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Town and Regional Planning Development Studies Feasibility Studies
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Our reference: 114512
Your reference: 9/2/213/0001

South African Heritage Resources Agency
11th Floor
41 De Korte Street
Braamfontein
2001



25 July 2008

By hand

Attention: Portia Ramalamula

PROPOSED APPLICATION: ZWARTKOPPIES EXTENSIONS 1 TO 26
ON THE REMAINDER OF PORTION 2 AND PORTIONS 8 AND 9 OF THE
FARM ZWARTKOPPIES 364-JR

With reference to your telefax request of 24 July 2008 the following.

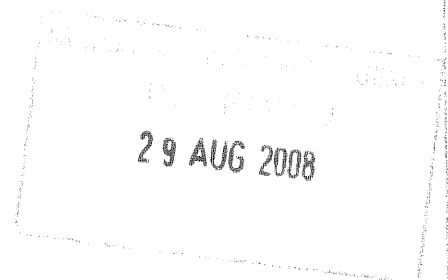
This is just to inform you that the Heritage Impact Study has been done as part of the EIA process. Please find attached hereto a copy of the Heritage Impact Study compiled by African Heritage Consultants CC as well as the Heritage Features Map.

We hope that you will find this to be in order. Please forward your comments on this project directly to us.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Anna-Marie Scheepers".

ANNA-MARIE SCHEEPERS
PLANKONSULT



PRETORIA PD Moelich TRP (SA) B (S&S) UP MSc (Real Estate) UP MSACTRP with/met
 H Meyer B (S&S) UP Technical/Tegnies A Olivier
HERMANUS C Hanekom TRP (SA) B (Boukonde) UPE M (S&S) Stell MSACTRP
PORT SHEPSTONE MJ Blom TRP (SA) B (S&S) UP MSACTRP DG Khuzwayo B (Soc Science) UND M (TRP) UND



**SOUTH AFRICAN HERITAGE
RESOURCES AGENCY**

41 DE KORTE, SABLE CENTRE, 11THFLOOR, BRAAMFONTEIN, 2001
P.O. Box 87852, HOUGHTON, 2041
TEL: 011 403 0683. FAX: 011 403 2609

DATE: 24 July 2008
ENQUIRIES: Mrs Portia Ramalamula

OUR REF: 9/2/213/0001
YOUR REF

Attention: Plankonsult Incorporated
P.O. Box 72729
Lynnwood Ridge
0040

By Fax: 012 993 1292

Dear Sir/ Madam

**RE: PROPOSED APPLICATION; ZWARTKOPPIES EXTWNSIONS 1 TO 26
ON THE REMAINDER OF PORTION 2 AND PORTIONS 8 AND 9 OF THE
FARM ZWARTKOPPIES 364 JR**

Receipt of your Notice requesting our comment is hereby acknowledged.

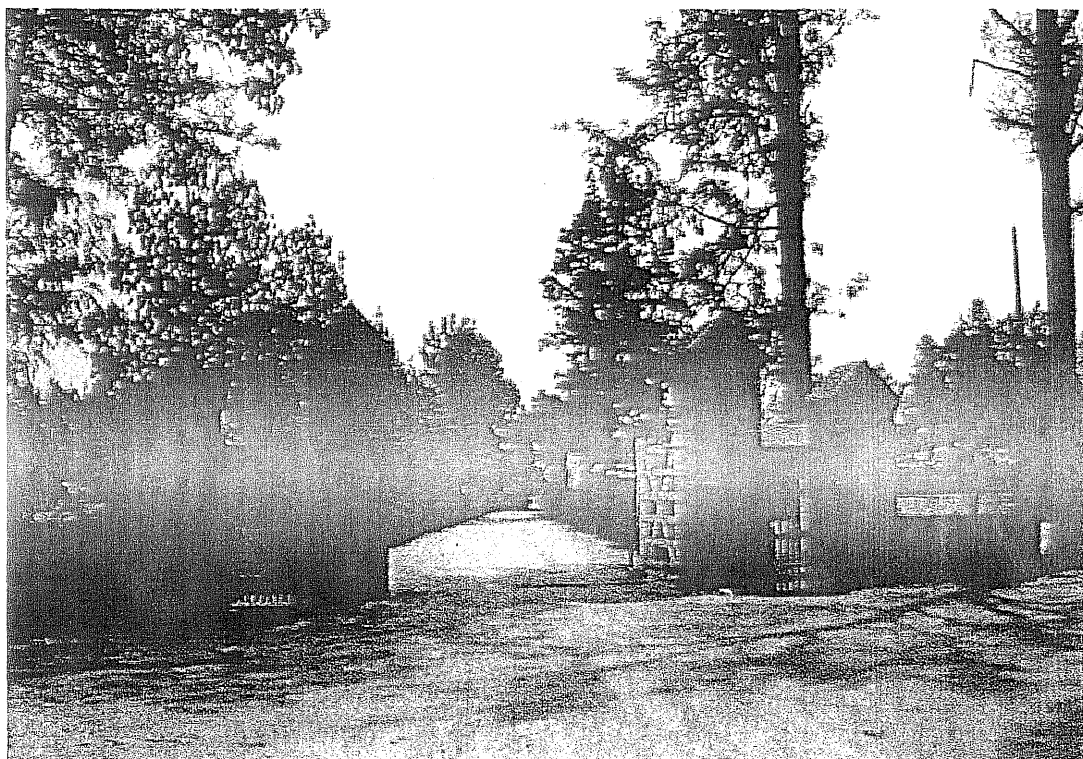
We request that the Heritage Impact study be undertaken as part of the EIA process. Please be advised that we will only comment on the Heritage Impact Assessment that you will submit. We trust that you will submit the above report to in due course

Should you have any queries, please do not hesitate to contact the undersigned at the above telephone and / or facsimile numbers.

Yours sincerely

Vhonani Portia Ramalamula
Cultural Heritage Officer
For the Manager
SAHRA Gauteng Office

A CULTURAL HERITAGE RESOURCES IMPACT ASSESSMENT OF THE FARM ZWARTKOPPIES, PRETORIA EAST



AFRICAN HERITAGE CONSULTANTS CC

2001/077745/23

DR. UDO S KÜSEL

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SEPTEMBER 2005

A CULTURAL HERITAGE RESOURCES IMPACT ASSESSMENT OF THE FARM ZWARTKOPPIES, PRETORIA EAST

1. DEFINITION

The broad generic term *Cultural Heritage Resources* refers to any physical and spiritual property associated with past and present human use or occupation of the environment, cultural activities and history. The term includes sites, structures, places, natural features and material of palaeontological, archaeological, historical, aesthetic, scientific, architectural, religious, symbolic or traditional importance to specific individuals or groups, traditional systems of cultural practice, beliefs or social interaction.

2. PROTECTED SITES IN TERMS OF THE NATIONAL HERITAGE ACT, Act. NO. 25 OF 1999

The following are the most important sites and objects protected by the National Heritage Act:

- a. Structures or parts of structures older than 60 years
- b. Archaeological sites and objects
- c. Palaeontological sites
- d. Meteorites
- e. Shipwrecks
- f. Burial grounds
- g. Graves of victims of conflict
- h. Public monuments and memorials
- i. Structures, places and objects protected through the publication of notices in the Government and Provincial Gazette
- j. Any other places or objects which are considered to be of interest or of historical or cultural significance
- k. Geological sites of scientific or cultural importance
- l. Sites of significance relating to the history of slavery in South Africa
- m. Objects to which oral traditions are attached
- n. Sites of cultural significance or other value to a community or pattern of South African history

3. METHODOLOGY

The site was visited and inspected on foot. All appropriate documents on the area were studied.

4. BRIEF HISTORY OF ZWARTKOPPIES FARM AND SAMMY MARKS

The farm Zwartkoppies was once the residence of Sammy Marks. He was born in Lithuania in 1844. At the age of seventeen he immigrated to Sheffield in England. In 1868 he left for South Africa where he moved to the Kimberley diamond fields and made his fortune there together with his cousin Isaac Lewis. They entered into a partnership known as Lewis and Marks. In 1880 he started investing in coal, which eventually led to the establishment of some twenty companies such as South African United Breweries, Vereeniging Brick and Tile, Union Steel Corporation and many others.

In 1883 Marks bought 902 morgen (773 hectares) of the farm Zwartkoppies, which bordered on Hatherley, for £1 400. On the farm was a simple clay house, which was damaged by enemy fire during the First War of Independence (1880 – 1881). Marks and his bride lived here until the new house was completed.

In 1885 he started building his new mansion, which he called Zwartkoppies Hall. According to tradition, he drew the plan himself with a piece of charcoal on a plank. It was not built to any specific architectural style.

In the early 1890s the house was redesigned as a two-storey building by a Dutch architect, Willem De Zwaan (1867 – 1948) and John Johnstone Kirkness, a Scottish building contractor of Pretoria, executed the additions. By the end of the decade a kitchen wing with servants' quarters was added as well as an imposing porch-balcony at the southern end of the house. As time passed Marks transformed the veld around the house into a park-like garden. He had thousands of trees planted there as well as large orchards.

Formal flowerbeds and avenues flanked by pruned hedges were added. In 1906 Bertha laid out a formal rose garden on the western side of the house. Kerbstones from Marks' own factory bordered all the beds.

Marks did not easily allow hunting at Zwartkoppies and as a result there was a variety of game and birds to be seen. He also imported swans from England to decorate the lake.

As time went by, Marks erected a number of outbuildings close to the house. A wine cellar, storeroom and cooler rooms for fresh produce were added. To the south of the house a huge two-storey coach-house was built which housed fourteen horses and five vehicles. On the opposite side a cowshed was erected in 1907. In addition, a dairy, stables and fowl-runs, a carpenter's shop and dynamo-room were built while the cattle were kept in stone kraals when not out grazing.

Marks built five cottages for his senior employees in the woods surrounding the house. To this day they are still known by the names they were given as the years went by, like Swallow Cottage.

In 1909 the family moved to Parktown in Johannesburg where the company had its headquarters, and used Zwartkoppies as a weekend retreat.

5. RESULTS

The farm Zwartkoppies at present comprises the Sammy Marks Museum and adjacent buildings. In total, the Museum property extends over some 76 hectares. The rest of the farm is in the process of being transferred to Zero Plus Developments.

Zero Plus Developments intends to develop the farm as a low-density housing estate. The present Museum property will eventually be surrounded by this development.

Although both properties have different owners, any new development should take place in a holistic and integrated manner, as one will have a direct impact on the other. For instance, the extensive system of canals and dams on the Museum property was fed from a weir and a canal coming from the Zero Plus Developments property. The eventual redevelopment of this system cannot be done without joint planning and execution.

5.1 MUSEUM PROPERTY

5.1.1 The Sammy Marks House Museum

The Sammy Marks Museum is a satellite of the Northern Flagship Institution and is funded by the Department of Arts and Culture. At present the main building and surrounding area, comprising some 4 hectares, is the only portion of the museum property, which has been developed. The house and garden is an excellent example of a late Victorian estate with a formal garden near the main house and an informal park landscape surrounding it. The main building has been restored and is at present being renovated. This includes the rewiring of the old house. The well-known architect Hannes Meiring declared that the main house and garden is a world-class heritage site (see photograph 1).

The park landscape extends far beyond the area of the main house, particularly the eastern side that includes two of the dams and the canal. The landscaping of the area is as typical of the period as are the buildings. There must only be very few estates left, which could be compared with that of the Sammy Marks estate. Unfortunately the landscape has been neglected for very long. Numerous invasive plants have intruded and spoiled the original design while many trees have died of drought and old age. The restoration and recreation of this landscape is as important as the historic buildings themselves (see photograph 2).

The collection of the House Museum is most probably one of the most complete collections of its period in the world. Sammy's wife left two inventories of the house, which helped the Museum staff to refurbish each room in the original style as it was during Sammy and Bertha Marks' time. This home is more authentic than the Castle in the world-renowned Williamsburg in the United States of America.

Next to the main building is a unique wine cellar, in which over 3000 bottles of wine were kept. On the eastern side of the house is an outbuilding with a steam

plant that provided central heating throughout the main house. There is also a cool room for the preservation of meat and other food.

5.1.2 Other buildings and structures on the Museum property (See attached site plan)

A number of cottages as well as buildings and structures for farming purposes are situated on the rest of the Museum property. Although the Museum purchased this property in 1992 nothing has been done towards the upkeep of these structures or to restore them, except for the Dairy Cottage, which has recently been renovated. These buildings and structures are presently in an appalling state of disrepair. The five cottages are rented to private individuals and staff. The remaining buildings and structures are not used and are deteriorating progressively month by month (see photograph 3 & 4).

A detailed assessment has been undertaken of each building and structure. For details please refer to the attached document *Assessment of conditions of buildings on the Zwartkoppies Farmstead (Pretoria)*. An assessment has been done for each structure, its condition evaluated and a recommendation given. A diagram of each building is also provided.

Based on a conservation management plan as specified by the Australian Burro Charter, the general conclusion of this survey is that all the buildings are in urgent need of repair. A cost analysis to restore all these buildings and structures was done by the National Public Works Department in 2002 and the cost of the work was then estimated at R18m. Since all the buildings belong to the Museum, and therefore the state, it is shocking that a heritage site can be allowed to degenerate to such a degree. The above figure does not include the restoration of the landscaped features.

5.2 HERITAGE SITES AND STRUCTURES ON THE FARM

5.2.1 Archaeological sites

There are archaeological sites on the farm, particularly on the northern portion. The sites consist of a circular outer wall and a number of smaller circular walls in the centre. Stonewalls are seldom higher than 40 cm. This is because most of the sites were stripped of their stones that were removed to build large stonewalls for the garden of the main house, the cattle enclosures and other farm walls. Only in areas that are difficult to reach is the stonewalling still partially intact. This practice has occurred wherever white farmers found Iron Age stonewalling. These stonewalls were re-used for foundations and especially the building of cattle kraals. In some cases the sites were used for modern farming. Here square cattle kraals were built on the archaeological site (see photographs 5,6, & 7).

The following archaeological sites were recorded:

5.2.1.1 Site at S25° 45' 11.0 and E28° 24' 50.8"

The site has low stonewalling and is about 100 m in diameter.

5.2.1.2 Site at S25° 45' 07.0" and E28° 24' 09.0"

This is a small site with low stonewalling. It is \pm 30 m in diameter.

5.2.1.3 Site at S25° 45' 03.1" and E28° 24' 12.1"

This is a very large site, and about 300 m in length from east to west.

5.2.1.4 Site at S25° 45' 02.5" and E28° 23' 27.1"

This site has been re-used for modern farming. The site is some 200 m in diameter.

5.2.1.5 Site at S25° 44' 29.0" and E28° 22' 57.5"

The site has very low stonewalling as almost all stones have been re-used. The site is about 100 m in diameter.

5.2.1.6 Site at S25° 44' 34.2 and E28° 23' 00.2"

Stonewalling very low. Site is some 70 m in diameter.

5.2.1.7 Site at S25° 44' 32.9" and E28° 22' 56.5"

Low stonewalling. Site is \pm 100 m across.

5.2.1.8 Site at S25° 44' 39.6" and E28° 22' 51.8"

Site with low stonewalling. Site is \pm 50 m in diameter.

5.2.1.9 Site at S25° 44' 39.1" and E28° 23' 01.2"

Small site with low stonewalling. Site is \pm 60 m across.

5.2.1.10 Site at S25° 44' 44.9 and E28° 23' 01.4"

Small site of \pm 50 m with low stonewalling. Partially destroyed by the road leading to the skeet club.

5.2.2 Modern stone structures

At S25° 45' 04.4 and E28° 23' 43.2" three square stonewalled structures were found. These were most probably cattle enclosures and workers houses (see photograph 8).

5.2.3 Dams and canals

Sammy Marks had an innovative system of dams, weirs and canals to supply his homestead and farm with water for gardening, irrigation, power generation and recreation purposes.

One system was developed with water from the Pienaars River and the other from the Hoffman dams.

5.2.3.1 Pienaars River System

Two weirs were built in the Pienaars River. The first one was at S25° 45' 21.1" and E28° 24' 58.7". The second one was at S25° 45' 57.1" and E28° 24' 09.2". This weir is situated just north of the N4 Bridge over the Pienaars River (see photographs 9 & 10). From here a large canal took the water to a dam just east of the homestead and was then widened for some 200 m up to the boathouse. The water then flowed along this canal to the power station just west of the stables. Excess water was channelled to another dam just south of the homestead. The water released from this dam and the hydro power station was used for the irrigation of the fields between the homestead and the river.

5.2.3.2 Hoffman Dams

The Hoffman dams are situated on the northern side of the farm at S25° 44' 46.8" and E28° 23' 22.0" and at S25° 44' 48.6" and E28° 23' 20.2". These dams collected rainwater, which was taken by canals to the garden and fields (see photograph 11).

5.2.4 Farm workers houses, ruins and graves

A number of African families live on the farm while others have already left. Some of the families have been living on the farm for more than a hundred years.

5.2.4.1 Ruins of the Molefi family dwelling

The ruins of the Molefi family house are at S25° 45' 30.1" and E28° 24' 13.9". The family has recently moved to S25° 45' 37.6" and E28° 24' 38.3". According to Juanitha Molefi the family had been living on the farm since 1902 (see photograph 12).

Near the original settlement at S25° 45' 37.7" and E28° 24' 15.0" are thirteen graves of the Molefi family.

5.2.4.2 Home of the Bobo family

The house of the Bobo family is in the southern corner of the property, south of the N4, at S25° 46' 36.9" and E28° 24' 32.6". According to them they have been living here for 23 years.

5.2.4.3 Masangane family house

The house of the Masangane family lies at S25° 46' 19.0" and E28° 24' 32.4". They have been living here for the passed 15 years.

5.2.4.4 Home of the Lodi family

According to Emily Lodi they have been living here since the beginning of the 20th century. The house is situated at S25° 45' 41.4" and E28° 24' 46.7". There are two graveyards near the house. One is at S25° 45' 41.3" and E28° 24' 43.7" and has 41 graves. The inscription on the oldest grave dates to 1942. A second graveyard is situated at S25° 45' 43.7" and E28° 24' 44.8". There are twelve graves here of which the oldest dates to 1934 (see photograph 13).

5.2.4.5 Manyake houses

The Manyake family lived on the farm since 1921. There are two houses of which the oldest one is a good example of an early farm worker's house. The houses are at S25° 44' 39.0" and E28° 22' 35.4" (see photograph 14).

5.2.4.6 Other ruins and graves

Ruins of farm worker houses were found at the following localities:

- S25° 46' 31.7" and E28° 24' 34.5"
- S25° 46' 28.2" and E28° 24' 32.2"
- S25° 46' 26.3" and E28° 24' 31.4"
- S25° 46' 27.4" and E28° 24' 34.2" (1 grave)
- S25° 45' 34.2" and E28° 24' 36.7" (1 grave)
- S25° 46' 42.6" and E28° 24' 29.2" (The grave of Salome Nolola is the oldest grave in the cemetery with 33 graves, and dates back to 1946)

5.2.5 Anglo Boer War trenches

On a small koppie at S25° 44' 33.0" and E28° 22' 59.0" is a long trench on the eastern and northern side of the koppie. Just north of this koppie in the new township of Nelmapius is another koppie with trenches. The Zwartkoppies farm formed part of the Diamond Hill Battlefield during the Anglo Boer War. This was the last conventional battle between the Boers and British soldiers before the Boers turned to guerrilla warfare (see photograph 15).

5.2.6 Shale quarry

At S25° 44' 42.0" and E28° 22' 50.4" a shale quarry was found on a small hill. Shale was used as foundation stones in old buildings. It formed an excellent level to keep out moisture. The shale for all the foundations of the buildings on Sammy Marks was most probably quarried here (see photograph 16).

5.2.7 Farm school

The Kutumela–Molefi Middle School is situated at S25° 45' 15.5" and E28° 25' 11.4". The school buildings are of no heritage value as they were built in the 60s and 70s.

6. CONCLUSION

Sammy Marks was one of South Africa's greatest entrepreneurs who played a leading role in the original development of this country. His farm Zwartkoppies is an excellent example of how a wealthy farmer worked and lived in the late nineteenth century. He maximized all his resources; his use of water particularly is an outstanding example of good planning and utilization.

Zwartkoppies Hall and the surrounding development is most probably one of the most complete settlements of its period in South Africa. The Hall and its gardens are of international standard. Unfortunately the rest of the settlement, including the five cottages, stables, coach house and other structures is badly neglected and needs urgent attention before it is too late. In its entirety, this settlement is probably the most complete example of the lifestyle of the late Victorian era.

On the rest of the farm, which is to be transferred to Zero Plus Developments, the most important features are the dams, weirs and canals, which supplied water to the main settlement. These should be preserved and re-commissioned to continue supplying the water as before. It will to a large degree enhance the historic authenticity of the site but will also contribute to the preservation of landscaped features like avenues, hedges and historic landscaping.

The workers' cottages on the farm are also of historical interest, particularly those of the Lodi and Manyaka families. Of these the Manyaka home is the best example of an early farm worker's house. The large cemeteries are also of importance and need a careful approach, as graves are a sensitive issue.

As far as the archaeological sites are concerned, not a single one could be found that has not been damaged. Removing the stones from stonewalls was unfortunate. The question arises whether these sites should be preserved or whether it would be better to document them fully and then to excavate them to retrieve whatever scientific information is left. The sites are not unique and similar, better-preserved sites are found on the farm Pienaarspoort and all along the Bronberg as well as in Dinokeng. The sites on Zwartkoppies are possibly associated with the Manala Ndebele who had their main settlement where the Silver Leaves security village is now situated.

- ✘ The koppie with the possible remains of the Anglo Boer War trenches needs further investigation. If it turns out that these trenches are indeed Anglo Boer War trenches the site would be worth preserving.

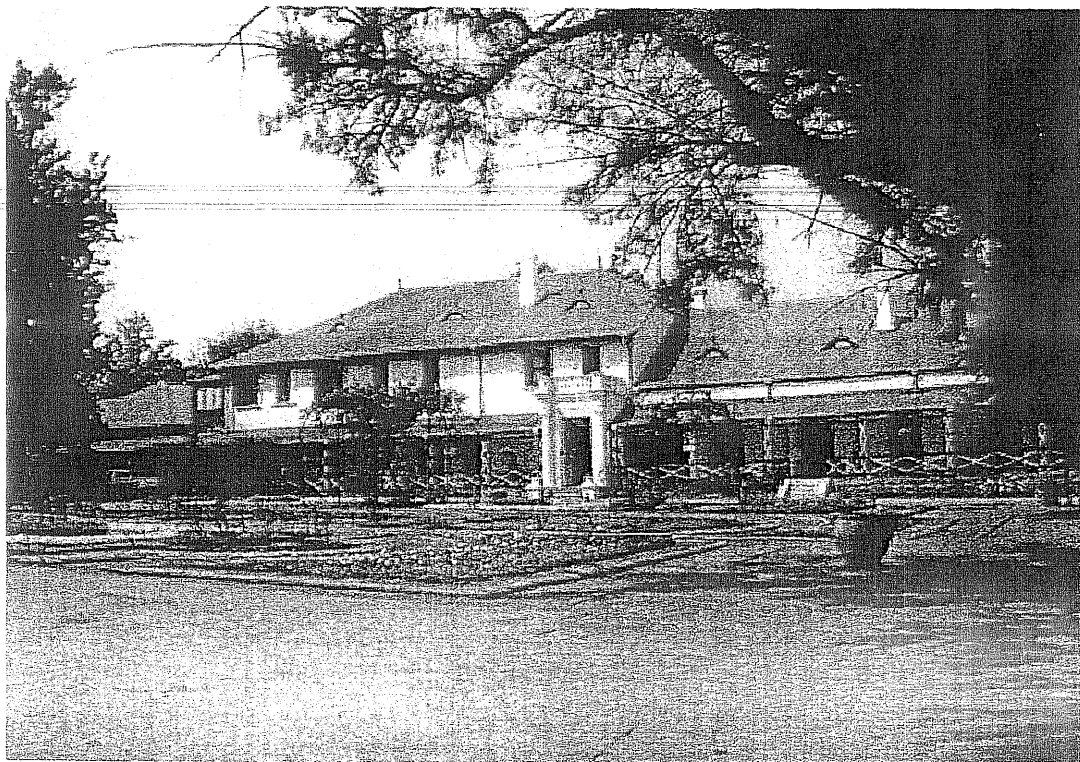
7. RECOMMENDATION

The Sammy Marks estate is of national interest and should be managed in an integrated, holistic way, to guarantee its preservation and sustainability. In the quest to achieve this it is important to find alternative or new usages for the old buildings and structures. Unless these structures can be re-used they will not survive. At present the Museum only uses the main house and garden while the rest is slowly deteriorating. The more the buildings are allowed to degenerate, the higher the cost of restoration will ultimately be. To renovate all the old buildings as a museum is not a viable option.

It is recommended that:

- An integrated heritage management plan is compiled for the Zwartkoppies farm and Museum property to guide the development.
- The Museum, the Gauteng Provincial Resources Agency (PRA) and the developer come together to work out a viable solution for the sustainable development and conservation of the Zwartkoppies farm.
- The Museum focuses on its line function which is documentation, conservation, research and interpretation, and that the developer takes responsibility for the development of the rest of the farm in a sustainable, economically viable way in line with the Gauteng PRA requirements.
- The Gauteng PRA and the developer agree on a set of guidelines for the development.

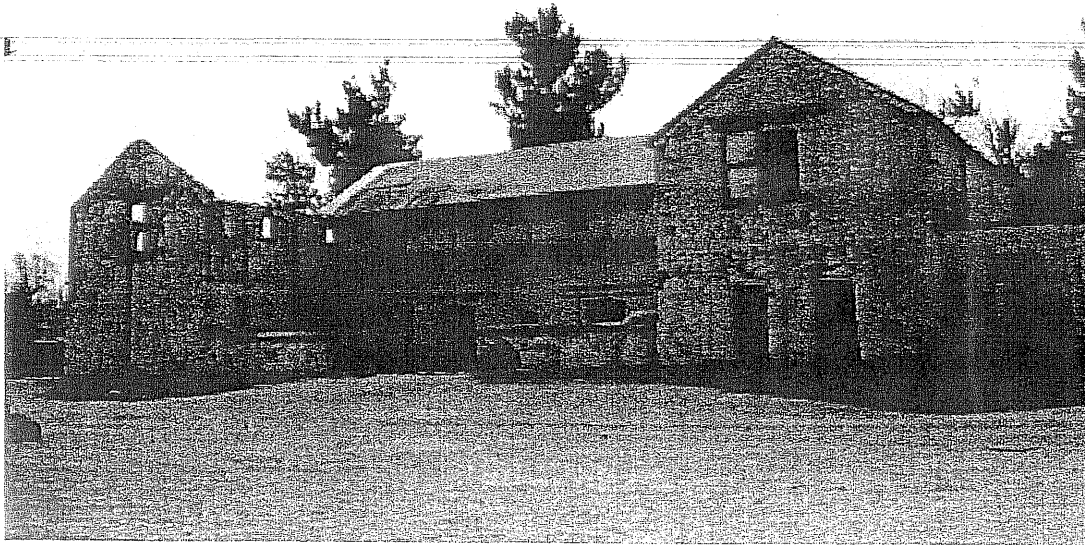
PHOTOGRAPHS



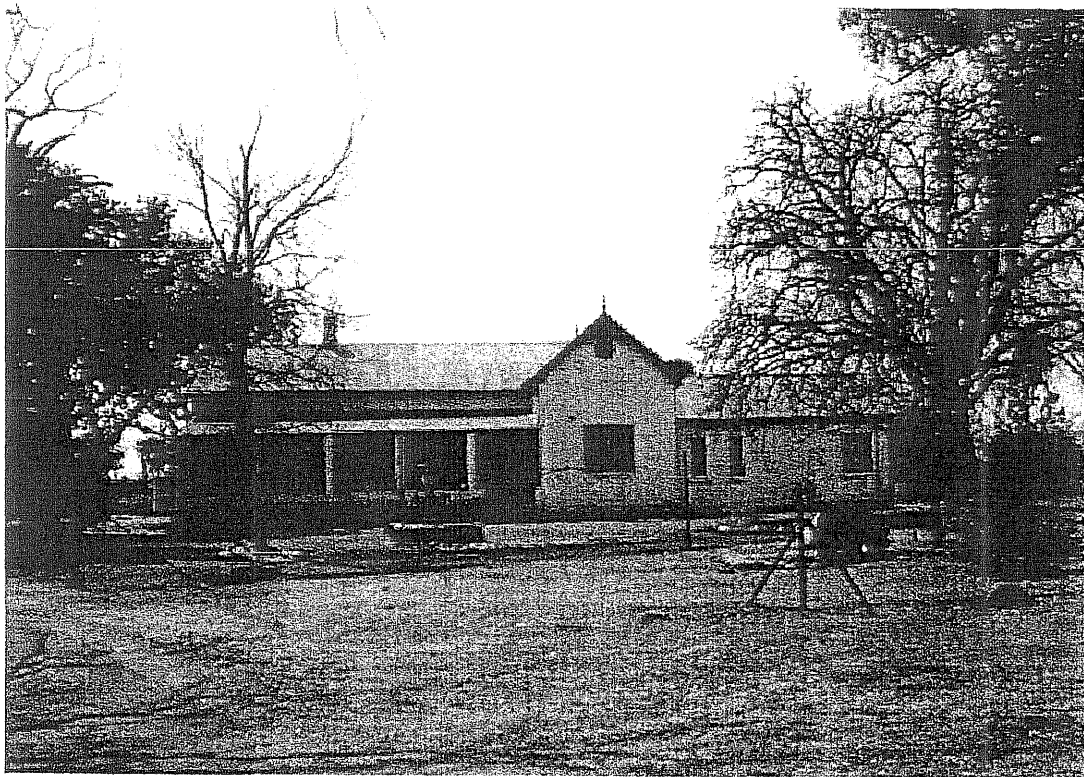
No. 1 Sammy Marks House with formal rose garden



No. 2 One of the avenues of Beefwood trees



No. 3 Remains of the coach house and stables



No. 4 Jill's Cottage



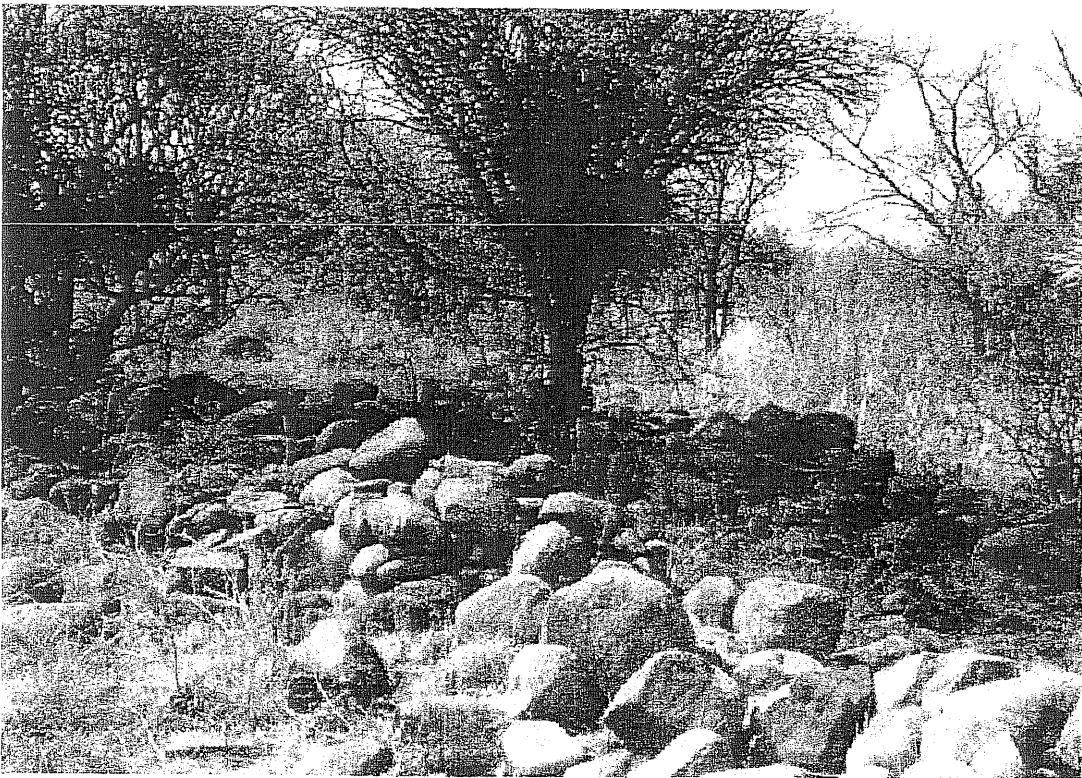
No. 5 One of the better preserved Late Iron Age sites



No. 6 Most of the Late Iron Age sites stonewalls have been reused



No. 7 The cattle kraal built with stones from the archaeological sites



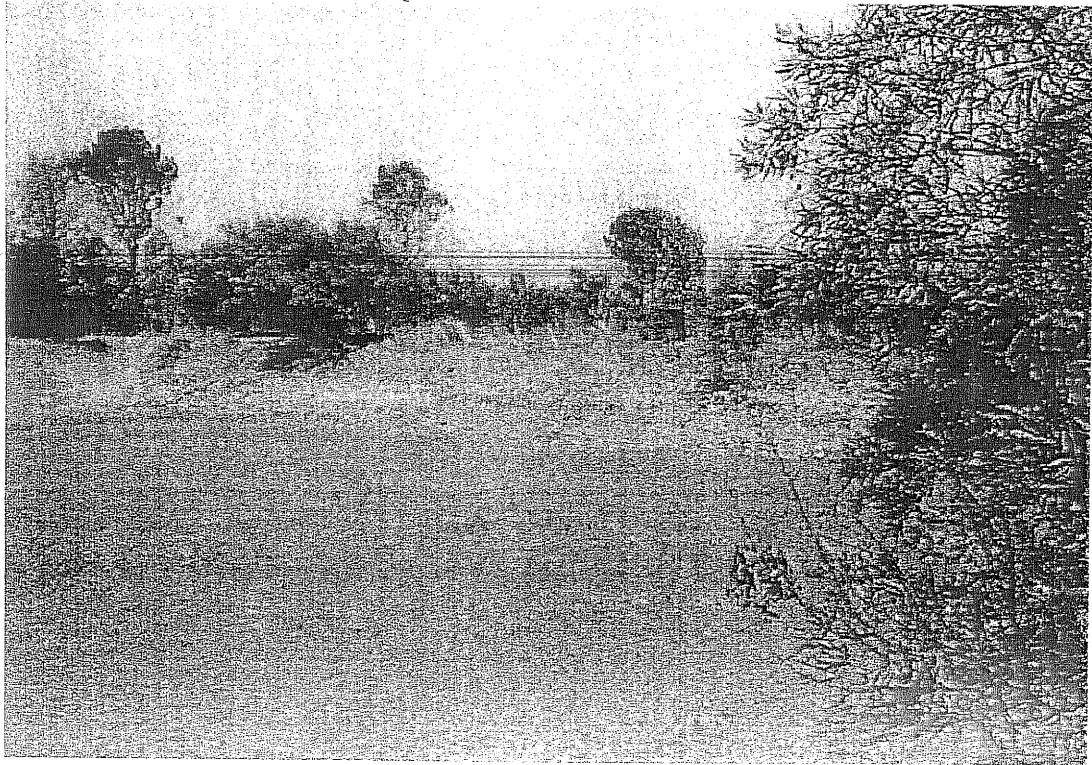
No. 8 Modern square stonewall structure.



No. 9 The main weir in the Pienaars River from were the water was channelled to the main settlement



No. 10 Sluice which controlled the water flow in the canal



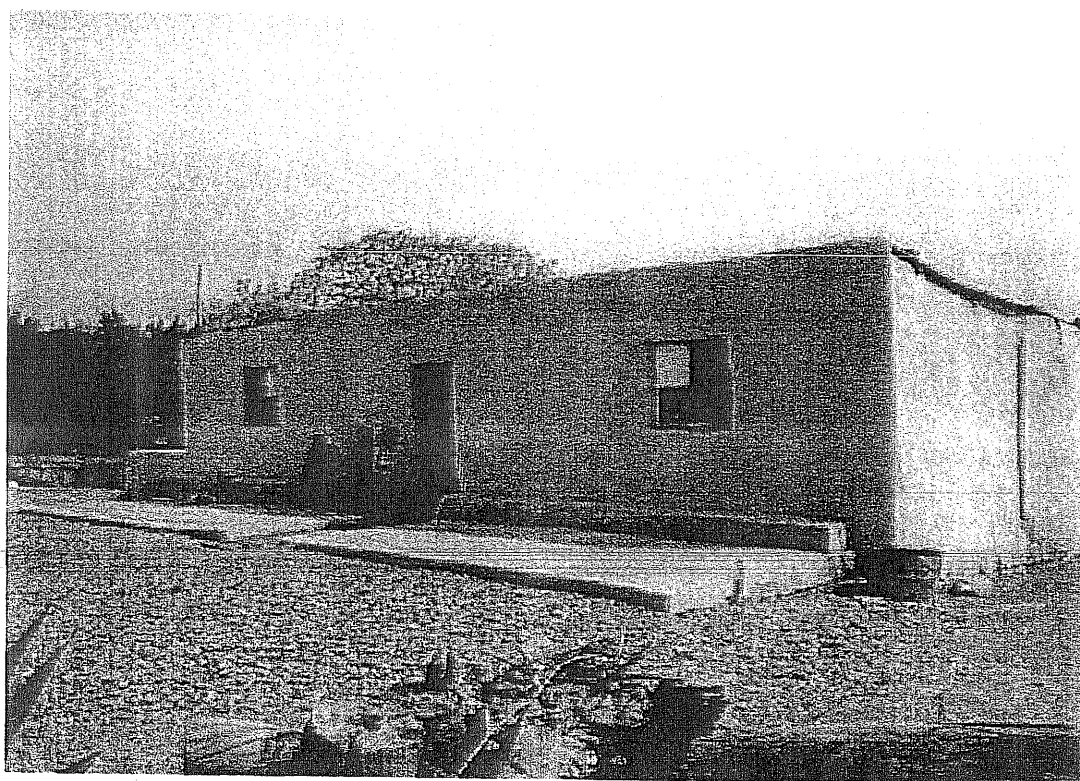
No. 11 One of the Hoffman dams



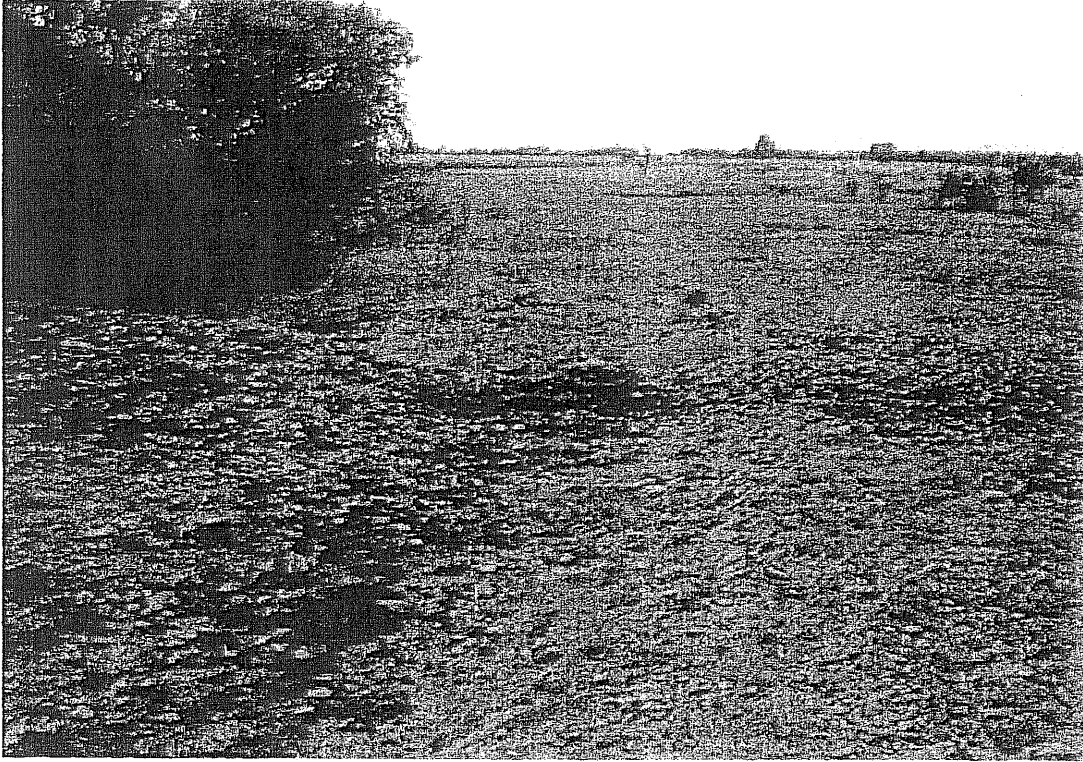
No 12 Ruins of the Molefi family dwelling



No. 13 Cemetery of the Lodi family



No. 14 House of the Manyake family who have been living on the farm since the beginning of the 20th century



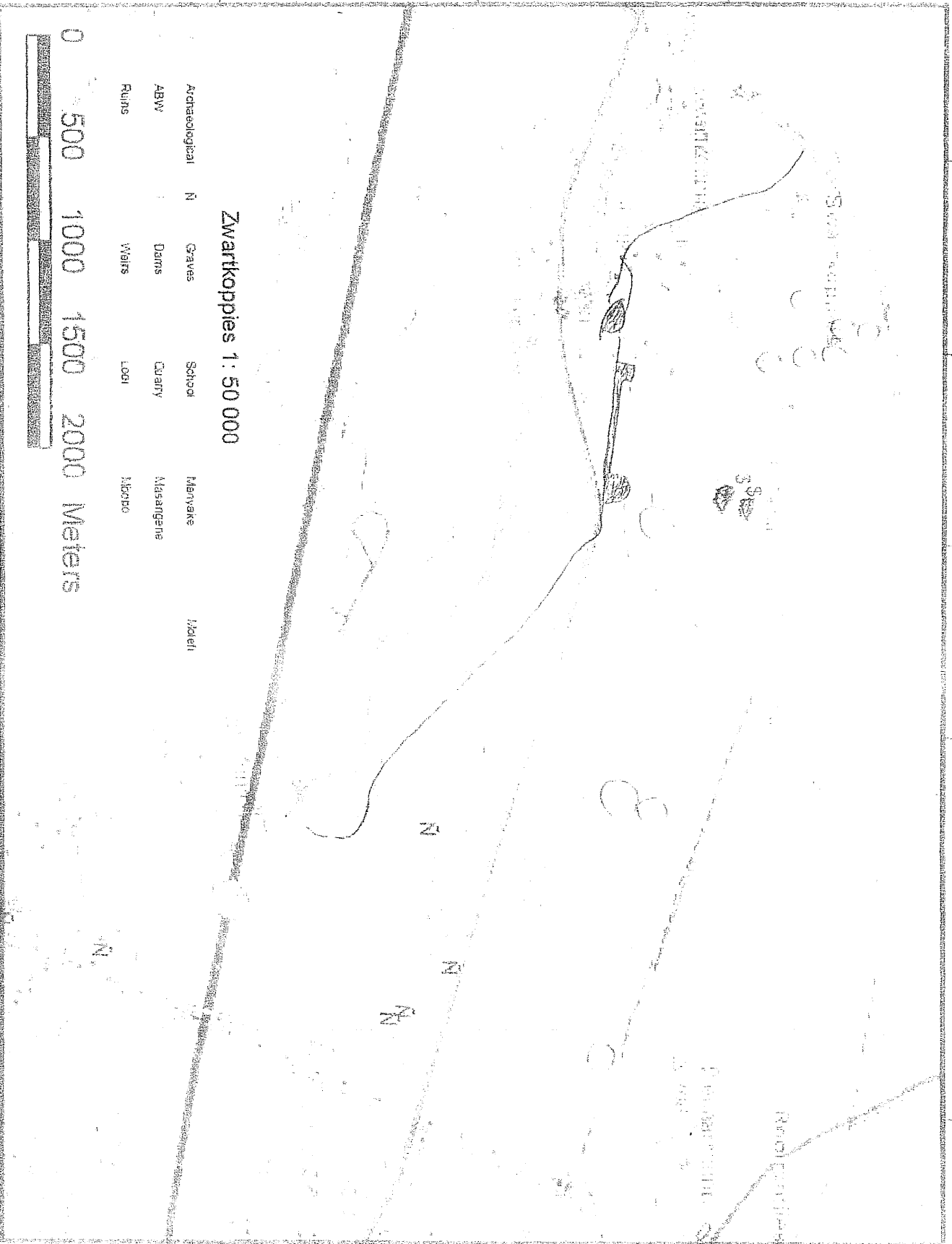
No. 15 Anglo Boer War trench



No. 16 Shale quarry

28° 46' 00" 28° 45' 30" 28° 45' 00"

28° 22' 30" 28° 23' 00" 28° 23' 30" 28° 24' 00" 28° 24' 30" 28° 25' 00"



28° 45' 00" 28° 45' 30" 28° 46' 00"

28° 22' 30" 28° 23' 00" 28° 23' 30" 28° 24' 00" 28° 24' 30" 28° 25' 00"

71. The world is a very large place. It is very big.