, but it was indicated by Halls properties that it is the intention to keep these features intact.

Most of the other houses in this section, date from the 1980's, and those houses with no date have substantial modern features such as metal window frames, and is assumed to be of modern or recent date. The houses are discussed in order of significance.

- **House no. 34: *Torburnlea*:**

This house will be kept and refurbished:

<i>Stand no.</i>	<i>Cultural Heritage features</i>	<i>Status</i>	<i>Significance</i>
34	Torburnlea, 1920's Arts & Crafts style	To be kept and refurbished	HIGH

The house on stand 34, now known as *Torburnlea* (named after the Halls family's house in the *highveld*, near Machadodorp), was built in the 1920's (photo 1). It is considered to have special historic, social and aesthetic qualities which makes it significant within the context of the region and as one of the pioneer houses of the Nelspruit area.

According to Nicholas Clarke from the University of Pretoria, as well as Karel Bakker, (heritage architect), the house falls within the Arts & Crafts style with neo-classical elements.²⁶

It was stated that Sir Herbert Baker may have been influential in the architectural style of the house, as he was a personal friend of HL Hall.²⁷ The house has been renovated in the past with a modern section included to the south. It is currently used as offices for an architectural firm.



“... I had to use a little persuasion to win Hugh round to the idea of netting the house as he was quite sure we would not be able to see and that we would suffocate from lack of air; but when eventually the mosquito gauze was tacked over the windows he had to admit that he did not even notice it.”

Photo 1: Torburnlea house, built in 1920.

It is recommended that a documentation report and Conservation Management Plan (CMP) be developed for the *Torburnlea* house (on stand 34), as an example of a historic, social and aesthetic pioneer house, built during the 1920's in the Nelspruit area. The

²⁶ K. Bakker, '1920's house, reply', kabakker@telkomsa.net, 2008-12-03, archive at cultmat@iafrica.com.

²⁷ Personal information: S. Horn, Halls Properties, Leasing and Facilities manager, 2008-10-06.

CMP will ensure control of the elements that make up the physical environment of the house, and to retain the significance and heritage value of the place.

All aspects for a CMP for *Torburnlea* (stand 34), as stipulated by SAHRA should be addressed,²⁸ (see *Appendix 4: Guidelines for the development of plans for the management of heritage sites or places*).

- **Houses no. 35, The Outlook; 36, Cory Hall and 37:**

These houses will be kept and refurbished:

<i>Stand no.</i>	<i>Cultural Heritage features</i>	<i>Status</i>	<i>Significance</i>
35	The Outlook pre-1956	To be kept and refurbished	MEDIUM
36	Cory Hall no date	To be kept and refurbished	MEDIUM
37	No name pre-1953	To be kept and refurbished	MEDIUM

All three houses share similar qualities, and are pre- 1956 (older than 52 years). The Outlook (no. 35), pre- 1956, (at least 52 years old), with reference when alterations were done to the roof. No. 37 is pre- 1953 (at least 55 years old), with reference when a sleeping porch was added to the house. These houses have some historic value and as it is possible that they might be older than the above dates, it is recommended that more research be conducted on them, that a documentation report be submitted and that they be included in a Conservation Management Plan.

- **Houses no. 23, 24, 25, 26,27, 28, 29, 31, 32, 33, 38, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67 & 68:**

These houses will be kept and refurbished:

<i>Stand no.</i>	<i>Cultural Heritage features</i>	<i>Status</i>	<i>Significance</i>
23, 29,31, 32, 33, 58, 59, 60, 61, 62, 65, 66, 67, 68.	Evidence that they were build between 1980 and 1983	To be kept and refurbished	LOW

²⁸ SAHRA, Site management Plans: Guidelines for the development of plans for the Management of Heritage sites or places, <<http://www.sahra.org.za/archaeology.htm>>, Access, 2008-10-16.

<i>Stand no.</i>	<i>Cultural Heritage features</i>	<i>Status</i>	<i>Significance</i>
24, 25, 26, 27, 28, 38, 57, 63, 64.	Modern features on all these houses, evidence that they are of recent date - modern	To be kept and refurbished	LOW

No mitigation measures are needed for these houses and they will be kept and refurbished by Hall Properties.

- **Moths Memorial, Tennis court, house and swimming pool:**

<i>Stand no.</i>	<i>Cultural Heritage features</i>	<i>Status</i>	<i>Significance</i>
none	Moths Memorial , Tennis court & house and swimming pool	To be kept and upgraded	LOW

No dates are available for the Moths Memorial, Tennis court & house and the swimming pool, but it was indicated by Halls properties that it is the intention to keep these features intact. No mitigation measures are needed for these features and they may be upgraded where necessary.

- **PORTION 12 RIVERSIDE 308JT:**

House no. 39, 40, 41, 42, 43, 46, 50:

These houses will be kept and refurbished:

<i>Stand no.</i>	<i>Cultural Heritage features</i>	<i>Status</i>	<i>Significance</i>
39, 40, 41, 42, 43, 46, 50.	Modern style houses – no date	To be kept and refurbished	LOW

These houses have no dates, but they are all of modern style. As far as could be established, these have no historic, social or aesthetic value. They will be kept and refurbished and no mitigation measures are needed.

• **STRUCTURES TO BE DEMOLISHED:**

RIVERSIDE 308JT:

Houses no. 3,4,5,6,7,8,15,16,17,18,19,20,21,22:

Application will be made for these houses to be demolished:

<i>Stand no.</i>	<i>Cultural Heritage features</i>	<i>Status</i>	<i>Significance</i>
3, 4, 5, 6, 7, 8, 15.	Thatch, semi detached modern houses: 1980	To be demolished	LOW
16, 17, 18, 19, 20, 21, 22	Thatch, modern – no date	To be demolished	LOW

These cottages are all thatched. No. 3,4,5,6,7,8,& 15 were built in 1980. The others are all of and of similar style and modern and it is assumed that they are all of the same date. They do not have any historic, social or aesthetic value, and it is recommended that they be demolished.

STRUCTURES TO BE DEMOLISHED:

• **PORTION 12 RIVERSIDE 308JT:**

House no. 51, 52, 53, 54, 55:

Application will be made for these houses to be demolished:

<i>Stand no.</i>	<i>Cultural Heritage features</i>	<i>Status</i>	<i>Significance</i>
51, 52, 53, 54, 55.	Thatched, metal windows and modern doors houses – no date	To be demolished	LOW

These houses have no dates, but they are all of modern date. As far as could be established, these have no historic, social or aesthetic value. It is hereby applied to demolish these structures.

H. CONCLUSION AND RECOMMENDATION

Previous agricultural lands were also included in the survey. No archaeological remains were identified in these sections. Two lower grinding stones were observed in gardens of residential properties, but they were not in any archaeological context, and therefore of no significance.

- **Structures to be kept and refurbished:**

In the light of the above information as well as the specifications as stipulated in the National Heritage Resources Act no., 25 of 1999, it is recommended that the development as indicated in *Appendix 2*, may continue, provided that the following measures for mitigation be implemented where it is required:

- that a documentation report (and architectural plan), as well as a Conservation Management Plan (CMP) be developed for the *Torburnlea* house (on stand **34**), as it is regarded to have a **high significance** with regard to historic, social and aesthetic heritage value. The CMP will ensure the control of the elements that make up the physical environment of the house, and to retain the significance and heritage value of the place.
- It was identified that houses **35, 36 & 37** are of **medium significance**. These houses have some historic value and as it is possible that they might be older than 60 years, (although exact dates could not be established), it is recommended that more research be conducted on them, that a documentation report (and architectural plans), be submitted, and that they be included in the CMP for future management.
- All aspects for a CMP, for *Torburnlea* (stand 34), *The Outlook* (35), *Cory Hall* (36) and house (37), should be addressed, as stipulated by SAHRA,²⁹ (see *Appendix 4: Guidelines for the development of plans for the management of heritage sites or places*).
- The following houses (no. **23, 24, 25, 26,27, 28, 29, 31, 32, 33, 38, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 39, 40, 41, 42, 43, 46 & 50, Moths memorial, Tennis court and house as well as the swimming pool**), will be kept and refurbished, although their **significance is low**. No mitigation measures are needed for the above houses. It is recommended that these structures be refurbished as required by the client.

²⁹ SAHRA, Site management Plans: Guidelines for the development of plans for the Management of Heritage sites or places, <<http://www.sahra.org.za/archaeology.htm>>, Access, 2008-10-16.

- **Structures to be demolished:**

- It is recommended that the following houses (**3, 4, 5, 6, 7, 8, 15, 16, 17, 18, 19, 20, 21, 22 & 51, 52, 53, 54, 55**), be demolished in order for the development to continue. None of the following houses have any significance in terms of historic, social or aesthetic value, and it was determined that the **significance is low**. Exaxt dates were not established for all the houses, however, they all have modern features such as metal windows frames and doors. Some of the houses date from 1980 (see section F of this report). SAHRA requires that a documentation report and architectural plans be submitted for all the applicable structures, before a permit may be issued.

Archaeological features:

- No archaeological heritage resources were identified in the study area of *Riverside 308JT* and *portion 12 of the farm Riverside 308JT*, which will be impacted upon by the proposed development.

I. SOURCES

ARCHIVAL SOURCES

UNPUBLISHED:

- Pilgrim's Rest Museum Archives: (PRMA) Information file 9/2.

GOVERNMENT PUBLICATIONS

- National Legislation

Republic of South Africa, National Heritage Resources Act, (Act No. 25 of 1999).

LITERARY SOURCES

- BERGH, J.S. (red.), *Geskiedenis Atlas van Suid-Afrika: Die vier Noordelike Provinsies*, J.L. Van Schaik, 1999.
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- HALL, G, *No Time to Die*, cc.
- HALL, H.L., *I have reaped my Mealies*, cc.
- MYBURGH, A.C., *The Tribes of Barberton District*, Government Printer Pretoria, 1949.
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- VAN WARMELO, N.J., A Preliminary Survey of the Bantu Tribes of South Africa, in *Ethnological Publications, Vol. V, Department of Native Affairs*, Pretoria, 1935.
- WEBB, H.S., *The Native Inhabitants of the Southern Lowveld*, in *Lowveld Regional Development Association, The South-Eastern Transvaal Lowveld*.
- UMSEBE DEVELOPMENT PLANNERS, *Proposed Mataffin Residential Layout Plan*, July 2008.

ELECTRONIC INFORMATION SOURCES

BAKKER, K, '1920's house, reply', kabakker@telkomsa.net, 2008-12-03, archive at cultmat@iafrica.com.

SAHRA, Site management Plans: Guidelines for the development of plans for the Management of Heritage sites or places, <<http://www.sahra.org.za/archaeology.htm>>, Access, 2008-10-16.

SAHRA, L. Freedman Townsend, Conservation management plans, <cscheermeyer@sahra.org.za>, 2008-12-08.

I. SOURCES

ARCHIVAL SOURCES

UNPUBLISHED:

- Pilgrim's Rest Museum Archives: (PRMA) Information file 9/2.

GOVERNMENT PUBLICATIONS

- National Legislation

Republic of South Africa, National Heritage Resources Act, (Act No. 25 of 1999).

LITERARY SOURCES

- BERGH, J.S. (red.), *Geskiedenis Atlas van Suid-Afrika: Die vier Noordelike Provinsies*, J.L. Van Schaik, 1999.
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- DE JONGH, M. (ed.), *Swatini*, Unisa, 1987.
- EVERS, T.M., *Three Iron Age Industrial sites in the Eastern Transvaal Lowveld*. M.A. Dissertation, University of Witwatersrand, 1974.
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- WEBB, H.S., *The Native Inhabitants of the Southern Lowveld*, in *Lowveld Regional Development Association, The South-Eastern Transvaal Lowveld*.
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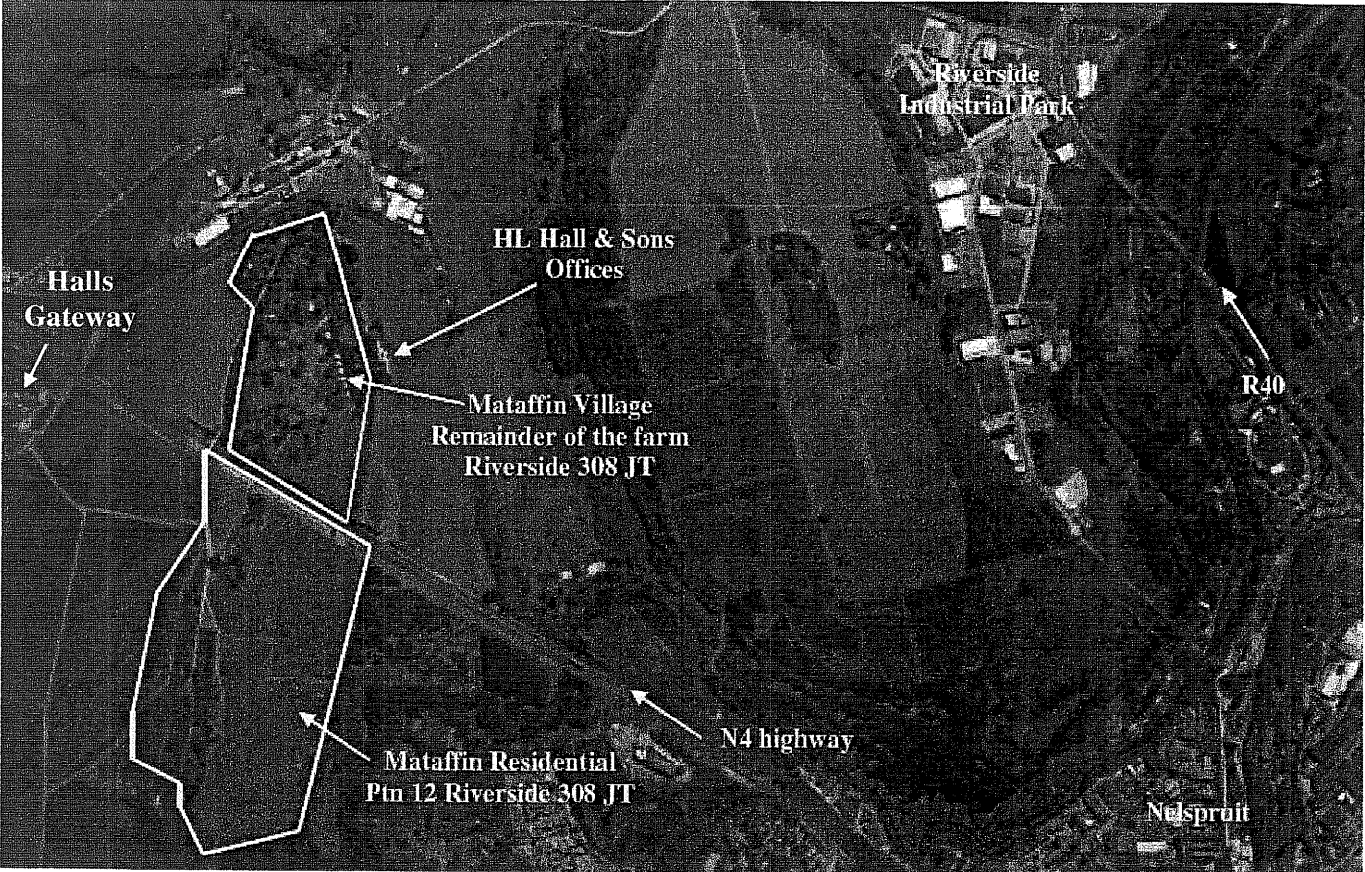
SAHRA, Site management Plans: Guidelines for the development of plans for the Management of Heritage sites or places, <<http://www.sahra.org.za/archaeology.htm>>, Access, 2008-10-16.

SAHRA, L. Freedman Townsend, Conservation management plans, <cscheermeyer@sahra.org.za>, 2008-12-08.

PERSONAL INFORMATION

- ALING, J., Managing Director, Halls Properties, Nelspruit, 2008-10-17.
- HORN, S, Leasing and Facilities manager, HL HALL & Sons, Nelspruit, 2008-10-06.
- MANTLE, C. Commercial Development Manager, Halls Properties, Nelspruit, 2008-10-17.

Locality map



**APPENDIX 2: ENPACT ENVIRONMENTAL
CONSULTANTS:**

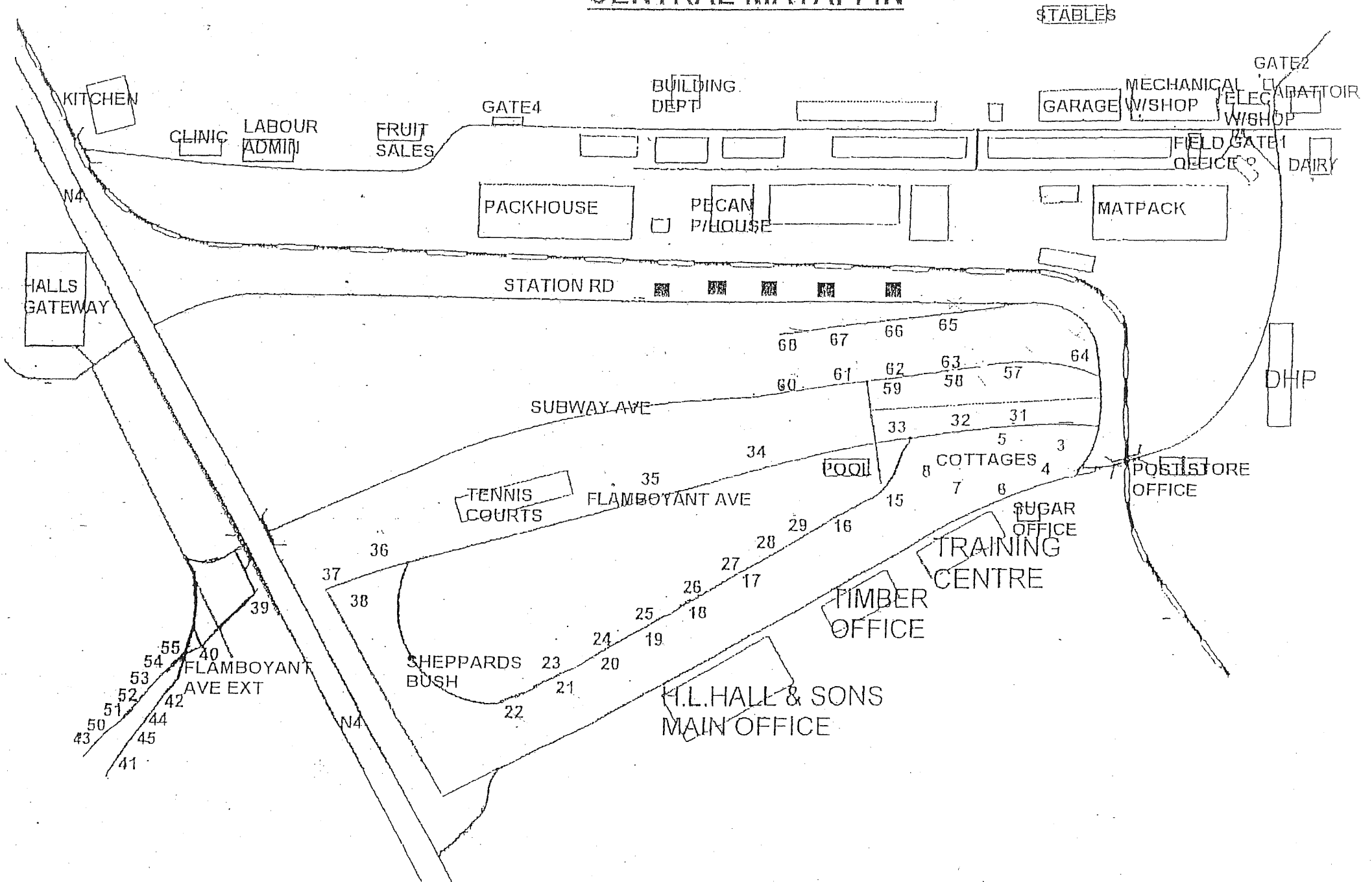
**Layout of proposed development on Riverside 308 JT
and portion 12 of Riverside 308 JT**

33

ACKNOWLEDGEMENT: UMSEBE DEVELOPMENT PLANNERS

- 1) MATAFFIN VILLAGE TOWNSHIP RIVERSIDE 308JT**
- 2) MATAFFIN VILLAGE TOWNSHIP PORTION 12 RIVERSIDE 308JT**

CENTRAL MATAFFIN





SOUTH AFRICAN HERITAGE RESOURCES AGENCY

SITE MANAGEMENT PLANS: GUIDELINES FOR THE DEVELOPMENT OF PLANS FOR THE MANAGEMENT OF HERITAGE SITES OR PLACES.

1. INTRODUCTION

The heritage sector has always used the term Conservation Management Plan (CMP) to refer to plans providing for the management of heritage sites or heritage resources within sites. There is however confusion among some institutions and professionals who feel that the term CMP as provided for in section 47 of the National Heritage Resources Act No 25 of 1999 (NHRA) is outdated and therefore the term Integrated Management Plan (IMP) should rather be used. IMP is the term used in the World Heritage Convention Act and clearly has been borrowed from environmentalists who use the term Integrated Environmental Management Plan.

Although it is not important what such a plan is called, it is important to clarify whether a CMP and an IMP is one and the same thing. In simple terms a CMP is a single policy focused on the management of heritage resources. An Integrated Management Plan is broader because it normally involves different policies of which the CMP is only one. A CMP can therefore be a part of an IMP or it can be the basis of an IMP.

SAHRA therefore is adapting the use of the term IMP for sites, which involves a variety of aspects and as a result requires policies that covers more than just heritage conservation and/ or management. The term CMP as provided in section 47 of the NHRA will be used to refer to all other heritage management plans (i.e. Heritage Conservation Plans, Heritage Management Plans, Conservation Plans, etc). The IMP may be used for example for a cultural heritage landscape such as Mapungubwe and CMPs may be prepared for the management of specific sites.

SAHRA understands very well that there are no single answers or solutions for a given place/ site but believes that there are basic principles that guide the management of sites and, equally important, an essential logical sequence of management planning and actions, which must be followed to ensure success, or at least to avoid action that could well make the situation worse than before.

2. DEFINITIONS

2.1. *Heritage Site Management*: Heritage site management is the control of the elements that make up physical and social environment of a site, its physical condition, land use, human visitors, interpretation, etc. Management may be aimed at preservation or, if necessary at minimizing damage or destruction or at presentation of the site to the public. A site management plan is designed to retain the significance of the place. It ensures that the preservation, enhancement, presentation and maintenance of the place/site is deliberately and thoughtfully designed to protect the heritage values of the place.

3. WHY DO WE NEED A MANAGEMENT PLAN?

- 3.1. SAHRA has made it compulsory for a management plan to be developed before any site can be declared as a National Heritage site.
- 3.2. A management plan also gives directions to operate, for example:
 - 3.2.1. What needs to be done;
 - 3.2.2. How it will be done;
 - 3.2.3. Who will do it;
 - 3.2.4. How it will be funded;
 - 3.2.5. When it will be done.
- 3.3. It helps define clear objectives and goals.
- 3.4. It defines activities.
- 3.5. It guides any future development.
- 3.6. It gives an idea of cost implications.
- 3.7. It is a good monitoring tool.
- 3.8. It helps in the development of partnerships.
- 3.9. It helps involve stakeholders and encourages co-ordination among stakeholders and authorities.
- 3.10. It describes the process for attaining approvals for changes to the site.
- 3.11. It helps to identify professional needs.
- 3.12. It clarifies responsibilities.
- 3.13. It also helps in the identification and definition of values of the place or sites.
- 3.14. A management plan provides and establishes guiding principles or coordinated actions for activities on site, including conservation, maintenance, monitoring, interpretation, enhancements and evaluation.

4. WHAT SHOULD BE COVERED IN A SITE MANAGEMENT PLAN

Although SAHRA does not wish to prescribe a template for management plans, we believe that all management plans should include at least the following basics:

- 4.1. Statement of site significance (including values);
- 4.2. Site description, including environmental setting;
- 4.3. History of the site;
- 4.4. Stakeholders;

- 4.5. Legal framework and management context;
- 4.6. Present and past uses of the site;
- 4.7. Site condition and history of conservation;
- 4.8. SWOT analysis;
- 4.9. Guiding principles;
- 4.10. Visitor management;
- 4.11. Objectives and strategies;
- 4.12. Action plan;
- 4.13. Objectives, strategies and action plan should cover the management of the site, site presentation, interpretation, safety, education and research, marketing and site conservation;
- 4.14. Plans / alterations approvals system – process of getting approvals for changes, approvals committees, delegations, responsibilities etc
- 4.15. Monitoring and evaluation;
- 4.16. Documentation of implementation and monitoring.

5. STEPS TO BE FOLLOWED IN THE DEVELOPMENT OF SITE MANAGEMENT PLANS

5.1. Step 1: Social Assessment, Identification of Stakeholders and Formation of Management Committee

- 5.1.1. A team should be formed to initiate the project.
- 5.1.2. A project leader should be identified to lead the establishment of a management committee and to eventually coordinate such a committee.
- 5.1.3. All relevant stakeholders should be identified at this stage.
- 5.1.4. Information on the identity of the place (e.g. boundaries) should also be gathered at this stage.
- 5.1.5. The first stakeholders' meeting should be held to explain the intended plan and to assess their attitude.

5.2. Step 2: Documentation, Research and Investigation of the Identity of the Place.

- 5.2.1. All available information about the place/site should be gathered (all documentation as well as oral history and intangible values).
- 5.2.2. All data that puts the place/site into context should be gathered (e.g. relevant legal documents and development plans).
- 5.2.3. A condition survey or the state of conservation of the place/site should also be investigated.
- 5.2.4. Information on the past and present management authorities and/ or owners should be gathered.

- 5.2.5. Information on the past and present interpretation, presentation and visitor management practices at the place/site should be gathered.

5.3. Step 3: Analysis of the Information Gathered

- 5.3.1. Values of the place/site should be determined.
- 5.3.2. The cultural significance of the place should be determined.
- 5.3.3. Key Issues should be identified.
- 5.3.4. The authenticity and integrity of the place/site should be investigated.
- 5.3.5. Guiding principles should be determined.
- 5.3.6. A situational Analysis should be conducted at this stage (this can be by way of SWOT and/or other types of analysis).
- 5.3.7. Various types of responses should be explored and evaluated before appropriate ones are chosen.
- 5.3.8. A stakeholders' meeting should take place at this stage to discuss all gathered data with all stakeholders.

5.4. Step 4: Development of Appropriate Responses.

- 5.4.1. Specific Objectives should be developed.
- 5.4.2. Strategies for meeting the objectives should be designed.
- 5.4.3. An Action Plan should be developed.
- 5.4.4. An Implementation Plan should be developed.
- 5.4.5. A Monitoring and Evaluation strategy should be spelled out.
- 5.4.6. There should be an evaluation of the process thus far before implementation recommendations can be made.

5.5. Step 5: Implementation Plan

- 5.5.1. Short term and long term actions should be clearly spelled out.
- 5.5.2. Resources necessary for the implementation of the plan should be identified (this should include the institution or office to be tasked with the implementation of the plan).
- 5.5.3. The Management plan should be properly communicated to all stakeholders.
- 5.5.4. All actions must be documented.

6. Basic Principles for the development of Management plans.

- 6.1. All management plans should take into consideration the general principles for heritage resources management as set out in Section 5 of the NHRA.
- 6.2. All management plans should promote cooperative governance and stakeholder cooperation.
- 6.3. Management plans should be in very simple language and they should not be unnecessarily complex (*management plans should not look like dissertations for a University degree*).

- 6.4. Tabulation of the details of the site (name; erf; owner; contact details etc) at the beginning is useful.
- 6.5. Tabulation of monitoring and evaluation requirements and responsible parties is useful.
- 6.6. Stakeholders should be consulted at all stages of management planning.
- 6.7. Planning must be realistically suited to the cultural and social conditions of the community.
- 6.8. Where consultants are hired to develop a management plan, the relevant heritage resources authority should manage the process and provide guidance (*this applies to all management plans including those paid for by the private sector*).
- 6.9. A Management plan will only be considered official policy for the management of a site once it has been endorsed/ adopted by the relevant heritage resources authority.

7. STATEMENT OF SITE SIGNIFICANCE

7.1. Cultural Value

The cultural significance or value of a site is the cultural value it holds for the community, or for sections of the community.

Cultural significance can be determined by establishing the values of the site. Various Charters and Declarations (e.g. Burra Charter, Nara Declaration, Venice Charter, etc) put forward different values for the assessment of cultural significance. The following values (adapted from various charters and declarations and from the National Heritage Resources Act, Act No.25 1999) should be used for the assessment of cultural significance: Social, Historic, Scientific and Aesthetic Values.

7.2. Social Value

Social value embraces the qualities for which a place has become a focus of spiritual, political, national, or other cultural sentiments to a majority or minority group. Obviously many traditional sites have such a value. The local, provincial or national community may find them a source of pride, or education, or celebration, or a symbol of enduring culture. This may be because the site is accessible and well known, rather than particularly well preserved or scientifically important.

These values are very important and are probably the 'strongest' in terms of the conservation of a site. They apply not only to the finest and best examples of sites.

A site has often gained social value because of its aesthetic, historic or research value. For example, in Tanzania, research by archaeologists into the 3,5 million-year hominid (*Australopithecus afarensis*) footprints at Laetoli indicated the first effort by our ancestors to walk up right. Because of this research, the site has become of immense social significance (as a source of pride, and a symbol of continuity and history).

7.3. Historic Value

This value recognizes the contribution a place makes to the achievements of, and to our knowledge of, the past. A place can be a typical or a well-preserved example of a cultural, group, period of time, or type of human activity, or it can be associated with a particular individual. Often, a place, rather than representing one phase or aspect of history, has a long sequence of historic overlays and this long period of human history gives such places high historic value. These places take our imagination back in time and cause us to ponder on the past lifestyles and histories of our ancestors. Such places are a trigger to the historic imagination and have powerful evocative and educational value. Slave markets in West Africa, Nkrumah Park in Ghana or Sharpville and Robben Island here in South Africa would be cases in point.

7.4. Scientific Value

These are features of a place that provide, or have a realistic potential to yield knowledge that is not obtainable elsewhere. The scientific or research value of a place will depend upon the importance of the data involved or its rarity, quality or representativeness and on the degree to which the place may contribute further substantial information. This value is variously called scientific, archaeological, research or information value. Scientific or research value has often been the major value attached to places by Western professionals and Western Law. It has been used not only to protect sites but also to remove them from their owners' care.

7.5. Aesthetics Value

Aesthetic value may be described as the beauty of design, association or mood that the place possesses or it may be demonstration in a place, of a particular design, style, and artistic development of high level or craftsmanship. This is a recognition that a place represents a high point of the creative achievement in its design, its style, artistic development and craftsmanship. Aesthetic value may sometimes be difficult to measure or quantify. In Western society with its strong emphasis on measured time, the concept and symbolism of ancient things and the evidence of time's passing has itself a strong effect on the visitor. This is in contrast to the local community views. Time past is the immeasurable and dynamic because it is the time of the ancestors. The past is very often seen as the present. Aesthetic value is therefore subjective, especially when it arises from cultural backgrounds and individual taste. Aesthetics, like beauty are "in the eyes of the beholder"

8. APPROVAL SYSTEM FOR CHANGE

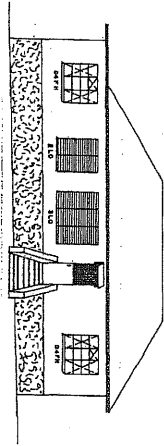
- 8.1.Changes in the management plan can be proposed by any affected party.
- 8.2.Changes should be discussed with the stakeholders including the designated SAHRA official.
- 8.3.Changes should be submitted to SAHRA for approval.
- 8.4.Any changes will be considered official after a formal approval by SAHRA.

END

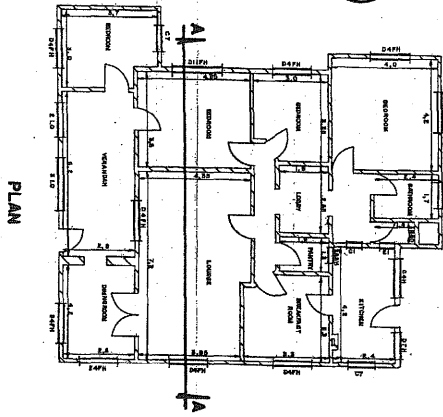
APPENDIX 5:

HOUSE PLANS (available from Halls Archives)

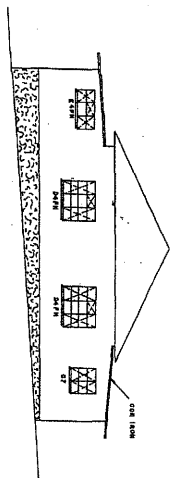
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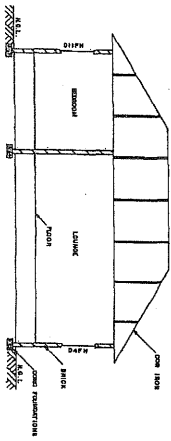
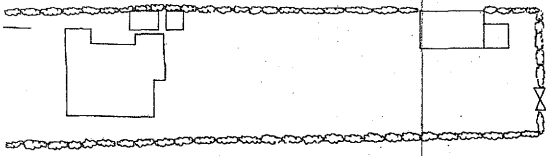
EAST ELEVATION



PLAN



SOUTH ELEVATION

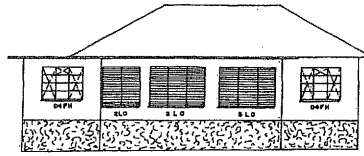


SECTION A-A

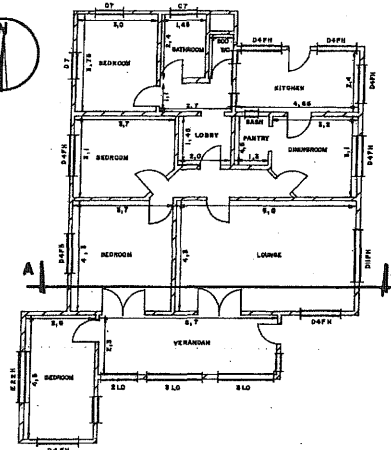
PLAN OF HOUSE No 24 - SHEPPARDS BUSH

M. L. HALL & SONS, LTD.
 10, MATTHEW 1308 TR.: 2221

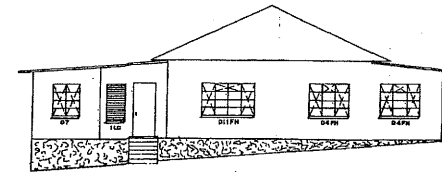
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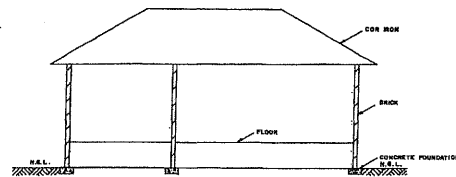
EAST ELEVATION



PLAN



SOUTH ELEVATION



SECTION A-A

PLAN OF HOUSE N° 25- SHEPPARDS BUSH

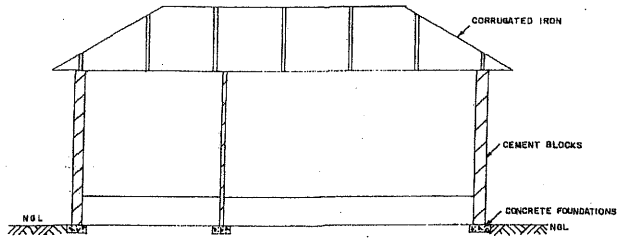


H. L. HALL & SONS, LTD.
P.O. MATAFFIN 120 K. TEL: 24321

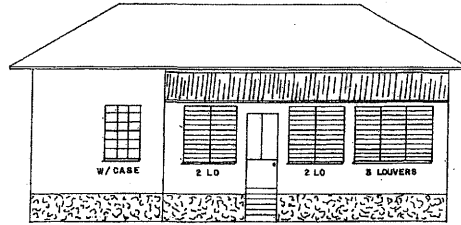
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DATE: JAN 1981

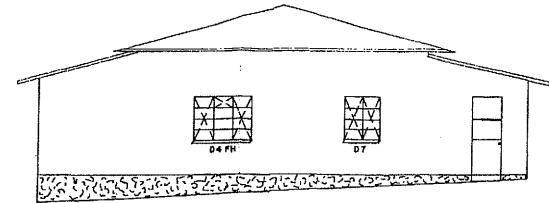
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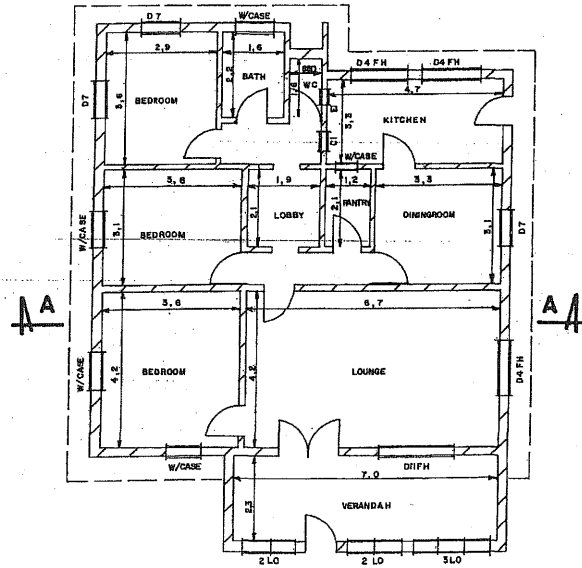
SECTION A A



SOUTH ELEVATION



EAST ELEVATION



PLAN

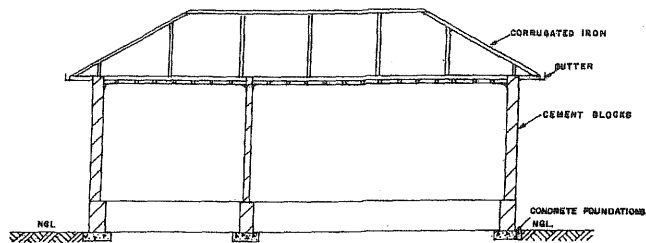
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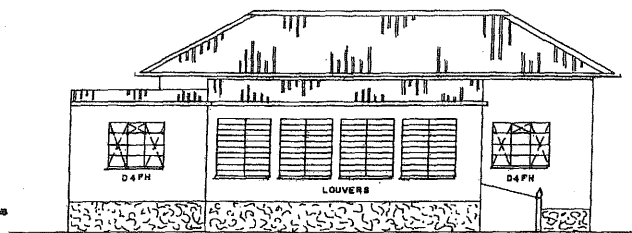
H. L. HALL & SONS, LTD.
P. O. MATAFFIN 1205. TEL: 24221

DRAWN: S. MOHLE DATE: SEPT 1980 SCALE: 1:100

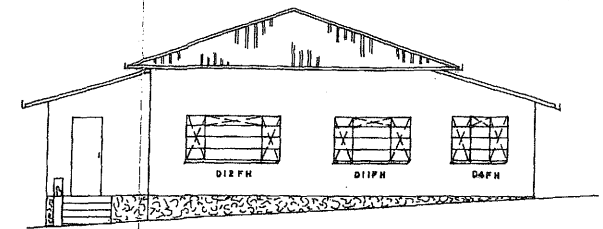
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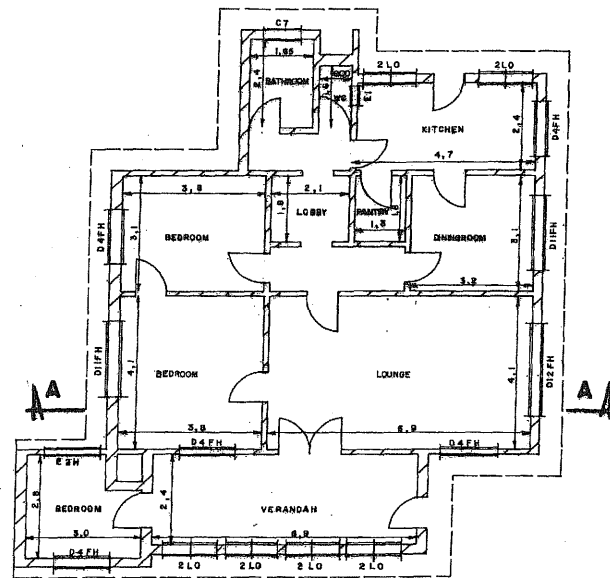
SECTION A-A



SOUTH ELEVATION



EAST ELEVATION



PLAN

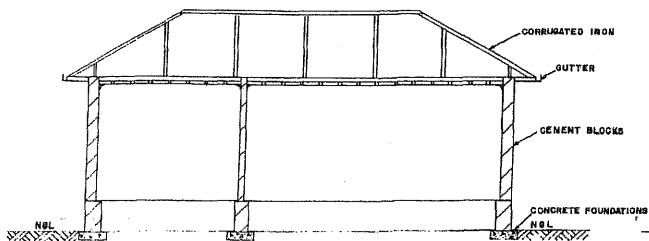
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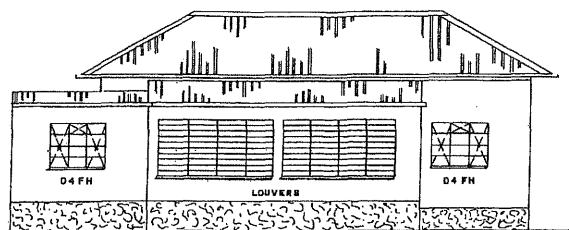
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P.O. MATAFFIN 1205 TEL: 24221

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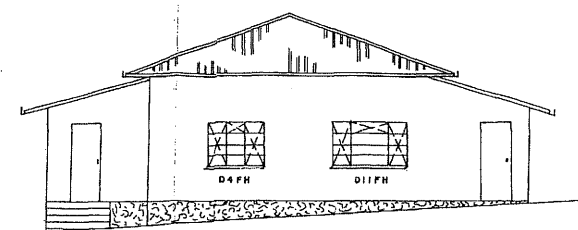
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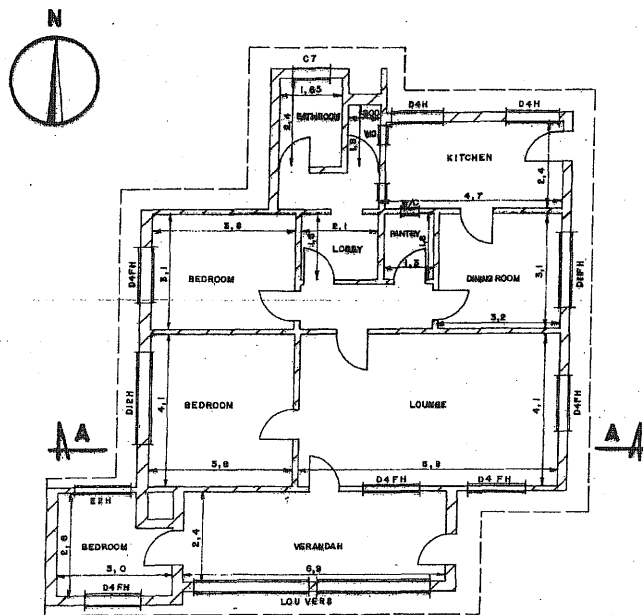
SECTION A-A



SOUTH ELEVATION



EAST ELEVATION



PLAN

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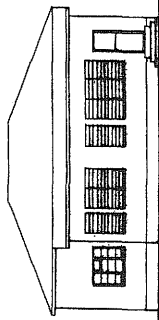
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P. O. MATAFFIN 1205. TEL: 24221

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DATE: OCT 1981

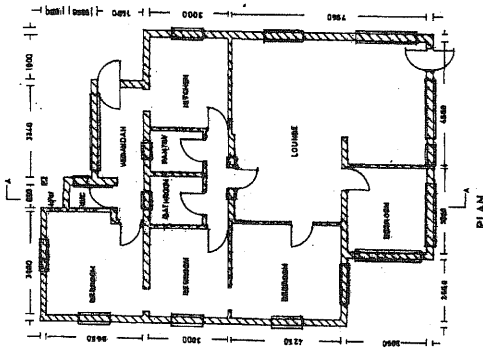
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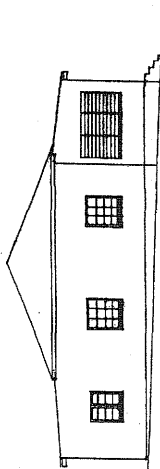


NORTH VIEW

G/L

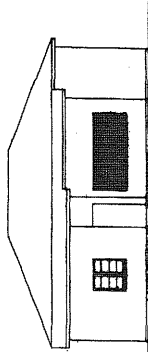


PLAN



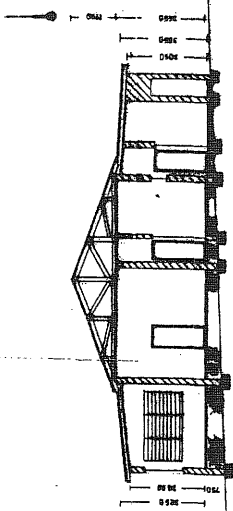
EAST VIEW

G/L



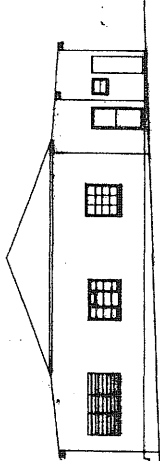
SOUTH VIEW

G/L



SECTION THROUGH A-A

G/L



WEST VIEW

G/L

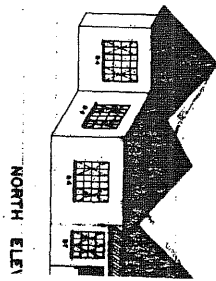
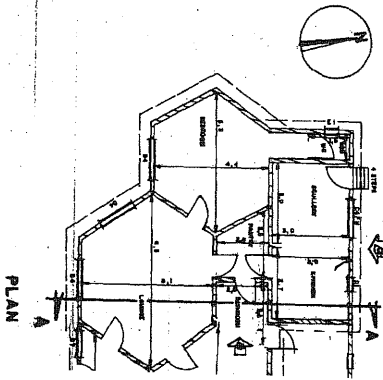
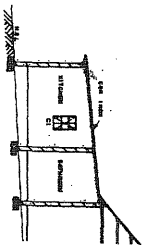
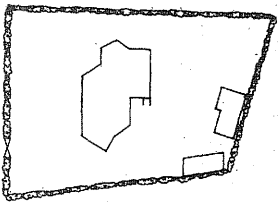


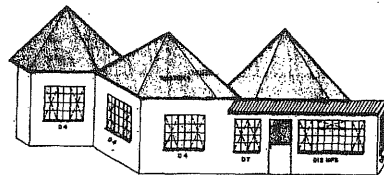
HOUSE 59 SUBWAY AVENUE.

M. L. MALL & SONS, LTD
 25, MARKET STREET, SINGAPORE

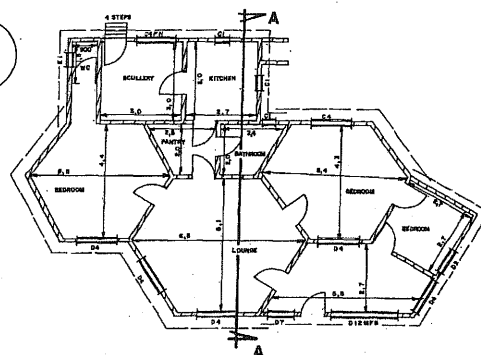
HOUSE 59 SUBWAY AVE

DRAWN: W.H.R. DATE: 7/2/33 SHEET: 1/100

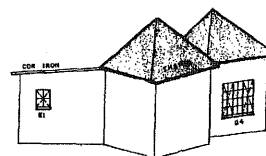




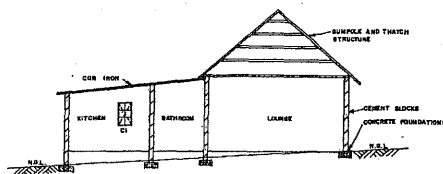
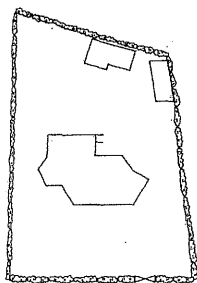
NORTH ELEVATION



PLAN



WEST ELEVATION



SECTION A-A

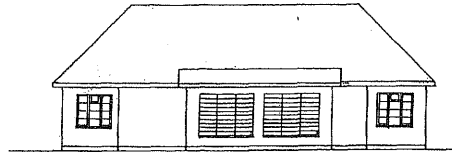
8. All dimensions are in feet

PLAN OF HOUSE N°61 - SUBWAY AVE

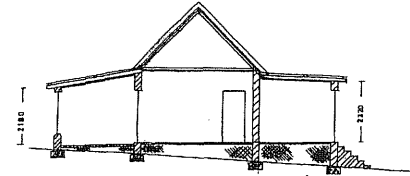
H.L. HALL AND SONS LTD.
P.O. MATAFFIN 1205

DRAWN: S.M. DATE: APRIL 1980 SCALE: 1/100

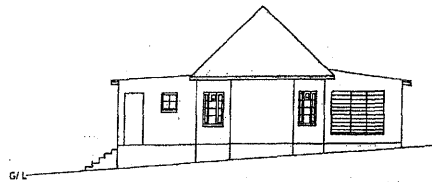
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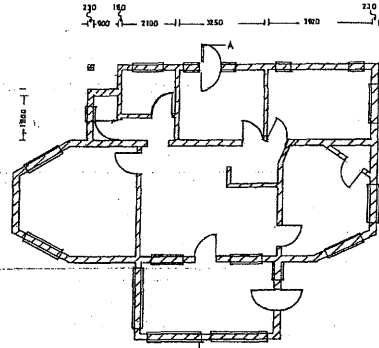
SOUTH VIEW



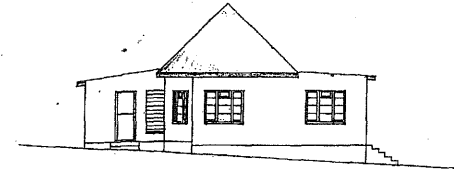
SECTION THROUGH A-A



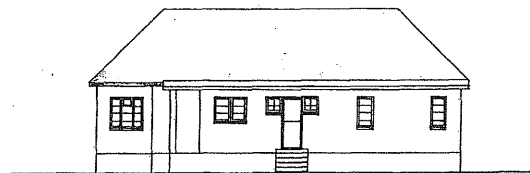
WEST VIEW



PLAN



EAST VIEW



NORTH VIEW



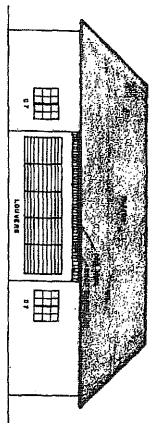
HOUSE 62 SUBWAY AVENUE



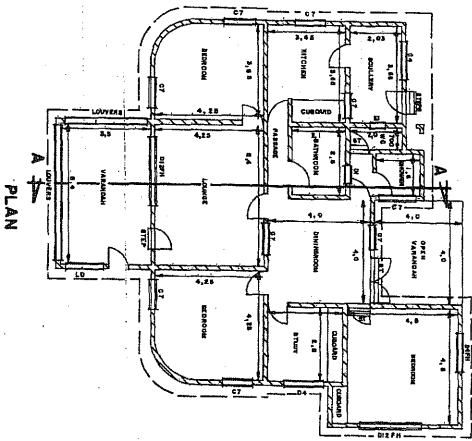
H. L. HALL & SONS, LTD.
P.O. MATAFFIN 1206 TEL: 24321

HOUSE 62 SUBWAY AVENUE

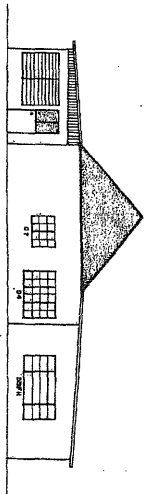
STRUCTURES TO BE DEMOLISHED



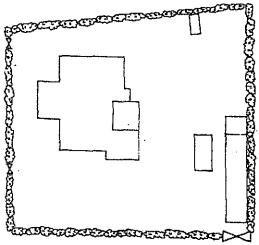
WEST ELEVATION



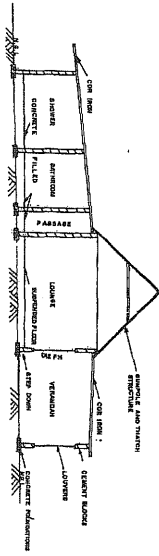
PLAN



NORTH ELEVATION

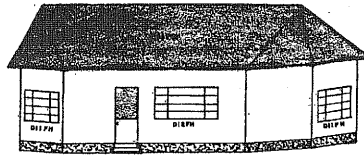


SECTION A-A

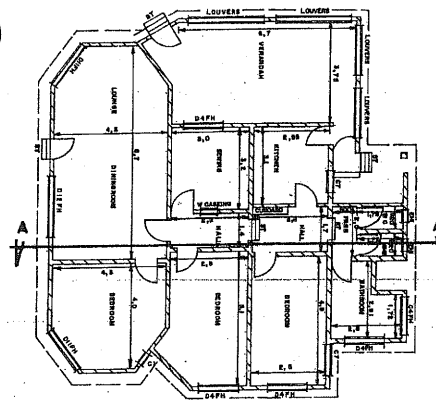


PLAN OF HOUSE N° 16 - SHEPPARDS BUSH

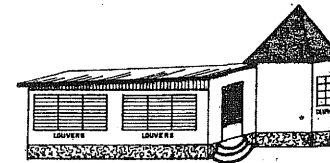
H.L. HALL AND SONS LTD.
 PO. MATAFEN 1205
 DRAWN: S.M. DATE: MARCH 1980 SCALE: 1/100



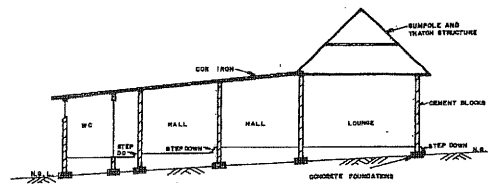
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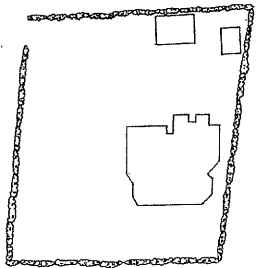
PLAN



SOUTH ELEVATION



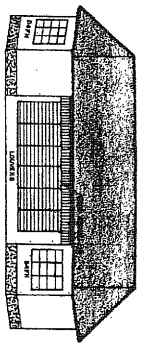
SECTION A-A



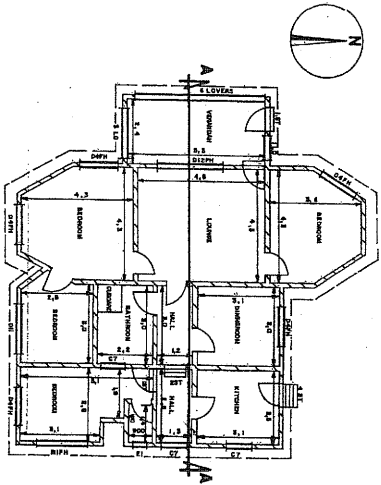
PLAN OF HOUSE NO 17 - SHEPPARDS BUSH

H. L. HALL AND SONS LTD.
PO. MATAFFIN 1205

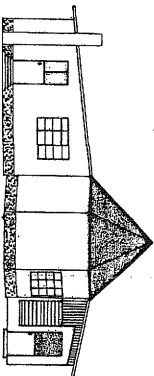
DRAWN: S.M.	DATE: MARCH 1980	SCALE: 1/100
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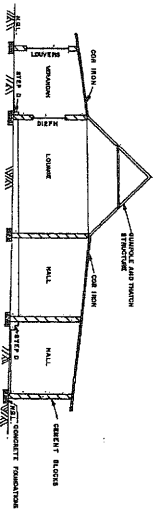
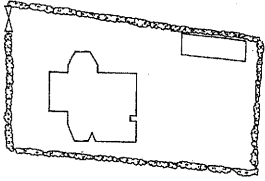
WEST ELEVATION



PLAN



SOUTH ELEVATION

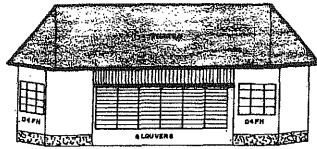


SECTION A-A

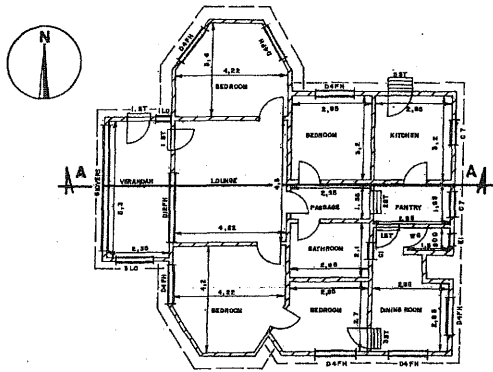
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H. L. HALL AND SONS LTD.
 PO. MATAFIN 1205
 DRAWN: S.M. DATE: APRIL 1980 SCALE: 1:100

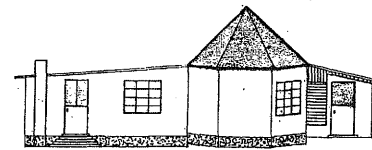
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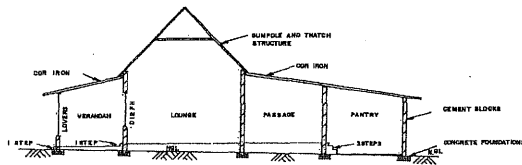
WEST ELEVATION



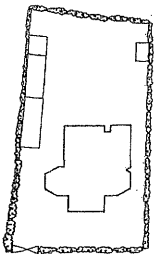
PLAN



SOUTH ELEVATION



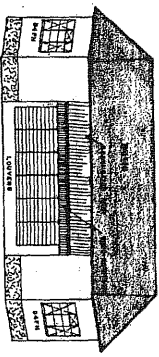
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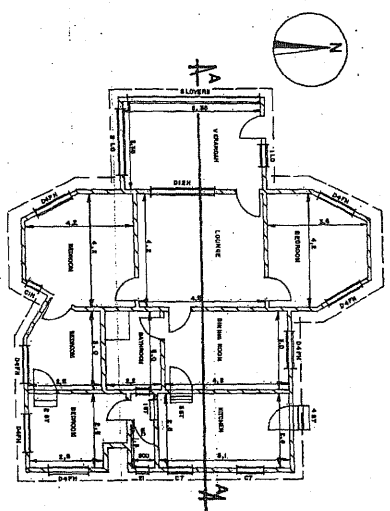
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H. L. HALL AND SONS LTD.
P.O. MATAFFIN 1205

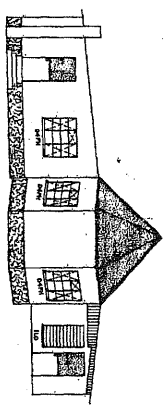
DRAWN : S.M.	DATE: APRIL 1960	SCALE: 1:100
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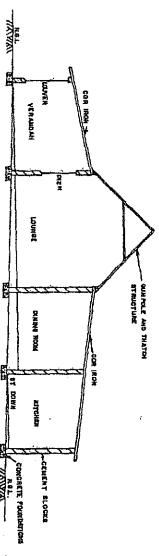
WEST ELEVATION



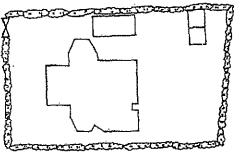
PLAN



SOUTH ELEVATION



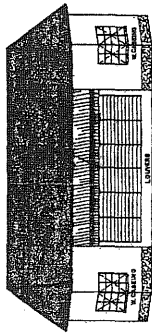
SECTION A-A



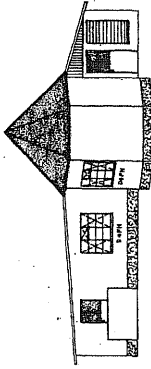
PLAN OF HOUSE No 20 - SHEPPARDS BUSH

H. L. HALL AND SONS LTD
 PO MATAPPM 1205
 DRAWN: S.M.
 DATE: MAR 1980
 SCALE

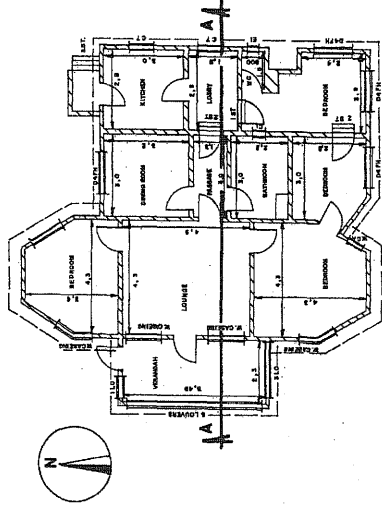
DRG No H21



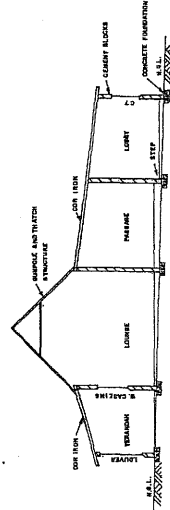
WEST ELEVATION



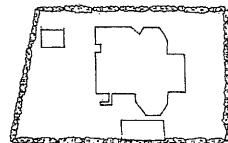
SOUTH ELEVATION



PLAN



SECTION A-A

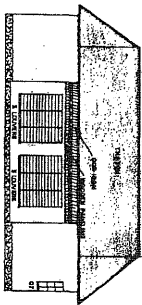


PLAN OF HOUSE N° 21 - SHEPPARDS BUSH

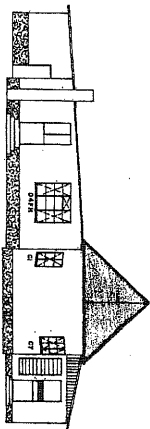
H. L. HALL AND SONS LTD.
PO. MATAFFIN 1205

DRAWN: S.M. DATE: MAY 1930 SCALE: 1:100

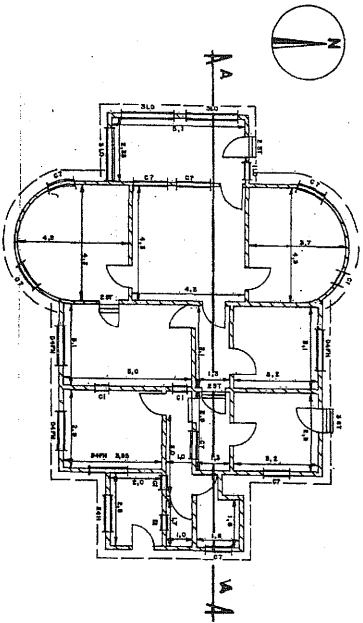
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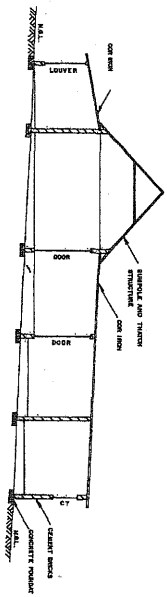
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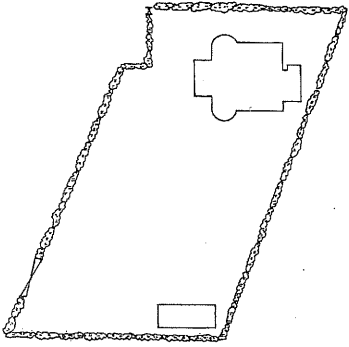
SOUTH ELEVATION



PLAN



SECTION A-A



PLAN OF HOUSE N° 22 - SHEPPARDS BUSH

H. L. HALL AND SONS LTD.

P.O. MATAFIN 1205

DRAWN: S.H. DATE: 1980 SCALE: 1:100

DEG N° 421000