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FINAL HERITAGE IMPACT ASSESSMENT REPORT VERSION 3: PROPOSED HUDDLE PARK GOLF COURSE DEVELOPMENT, JOHANNESBURG



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DATE OF SUBMISSION: 22 SEPTEMBER 2006

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FINAL HERITAGE IMPACT ASSESSMENT REPORT, VERSION 3: PROPOSED HUDDLE PARK GOLF COURSE DEVELOPMENT, JOHANNESBURG

SUBMITTED TO: Quzette Bosman, Strategic Environmental Focus
DATE OF SUBMISSION: 22 September 2006

EXECUTIVE SUMMARY

This report fulfils the requirements for a Heritage Impact Assessment (HIA) as provided for in Section 38 of the National Heritage Resources Act (Act 25 of 1999). This investigation was preceded by:

- A Heritage Scoping Report, submitted by M Naudé of the National Cultural History Museum to SEF in May 2005;
- A Specialist Study, submitted by Cultmatrix to SEF on 22 August 2005 (this report was submitted by SEF to the SAHRA Gauteng Office);
- A full HIA report (version 1), submitted to SEF on 14 March 2006
- A full HIA report (version 2), submitted to SEF on 19 June 2006

The aim of the full HIA investigation was to analyse and recommend heritage management mitigation measures and monitoring programmes. The objectives were to analyse heritage issues, to research the chronology of the site and its role in the broader context, to undertake a comprehensive assessment of heritage significance, to analyse the nature and scale of the proposed development, to consult with local heritage groups and experts as part of the broader EIA stakeholder engagement process, to establish the compatibility of the proposed development with heritage and other statutory frameworks and to assess alternatives in order to promote heritage conservation issues.

Identification and assessment of heritage resources

ITEM	NAME	SIGNIFICANCE
1	Late 1930s clubhouse with later additions and alterations (1960s-1990s)	High
2	Late 1930s caddies' shelter and pro shop with later additions and alterations (1960s-1990s)	High
3	Late 1930s caddies' compound with later additions and alterations	High
4	1940s ticket office	Medium
5	1950s-1960s stores area	Low
6	1970s electric substations	Low
7	1930s water furrow	Medium to high
8	Stream and dams (1930s and earlier)	Medium to high
9	Planted vegetation (trees) and landscape (1930s-1960s)	High

Impact assessment

After completion of the initial HIA report by Cultmatrix (submitted to SEF on 14 March 2006) and a site inspection the developer reacted favourably to all the recommendations made by the consultants.

Studies and public consultation by Cultmatrix indicated that most of the buildings, structures and other heritage resources of human origin are highly significant from a tangible (architectural, aesthetic) and intangible (social, political) perspective. The developers agreed to change the original layout to provide for the conservation of the most significant buildings and structures, namely the clubhouse, shelter/pro shop, compound and water furrow, as well as significant landscaping elements such as lanes, berms and vistas. The anticipated impacts on the preserved heritage resources are high and positive, except for the anticipated impacts on less significant heritage resources (ticket office, stores, electric substations), which is low negative because these features could be demolished.

Those trees that occupy space intended for new development elements will be removed, but the developers have made every effort to retain as many trees as possible.

Social and economic benefits

The new Huddle Park development will create jobs and could at the same time enhance and facilitate the conservation and sustainable use of a neglected public open space in Johannesburg with significant heritage elements.

Consultation with affected communities

The Specialist Study went through two rounds of public consultation. The first round was arranged through SEF as part of the process of obtaining environmental authorisations. The second round was arranged through Cultmatrix in accordance with Section 38 of the NHRA. Both rounds of public consultation yielded significant results, which have led to important changes in the design and nature of the proposed development to the benefit of heritage conservation.

Key mitigation and enhancement measures

- Creation of a heritage corridor incorporating the original access road, some of the tree lanes and all the buildings (excluding the stores area);
- Documentation of clubhouse, caddies shelter/pro shop, compound and ticket office by qualified heritage architect (plans, elevations photos)(completed)
- Photo documentation of stores area (completed)
- Documentation of all trees by qualified landscape architect (completed)
- Removal of all later additions that have diminished the significance and heritage value of the clubhouse, and re-use and refurbishment of the clubhouse for a new purpose, e.g. boutique hotel (recommended by Cultmatrix and accepted by the developers)
- Removal of all later additions that have diminished the significance and heritage value of the compound, and re-use and refurbishment of the compound for a new purpose, e.g. golf academy (recommended by Cultmatrix and accepted by the developers)
- Preservation of heritage objects (e.g. old signboards at putting greens) for exhibition and interpretation at other locations (recommended)
- Preservation of a certain number of trees as identified by the landscape architect (supported by Cultmatrix cc);
- Preservation of stream and dams (already accepted by developer for environmental reasons);
- Conservation Management Plan (recommended)

Mitigation of adverse effects during construction

The following project actions may impact negatively on archaeological sites and other sites of cultural importance. The actions are most likely to occur during the construction phase of the proposed project.

- Road making, construction activities and development of services may expose as yet unknown heritage resources;
- Occupation of the area would bring in curious visitors, who might destroy or remove objects from the identified sites;
- Uncontrolled removal of historic fabric during demolition.

We recommend that:

- Construction work is monitored by specialist archaeologists, cultural historians or conservation architects for the uncovering of any archaeological and historical sites, structures and objects through excavation and demolition activities;
- This recommendation must be included in construction tender documents.
- Identified sites should be properly documented and protected.

Key uncertainties and risks that may influence accuracy and confidence of impact assessment

- Unpredictability of buried (hidden) evidence (graves, burial sites, foundations, old waste disposal sites etc)

Summarised recommendations

We recommend that SAHRA authorises in general the proposed redevelopment and the recommended preservation and re-use of the historic buildings in particular, based on our submitted report and additional documentation, with the following conditions:

1. Creation of a heritage corridor to provide for the preservation and re-use of all the buildings (excluding the stores area), the original access road and some of the trees (implemented in final design);
2. Removal of all later additions that have diminished the significance and heritage value of the clubhouse, and re-use and refurbishment of the clubhouse for a new purpose, e.g. boutique hotel (marked in pink and purple on submitted drawings in this report and in red and blue on submitted paper plans and elevations);
3. Removal of all later additions that have diminished the significance and heritage value of the compound, and re-use and refurbishment of the compound for a new purpose, e.g. golf academy (marked in pink and purple on submitted drawings in this report and in red and blue on submitted paper plans and elevations);
4. Removal of all later additions that have diminished the significance and heritage value of the caddies shelter and pro shop, and re-use and refurbishment of the buildings for a new purpose (marked in pink and purple on submitted drawings in this report and in red and blue on submitted paper plans and elevations);
5. Preservation of heritage objects (e.g. old signboards at putting greens) for exhibition and interpretation at other locations;
6. Preservation of the water furrow;
7. Removal of trees and retention of trees as part of a heritage corridor;
8. Preservation and re-use of ticket office, with the option of demolition if this is not possible;
9. Demolition of the electric substations if necessary (not documented due to their low significance and recent origins), with the option of demolition if possible;
10. Demolition of the (photographed) stores area and erection of interpretive sign indicating their former existence (marked in red on submitted paper plan);
11. Re-usable building materials of demolished buildings (window and door frames, floor boards, fittings, fixtures etc) should be donated to a restoration contractor or heritage association in the Johannesburg or Ekurhuleni area;
12. If any hidden finds of an archaeological nature are exposed during demolition and/or construction work, the developer must contact Cultmatrix who will then be responsible to arrange a site visit by a professional archaeologist for an opinion;
13. The continued conservation of the remaining heritage resources, namely the clubhouse, caddies shelter/pro shop, ticket office, compound and water furrow should be ensured through changes in the title deed conditions;
14. A Conservation Management Plan for the remaining heritage resources must be compiled and submitted;
15. Detailed plans and elevations for the intended changes to the remaining buildings must be submitted to SAHRA for approval.

For more details see Annexure 5.



R C DE JONG
Principal Member: Cultmatrix cc

PART 1: REPORT ON PROJECT EXECUTION

The structure of this report is based on:

- SOUTH AFRICAN HERITAGE RESOURCES AGENCY, Heritage Impact Assessment: Notification to SAHRA of intent to develop (form)
- DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING, PROVINCIAL GOVERNMENT OF THE WESTERN CAPE, 2005, Guideline for involving heritage specialists in EIA processes (document)
- DEPARTMENT OF ENVIRONMENT AFFAIRS AND TOURISM, Integrated Environmental Management Guidelines
- The *Australia ICOMOS (Burra) Charter for Places of Cultural Significance*, 1999
- Best-practice HIA reports submitted by Cultmatrix and other heritage consultants

1.1 Background

1.1.1 General

The broader study entails the required environmental scoping and impact assessment investigations for the redevelopment of a site in eastern Johannesburg, adjacent to Bedfordview, known as *Huddle Park*. At present this site is a golf course.

Johannesburg is an area with a relatively long history of human use and occupation, initiated by Stone and Iron Age communities and culminating in permanent colonial settlement in the 1880s. The site includes a range of heritage resources as defined in the *National Heritage Resources Act* (Act 25 of 1999):

- Places, buildings and structures equipment of cultural significance;
- Places to which oral traditions are attached or that are associated with living heritage (sport);
- Landscape and natural features of cultural significance;
- Sites related to the history of labour.

Huddle Park is one of the largest remaining open spaces in Johannesburg, covering an area of 235, 489 hectares, and is surrounded by Linksfeld, Bedford Park, Senderwood, Sandringham and another golf course, the Royal Johannesburg Golf Club. The proposal envisages residential development, the creation of a private golf course, and retail and office components. A large percentage of the site will be retained as open space. Huddle Park has, over the years, run into a state of disrepair, which prompted the City of Johannesburg to intervene "and inject some investment" to improve the state of the property. The Huddle Park development will see the existing golf course facilities completely redeveloped and the wetland system rejuvenated, with developers also undertaking to upgrade the Pimville golf course in Soweto and build a new public one in Midrand.

Strategic Environmental Focus (SEF) appointed Cultmatrix cc as an independent heritage consultant to research and assess sites, objects and structures of cultural importance found within the boundaries of the area that is to be impacted by the development and to make recommendations about their future, based on the state of the existing fabric and on the results of public consultation.

1.1.2 Terms of reference and approach

The investigation consisted of conducting a full HIA of the site in accordance with the requirements of Section 38(3) of the National Heritage Resources Act (Act 25 of 1999). This study was recommended in the Naudé report and in our Specialist Study report.

The aim of the full HIA investigation was to analyse and recommend heritage management mitigation measures and management and monitoring programmes.

The objectives of the investigation were:

- Analysing heritage issues;
- Developing, through comprehensive research, a comprehensive understanding of the site and its role in the broader context;
- Assessing the heritage significance of the environment;

- Understanding the nature and scale of the proposed development and the development intent for the medium and long term;
- Consulting with local heritage groups and experts and participating in the broader EIA stakeholder engagement process;
- Establishing the compatibility of the proposed development with policies, planning and other statutory frameworks;
- Assessing alternatives to ensure the conservation of heritage places and objects;
- Recommending management mitigation measures and monitoring programmes.

1.1.3 Definitions and assumptions

The following aspects have a direct bearing on the investigation and the resulting report:

- *Cultural (heritage) resources* are all non-physical and physical human-made occurrences, as well as natural occurrences that are associated with human activity. These include all sites, structures and artefacts of importance, either individually or in groups, in the history, architecture and archaeology of human (cultural) development.
- The *significance* of the sites and artefacts is determined by means of their historical, social, aesthetic, technological and scientific value in relation to their uniqueness, condition of preservation and research potential. It must be kept in mind that the various aspects are not mutually exclusive, and that the evaluation of any site is done with reference to any number of these.

1.1.4 Limiting factors

The investigation has been influenced by the following factors related to time scales:

- Availability and reliability of baseline information about the affected area;
- Unpredictability of buried archaeological/palaeontological remains (absence of evidence does not mean evidence of absence);
- Difficulty in establishing nature and degree of significance of intangible heritage values;

1.2 Legal context

This study constitutes a HIA report as part of the environmental impact assessment required by SAHRA (and GDACE) for authorising the development of Huddle Park in accordance with Section 38(10) of the NHRA. In terms of Section 38 (1) of the National Heritage Resources Act (Act 25 of 1999), a heritage impact assessment is required by the responsible heritage resources agency, which, in this case, is the Gauteng office in Johannesburg.

The purpose of this report is to alert the developer/contractor, the environmental consultant, the developer, GDACE and SAHRA about existing and potential heritage resources that will be affected by the proposed development, and to recommend mitigatory measures aimed at reducing any negative impacts on these heritage resources. In terms of its emphasis, this report:

- Is pro-active and informs development proposals
- Is used to assess the effect of the existing heritage conditions on development opportunities and constraints
- Relates to areas, precincts or sectors where development is proposed as well as to individual heritage features
- Is part of a process aimed at the development of a sustainability framework to inform continuous decision-making over a period of time
- Informs management systems like an EMP and a Conservation Management Plan (CMP)

1.3 Development criteria in terms of Section 38(1) of the NHRA

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1.3	Development criteria in terms of Section 38(1)	Yes/No details
1.3.1	Construction of road, wall, power line, pipeline, canal or other linear form of development or barrier exceeding 300m in length	Yes
1.3.2	Construction of bridge or similar structure exceeding 50m in length	No
1.3.3	Development exceeding 5000 sq m	Yes
1.3.4	Development involving three or more existing erven or subdivisions	No
1.3.5	Development involving three or more erven or divisions that have been consolidated within past five years	No
1.3.6	Rezoning of site exceeding 10 000 sq m	No details
1.3.7	Any other development category, public open space, squares, parks, recreation grounds	Yes
1.3.8	Costs of which will exceed a sum set in terms of regulations set by SAHRA and the PHRA	No details

1.4 Property ownership

1.4	Property owners	
1.4.1	Names	City of Johannesburg
1.4.2	Name and contact address	
1.4.3	Telephone number	
1.4.4	Fax number	
1.4.5	E-mail	

1.5 Development Project Coordinator

1.5	Project Coordinator	
1.5.1	Name and contact address	SIP Project Managers (Charles Israelite) in association with Seloane Consulting
1.5.2	Telephone number	(011) 233-6800
1.5.3	Fax	(011) 233-6838
1.5.4	E-mail	charles@sippm.co.ca

1.6 Heritage impact assessment specialists and methods of investigation

1.6.1 Specialists

Specialist 1		
1	Name and contact address	Dr RC de Jong (Principal Member: Cultmatrix cc), PO Box 12013, Queenswood 0121, Pretoria
2	Qualifications and field of expertise	PhD (Cultural History) UP (1990), Post-Graduate Museology Diploma UP (1979), general heritage management specialist with experience in museums and heritage since 1983
3	Relevant experience in study area	Is involved with HIA's for similar projects in Johannesburg and also Ekurhuleni
4	Telephone number	(082) 577-4741
5	Fax number	(012) 330-1021
6	E-mail	cultmat@iafrica.com

Specialist 2		
1	Name and contact address	Prof Karel Bakker (UP)
2	Qualifications and field of expertise	PhD (Architecture)(UP). Specialist in architectural heritage management and conservation.
3	Relevant experience in study area	Is involved with HIA's for similar projects in Johannesburg and also Ekurhuleni
4	Telephone number	(083) 564-0381
5	Fax number	(012) 330-1021

6	E-mail	kabakker@telkomsa.net
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Specialist 3		
1	Name and contact address	Mr GP Setshedi
2	Qualifications and field of expertise	March (UP)(2002), Dipl Arch Engineering (Univ Thessaloniki)(1998). Conservation Architect.
3	Relevant experience in study area	
4	Telephone number	(012) 420-3815
5	Fax number	
6	E-mail	gift@up.ac.za

1.6.2 Method of investigation

Preliminary investigation

Survey of the literature

A survey of relevant literature was conducted with the aim of reviewing the previous research done and determining the potential of the area.

Archival research

Research was conducted in the National Archives to obtain basic information and explore other information sources

Internet research

Information on the history of the site and the proposed development was obtained in this manner.

Other sources

- Topographical maps
- Historic photograph of the site (1938)
- Spatial development plans (provided by SIP Project Managers)
- Plans showing position of heritage resources in relationship to planned site development layout (provided by SIP Project Managers)
- Original building plans (City of Johannesburg)

Field surveys

The field surveys were aimed at viewing and assessing sites and structures identified in the Naudé report.

Documentation

Photos were taken of identified sites and structures.

Report

The findings and recommendations of the heritage scoping study are contained in this report.

1.7 Property details

1.7	Property details	
1.7.1	Name and location of property	Huddle Park Golf Course, eastern Johannesburg

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1.7	Property details	
		(Linksfield/Senderwood area)
1.7.2	Erf or farm numbers	Remainder and Portion 66 of Bedford 68 IR
1.7.3	Magisterial district	Johannesburg
1.7.4	Local authority	City of Johannesburg
1.7.5	Current use	Recreational (golf and golf academy)
1.7.6	Current zoning	Recreational
1.7.7	Land use of surrounding properties	Recreational (golf), residential
1.7.8	Extent of property	235,489 hectares

1.8 Development description

1.8	Development description	
1.8.1	Nature of proposed development	Housing, private golf course, park, bird sanctuary, farmyard, retail and wellness centre, offices
1.8.2	Siting, orientation, height and footprint of new structures	Available from SIP
1.8.3	Location and treatment of access roads to site, internal roads, parking	See proposed site development plan
1.8.4	Intended extent of cut/fill on steep slopes	N/a
1.8.5	Intended demolition/alteration of existing structures	Intended by developer: yes; not recommended by Cultmatrix
1.8.6	Intended removal/retention of existing vegetation	Retention of as many trees as possible on golf course is intended, excluding invasive species
1.8.7	Type and height of new signage	N/a
1.8.9	Nature and height of boundary treatments	N/a
1.8.10	Location of construction facilities	N/a
1.8.11	Traffic within, to and from site	N/a
1.8.12	Architectural treatment and use of materials	Developers intend designing new facilities in context/association with the history of the site ("heritage architecture")
1.8.13	Extent of proposed demolitions and new additions to existing structures	Only the storage area next to the compound; no additions recommended
1.8.14	Phasing of project and nature and extent of future expansion	Available from SIP
1.8.15	Project alternatives (proposed)	None from a heritage perspective
1.8.16	History of application	New application

1.9 Legal requirements

1.9	Legal requirements	
1.9.1	Is planning permission required for any departures or consent use in terms of zoning schemes? Has an application been submitted to the planning authority and has any comments or approval from the planning authority been obtained?	Yes
1.9.2	Is planning authority permission required for any subdivision or consolidation? Has an application been submitted to the planning	Yes

1.9	Legal requirements	
	authority and has any comment or approval from the planning authority been obtained?	
1.9.3	Is the proposed development subject to EIA regulations and has an application been submitted to the provincial environmental agency?	Yes
1.9.4	Has any assessment of the impact of the proposed development on any heritage resources been undertaken in terms of EIA or planning processes?	In process
1.9.5	Title deed restrictions	N/a
1.9.6	Is affected area situated within or adjacent to a conservation area, special area, scenic route or any other area that has special environmental or heritage protection?	No
1.9.7	Does affected area have any special conservation status?	No
1.9.8	Are there any other restrictions on the property	N/a
1.9.9	Does the proposed development conform to local planning policies?	Yes
1.9.10	What interested and affected parties have been consulted?	SEF have conducted the first round of public consultation and Cultmatrix conducted a second round – see Annexure 3
1.9.11	Is approval from any authority required?	Yes (City of Johannesburg, GDACE, SAHRA)
1.9.12	Has permission for similar development been refused by any authority in the past?	No

1.10 Acknowledgements

- The team from Tiyani Consortium for providing access to the site and responding positively on recommendations pertaining to heritage conservation issues;
- Messrs Reuben Heydenrych and Rhett Smart and Ms Quzette Bosman from SEF for providing additional information and organising site meetings with the developers to discuss mitigation measures;
- Mrs Cecile Venter (City of Johannesburg, Building Inspectorate) for finding original building plans and making copies free of charge;
- Mr Gift Setshedi and assistants for documenting the buildings;
- Mr Peter Bowerman and staff, Chief Directorate Surveys and Mapping (Mowbray) for sourcing and providing the 1938 aerial photo

PART 2: HERITAGE ASPECTS OF THE AFFECTED AREA

2.1 Cultural significance, issues and environmental concerns of site and context

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2.1	Cultural significance, issues, concerns	
2.1.1	Environmental and heritage context	See 2.2 below
2.1.2	Cultural significance of adjoining properties relating to property	<ul style="list-style-type: none"> Royal Johannesburg Golf Club: one of oldest golf clubs in city with historic clubhouse St Andrew's School for Girls: located at historic George Farrar homestead <i>Bedford Farm</i>
2.1.3	Archaeological remains	None were observed
2.1.4	Palaeontological remains	None
2.1.5	Structures older than 60 years	Nucleus of golf clubhouse, caddies' compound, water furrow, old farm dams, caddies' shelter, old pro shop
2.1.6	Graves or burial sites	None were observed but there could be anthrax burial pits
2.1.7	Formally protected heritage sites (Grade 1, 2, 3)	None
2.1.8	Is affected area part of proclaimed special area, conservation area, heritage area, protected area	No
2.1.9	Places or objects of cultural significance, listed heritage resources	Yes: original clubhouse and caddies' compound, caddies' shelter, old pro shop, old signage, ticket office
2.1.10	Places with oral traditions	Yes (entire golf course)
2.1.11	Part of historical settlement or townscape	Yes
2.1.12	Part of landscape of cultural significance	Yes (historic golf course with mature vegetation)
2.1.13	Geological sites of cultural importance	No
2.1.14	Places or objects related to history of slavery/labour	Yes: caddies' shelter and compound
2.1.15	History of property	See Annexure 1 (chronology)
2.1.16	Association with important person, event, groups, activities, public memory	Yes (George Farrar – Bedford farm; local residents, caddies, golfing fraternity of Johannesburg, Mr Huddle – Johannesburg Mayor 1939-1940)
2.1.17	Sea frontage or water source	Yes (small natural stream with manmade dams)
2.1.18	Rocky outcrops	No
2.1.19	Rock shelters	No
2.1.20	Part of coastal dune system	No
2.1.21	Geological features	No
2.1.22	Located on land reclaimed from sea	No
2.1.23	Situated adjacent to or within scenic route	No
2.1.24	Previously cultivated	Yes (farm water furrow)

2.2 General history of the affected environment

See Annexure 1 (chronology)

A historic sequence of events around and relevant to the site is a necessary prerequisite to provide a base for understanding the evolution of the artifact itself, within a historic matrix of events, people and places. This historic sequence of events is captured in the timeline provided below – due reference is given to source material included in all parts of the report.

2.3 General description of the affected environment

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Formerly known as *Bedford Farm*, the Huddle Park Golf Course actually consists of three golf courses. The site is surrounded by the Linksfield and Linksfield North suburbs (west), the Royal Johannesburg Golf Club (north), the Rietfontein Hospital (north and east), Senderwoord suburb (east) and Linksfield Ridge (south).

The Huddle Park Golf Course area is a large public open space with well-established trees (mostly exotic) and is fed by a stream and wetland system, interspersed by a couple of dams. Significant heritage resources encompass a late-1930s clubhouse (which was substantially altered and extended in the 1960s and again the 1990s), the adjacent caddies' shelter and pro shop (also changed and extended later), a ticket office with toilets, a caddies' compound (late 1930s, with later additions) with a high berm to hide it from view at the clubhouse, an area used for storage adjacent to the compound, a water furrow or drainage canal running through the site, planted vegetation, landscaping around the clubhouse and compound and the dams. Two small electric substation buildings were added on the eastern boundary later. Access to the site is from Club Street.

PART 3: FINDINGS AND RECOMMENDATIONS

3.1 Identification and mapping of heritage resources

See:

- Naudé report
- Annexure 2

3.2 Assessment of significance of heritage resources

3.2.1 General statement of significance (Sections 3(3) and 5(7) of the NHRA)

KEY CRITERIUM	ELEMENTS	EVIDENCE	Rating
Importance in the community, or pattern of South Africa's history	None	None	Low
Possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage	<ul style="list-style-type: none"> • Possibly the caddies' compound • One of largest historic golf courses in country 	<ul style="list-style-type: none"> • Comparison to other buildings (needs more research) • Three golf courses into one site 	Medium
Potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage	Entire site	Development offers opportunity to find more information about history of golf courses in terms of design and operation	Medium
Importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects	Golf clubhouse and infrastructure for workers (caddies)	Comparison with other buildings (little is known about history and architecture of sport and recreation buildings in SA)	High
Importance in exhibiting particular aesthetic characteristics valued by a community or cultural group	Golf clubhouse; visual aspects of landscape (green urban area)	Buildings designed by municipal draughtsman	Medium to high
Importance in demonstrating a high degree of creative or technical achievement at a particular period	None	None	Low
Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons	White and (more recently) black golfing fraternity	Has been popular public golf course for decades	High
Strong or special	Association with Sir	Dams, water furrow,	Medium

KEY CRITERIUM	ELEMENTS	EVIDENCE	Rating
association with the life and work of a person, group or organisation of importance in the history of South Africa	George Farrar who established Bedford Farm, and with Mr Huddle, Johannesburg Mayor 1939-1940	name of adjacent Bedford Park and Bedfordview	
Site of significance relating to the history of slavery/labour in South Africa	Life and work of caddies	Compound and shelter	High
Economic significance	<ul style="list-style-type: none"> • Role in local recreation • Golf academy 	Popular golf course with training facility for caddies and black golfers	Medium

3.2.2 Significance assessment of individual heritage-related features and elements

See Annexure 2.

3.3 Impact assessment

Refer to Annexure 2 as well as the summarised impact table in Annexure 4.

Studies and public consultation by Cultmatrix indicated that most of the buildings, structures and other heritage resources of human origin were highly significant from a tangible (architectural, aesthetic) and intangible (social, political) perspective. The developers agreed to change the original layout to provide for the conservation of the most significant buildings and structures, namely the clubhouse, shelter/pro shop, compound and water furrow, as well as significant landscaping elements such as lanes, berms and vistas. The anticipated impacts on the preserved heritage resources are high and positive, except for the anticipated impacts on less significant heritage resources (ticket office, stores, electric substations), which is low negative because these features could be demolished.

Those trees that occupy space intended for new development elements will be removed, but the developers have made every effort to retain as many trees as possible.

3.4 Social and economic benefits

The new Huddle Park development will create jobs and could at the same time enhance and facilitate the conservation and sustainable use of a neglected public open space in Johannesburg with significant heritage elements.

3.5 Consultation with affected communities

See Annexure 3.

The Specialist Study went through two rounds of public consultation. The first round was arranged through SEF as part of the process of obtaining environmental authorisations. The second round was arranged through Cultmatrix in accordance with Section 38 of the NHRA. Both rounds of public consultation yielded significant results, which have led to important changes in the design and nature of the proposed development to the benefit of heritage conservation.

3.6 Key mitigation and enhancement measures

For more details see Annexure 5 and the summarised impact table (Annexure 4).

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- Documentation of clubhouse, caddies shelter/pro shop, compound and ticket office by qualified heritage architect (plans, elevations photos)(completed)
- Photo documentation of stores area (completed)
- Documentation of all trees by qualified landscape architect (completed)
- Removal of all later additions that have diminished the significance and heritage value of the clubhouse, and re-use and refurbishment of the clubhouse for a new purpose, e.g. boutique hotel (recommended by Cultmatrix and accepted by the developers)
- Removal of all later additions that have diminished the significance and heritage value of the compound, and re-use and refurbishment of the compound for a new purpose, e.g. golf academy (recommended by Cultmatrix and accepted by the developers)
- Preservation of heritage objects (e.g. old signboards at putting greens) for exhibition and interpretation at other locations (recommended)
- Preservation of a certain number of trees as identified by the landscape architect (supported by Cultmatrix cc);
- Preservation of stream and dams (already accepted by developer for environmental reasons);
- Conservation Management Plan (recommended)

3.7 Mitigation of adverse effects during construction

The following project actions may impact negatively on archaeological sites and other sites of cultural importance. The actions are most likely to occur during the construction phase of the proposed project.

- Road making, construction activities and development of services may expose as yet unknown heritage resources;
- Occupation of the area would bring in curious visitors, who might destroy or remove objects from the identified sites;
- Uncontrolled removal of historic fabric during demolition.

We recommend that:

- Construction work is monitored by specialist archaeologists, cultural historians or conservation architects for the uncovering of any archaeological and historical sites, structures and objects through excavation and demolition activities;
- This recommendation must be included in construction tender documents.
- Identified sites should be properly documented and protected.

3.8 Key uncertainties and risks that may influence accuracy and confidence of impact assessment

- Unpredictability of buried (hidden) evidence (graves, burial sites, foundations, old waste disposal sites etc)

3.9 Final recommendations

We recommend that SAHRA authorises in general the proposed redevelopment and the recommended preservation and re-use of the historic buildings in particular, based on our submitted report and additional documentation, with the following conditions:

1. Creation of a heritage corridor to provide for the preservation and re-use of all the buildings (excluding the stores area), the original access road and some of the trees (implemented in final design);
2. Removal of all later additions that have diminished the significance and heritage value of the clubhouse, and re-use and refurbishment of the clubhouse for a new purpose, e.g. boutique hotel (marked in pink and purple on submitted drawings in this report and in red and blue on submitted paper plans and elevations);
3. Removal of all later additions that have diminished the significance and heritage value of the compound, and re-use and refurbishment of the compound for a new purpose, e.g. golf

CULTMATRIX CC

- academy (marked in pink and purple on submitted drawings in this report and in red and blue on submitted paper plans and elevations);
4. Removal of all later additions that have diminished the significance and heritage value of the caddies shelter and pro shop, and re-use and refurbishment of the buildings for a new purpose (marked in pink and purple on submitted drawings in this report and in red and blue on submitted paper plans and elevations);
 5. Preservation of heritage objects (e.g. old signboards at putting greens) for exhibition and interpretation at other locations;
 6. Preservation of the water furrow;
 7. Removal of trees and retention of trees as part of a heritage corridor;
 8. Preservation and re-use of ticket office, with the option of demolition if this is not possible;
 9. Demolition of the electric substations if necessary (not documented due to their low significance and recent origins), with the option of demolition if possible;
 10. Demolition of the (photographed) stores area and erection of interpretive sign indicating their former existence (marked in red on submitted paper plan);
 11. Re-usable building materials of demolished buildings (window and door frames, floor boards, fittings, fixtures etc) should be donated to a restoration contractor or heritage association in the Johannesburg or Ekurhuleni area;
 12. If any hidden finds of an archaeological nature are exposed during demolition and/or construction work, the developer must contact Cultmatrix who will then be responsible to arrange a site visit by a professional archaeologist for an opinion;
 13. The continued conservation of the remaining heritage resources, namely the clubhouse, caddies shelter/pro shop, ticket office, compound and water furrow should be ensured through changes in the title deed conditions;
 14. A Conservation Management Plan for the remaining heritage resources must be compiled and submitted;
 15. Detailed plans for the intended changes to the remaining buildings must be submitted to SAHRA for approval.

PART 4: INFORMATION SOURCES USED IN THIS REPORT

4.1 Archives

National Archives Pretoria

DEPOT TAB
 SOURCE TAD
 TYPE LEER
 VOLUME_NO 126
 SYSTEM 01
 REFERENCE A1550/06
 PART 1
 DESCRIPTION SIR GEO FARRAR,
 APPLICATION TO MOVE STOCK FROM
BEDFORD FARM TO
 SCHWEIZER RENEKE.
 STARTING 1906
 ENDING 1906

DEPOT TAB
 SOURCE TAD
 TYPE LEER
 VOLUME_NO 205
 SYSTEM 01
 REFERENCE A4337
 PART 1
 DESCRIPTION SIR GEO FARRAR,
BEDFORD FARM REDWATER.
 STARTING 0000
 ENDING 0000
 REMARKS EMPTY FILE.

DEPOT TAB
 SOURCE TAD
 TYPE LEER
 VOLUME_NO 351
 SYSTEM 01
 REFERENCE AL270
 PART 1
 DESCRIPTION 1. SIR G FARRAR 2.
BEDFORD FARM, GERMISTON 3.
 KRUGERSDORP.
 STARTING 1904
 ENDING 1904

DEPOT TAB
 SOURCE TAD
 TYPE LEER
 VOLUME_NO 399
 SYSTEM 01
 REFERENCE D1399
 PART 1
 DESCRIPTION RHO HOSKYN ESQUIRE
BEDFORD FARM JOHANNESBURG DAIRY
 CORRESPONDENCE.
 STARTING 1912
 ENDING 1912

DEPOT TAB
 SOURCE TAD
 TYPE LEER
 VOLUME_NO 746
 SYSTEM 01
 REFERENCE G3225
 PART 1
 DESCRIPTION SIR G FARRAR, **BEDFORD**
FARM, JOHANNESBURG. APPLICATION FOR
 FRIESLAND
 BULLS.
 STARTING 1907
 ENDING 1907

DEPOT TAB
 SOURCE TAD
 TYPE LEER
 VOLUME_NO 829
 SYSTEM 01
 REFERENCE G4671
 PART 1
 DESCRIPTION SIR G FARRAR, **BEDFORD**
FARM, JOHANNESBURG. SERVICE OF CATTLE
 FOR.
 STARTING 19090224
 ENDING 19100527

DEPOT TAB
 SOURCE TAD
 TYPE LEER
 VOLUME_NO 829
 SYSTEM 01
 REFERENCE G4671
 PART 1
 DESCRIPTION SIR G FARRAR, **BEDFORD**
FARM, JOHANNESBURG. SERVICE OF CATTLE
 FOR.
 STARTING 19090224
 ENDING 19100527

DEPOT SAB
 SOURCE CDB
 TYPE LEER
 VOLUME_NO 3/729
 SYSTEM 01
 REFERENCE TAD9/22/11
 PART 1
 DESCRIPTION PLAASLIKE BESTUUR.
 ONDERVERDELING VAN PLAASGROND.
 KEMPTON PARK.
BEDFORD 68IR.
 STARTING 19380000
 ENDING 19670000

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DEPOT TAB
SOURCE TPB
TYPE LEER
VOLUME_NO 770
SYSTEM 01
REFERENCE TA78/2927
PART 1
DESCRIPTION JOHANNESBURG
MUNICIPALITY LAND. PURCHASE OF THE
REMAINING EXTENT OF
FARM **BEDFORD** NUMBER 17 DISTRICT
GERMISTON, FOR GOLF COURSE.
STARTING 1934
ENDING 1935

DEPOT TAB
TYPE Aanwins
REFERENCE A794
DESCRIPTION Mev. D Bennion
STARTING 1859
ENDING 1915
REMARKS Skenker: mev. D Bennion, 1959; 25f.
SUMMARY + Biografiese aantekeninge mbt
Sir George Herbert **Farrar**
(1859-1915), opgestel deur sy
privaatsekretaris, B Bennion.

DEPOT TAB
TYPE Foto
REFERENCE 32180
DESCRIPTION George **Farrar**, lid van die
Johannesburg Reform Committee.
STARTING 0000
ENDING 0000
REMARKS Uit PA Nierstrasz.

DEPOT TAB
TYPE Foto
REFERENCE 7996
DESCRIPTION Sir George H **Farrar**.
STARTING 0000
ENDING 0000

DEPOT SAB
TYPE Foto
REFERENCE 19891
DESCRIPTION Head and shoulders
photograph of Sir GH **Farrar**, member of the
National Convention of 1908-1909.
STARTING 0000
ENDING 0000
REMARKS Donor: Department of Foreign Affairs.
Size: 30 cm x 33 cm.

DEPOT TAB
SR/SN 000/00
SOURCE MGP
TYPE LEER
VOLUME_NO 106
SYSTEM 01
REFERENCE 8376A/01
PART 1
DESCRIPTION RE : 29 **REFUGEE** FAMILIES
SENT TO **RIETFOONTEIN**
STARTING 19010706
ENDING 19010706

DEPOT TAB
SOURCE IOP
TYPE LEER
VOLUME_NO 11
SYSTEM 01
REFERENCE IOMG1517A/01
PART 1
DESCRIPTION COMMANDANT,
RIETFOONTEIN WEST PRISONERS SMIT AND
NELL ARRIVED IN
PRETORIA.
STARTING 19010400
ENDING 19010400

DEPOT TAB
SOURCE GNLB
TYPE LEER
VOLUME_NO 419
SYSTEM 01
REFERENCE 85/17
PART 1
DESCRIPTION **ALEXANDRA** TOWNSHIP.
ANTHRAX, ANIMAL BURIAL GROUND.
STARTING 1924
ENDING 1930

TYPE Map
REFERENCE M1/1921
DESCRIPTION Plan showing municipal area,
Johannesburg. Sheet 1.
STARTING 1905
ENDING 1905
REMARKS Town Engineer. SS Burt Andrews.
Photocopy. Copyright:
Public Record Office.

TYPE Map
REFERENCE M1/1922
DESCRIPTION Plan showing municipal area,
Johannesburg. Sheet 2.
STARTING 1905
ENDING 1905
REMARKS Town Engineer. CS Burt Andrews.
Photocopy. Copyright:
Public Record Office.

TYPE Map
REFERENCE M1/1923
DESCRIPTION Plan showing municipal area,
Johannesburg. Sheet 3.
STARTING 1905
ENDING 1905
REMARKS Town Engineer. CS Burt Andrews.
Photocopy. Copyright:
Public Record Office. Sheet 3.

TYPE Map
REFERENCE M1/1924
DESCRIPTION Plan showing municipal area,
Johannesburg. Sheet 4.
STARTING 1905
ENDING 0000
REMARKS Town Engineer. CS Burt Andrews.
Photocopy. Copyright:
Public Record Office.

City of Johannesburg, Building Inspectorate: Original building plans

4.2 Literature

DE KOCK, WJ (ed), *Suid-Afrikaanse Biografiese Woordeboek*, 1968, Vol 1. Cape Town.

Johannesburg One Hundred Years, 1986. Johannesburg: Chris van Rensburg Publishers.

BARRY, M, & LAW, N, 1985, *Magnates and mansions. Johannesburg 1886-1914*. Johannesburg: Lowry Publishers.

Standard Encyclopedia of Southern Africa, Vol 2.

Standard Encyclopedia of Southern Africa, Vol 6.

Standard Encyclopedia of Southern Africa, Vol 9.

WARWICK, PETER, 1983, Black people and the South African War 1899-1902.

4.3 Title deeds information

Department of Land Affairs, Pretoria, Deeds Office: Bedford 68 IR title deeds book

4.4 Internet

www.linksfield.co.za

www.joburg.co.za

www.standrews.co.za

4.5 Unpublished reports

NAUDÉ, M, 2005, *Heritage scoping report for the proposed development on the Linksfield golf course*.

4.6 Public participation results

See Annexure 3.

PART 5: TERMINOLOGY USED IN THIS REPORT

Cultural significance (Burra Charter)

Aesthetic, historic, scientific, social or spiritual importance, meaning or noteworthiness for past, present or future generations

Cultural significance is embodied in the place itself (intrinsic significance), its fabric, setting, use, associations, meanings, records, related places and related objects

Heritage resources/features (NHRA)

Any place or object of cultural significance, including:

- (a) places, buildings, structures and equipment of cultural significance;
- (b) places to which oral traditions are attached or which are associated with living heritage;
- (c) historical settlements and townscapes;
- (d) landscapes and natural features of cultural significance;
- (e) geological sites of scientific or cultural importance;
- (f) archaeological and palaeontological sites;
- (g) graves and burial grounds, including—
 - (i) ancestral graves;
 - (ii) royal graves and graves of traditional leaders;
 - (iii) graves of victims of conflict;
 - (iv) graves of individuals designated by the Minister by notice in the *Gazette*;
 - (v) historical graves and cemeteries; and
 - (vi) other human remains which are not covered in terms of the Human Tissue Act, 1983 (Act No. 65 of 1983);
 - (h) sites of significance relating to the history of slavery in South Africa;
 - (i) movable objects, including—

- (i) objects recovered from the soil or waters of South Africa, including archaeological and palaeontological objects and material, meteorites and rare geological specimens;
- (ii) objects to which oral traditions are attached or which are associated with living heritage;
- (iii) ethnographic art and objects;
- (iv) military objects;
- (v) objects of decorative or fine art;
- (vi) objects of scientific or technological interest; and
- (vii) books, records, documents, photographic positives and negatives, graphic, film or video material or sound recordings, excluding those that are public records as defined in section 1(xiv) of the National Archives of South Africa Act, 1996 (Act No. 43 of 1996).

Heritage significance (NHRA)

- (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.

Historic period

Since the arrival of the white settlers - c. AD 1840 in this part of the country

Impact

A description of the effect of an aspect of the development on a specified component of the biophysical, social or economic environment within a defined time and space

Impact assessment

Issues that cannot be resolved during screening (Level 1) and scoping (Level 2) and thus require further investigation

Iron Age

Early Iron Age (EIA)	AD 200 - AD 1000
Late Iron Age (LIA)	AD 1000 - AD 1830

Issue

A question that asks what the impact of the proposed development will be on some element of the environment

Management actions

Actions that enhance benefits associated with a proposed development or avoid, mitigate, restore, rehabilitate or compensate for the negative impacts

PHRA – Provincial Heritage Resources Agency

SAHRA - South African Heritage Resources Agency

Stone Age

Early Stone Age (ESA)	2 000 000 - 150 000 Before Present
Middle Stone Age (MSA)	150 000 - 30 000 BP
Late Stone Age (LSA)	30 000 - until c. AD 200

(Heritage) Value

Worth, conservation utility, desirability to conserve etc in terms of physical condition, level of significance (importance), economy (feasibility), possible new uses and associations/comparisons with similar features elsewhere

PART 6: STANDARDIZED SET OF CONVENTIONS USED TO ASSESS THE IMPACT OF PROJECTS ON INDIVIDUAL HERITAGE FEATURES

Category of heritage significance of feature

One or more of the categories (a) to (i) in terms of Section 3(3) of the NHRA

From a heritage perspective there should be a distinction between significance embedded in the physical fabric, or in associations with events or persons, or in the experience of the place.

Conservation value of heritage feature (individual)

Worth, conservation utility, and desirability to conserve: low, medium, high

Duration of the impact

- Short term 1-5 years
Factor 2
- Medium term 5-10 years
Factor 3
- Long term Risk will only cease after the operational life of the activity, either because of natural processes or by human intervention
Factor 4
- Permanent (irreversible) Mitigation, either by natural process or by human intervention, will not occur in such a way that the risk can be considered transient
Factor 5

Extent of the impact

- On a site scale (not beyond the development)
- On a local scale (suburb, town)
- On a metropolitan or regional scale
- On a national or international scale

Impact significance rating

This is calculated by multiplying the **severity rating** with the **probability rating**.

The impact significance factor should influence the development project as described below.

LEVEL	RATING	POSITIVE RISK CONSEQUENCE	NEGATIVE RISK CONSEQUENCE
Low	4-6	No influence on proposed development	No influence on proposed development
Medium	7-12	Proposed development should be approved	Proposed development should be mitigated or mitigation measures should be formulated before it can be approved
High	13-18	Points towards a decision to approve the development and with enhancement in final design	Points towards a decision to terminate development proposal or to formulate and perform mitigation to reduce significance level to at least low
Very high	19-25 and above	The development should be approved	If mitigation cannot be effectively implemented the development proposal should be terminated

Intensity of impact

- Low Functions and processes of natural or human origin are not affected and only minor risks may occur
Factor 1
- Medium Natural or heritage environment is affected but functions and processes of natural or human origin can continue through often in an altered manner
Factor 2
- High Natural or heritage environment is affected to the extent that functions and processes of natural or human origin will temporarily or permanently cease
Factor 4

Legal requirements:

Specific legislation and permit requirements that potentially could be infringed upon by the proposed project, if mitigation is necessary.

Nature of the impact

Impact of the activity (development) on a heritage resource with indications about its positive and/or negative effects. The statement of significance informs it. The nature of the impact may be historical, aesthetic, social, linguistic, architectural, intrinsic, associational, contextual (visual or non-visual) or a combination of the above.

Probability of the impact

Probability describes the likelihood of the risk actually occurring and is rated as follows:

- Improbable Low possibility of risk to occur either because of design or historic experience
Rating 2
- Probable Prominent possibility that risk will occur
Rating 3
- Highly probable Most likely that risk will occur
Rating 4
- Definite Risk will occur regardless of any prevention measures
Rating 5

Recommended management action:

For each impact, the recommended practically attainable mitigation actions that would result in a measurable reduction of the impact must be identified. This is expressed according to the following:

1. Avoidance: Preserve feature at all costs and restore/rehabilitate/enhance it together with interpretation
2. Mitigation: Preserve feature if possible, otherwise salvage excavation and/or documentation/recording before demolition/alteration, followed by preserving its memory in design and scale of development

3. None: No further action required

Severity rating

The severity rating is calculated from the multiplying the **intensity factor** with the **duration factor**, e.g. 2 x 3 = 6 (factor).

RATING	FACTOR
Low severity: rating = 2	Calculated values 2 to 4
Medium severity: rating = 3	Calculated values 5 to 8
High severity: rating = 4	Calculated values 9 to 12
Very high severity: rating = 5	Calculated values 13 to 16 and more
Severity factors below 3 indicate no risk	

ANNEXURE 1:CHRONOLOGY OF HUDDLE PARK HISTORY

DATE	EVENT	INFORMATION SOURCE
17.6.1859	George Herbert Farrar born in England	DE KOCK, WJ (ed), <i>Suid-Afrikaanse Biografiese Woordeboek</i> , Vol 1, p 299
1879	George Farrar comes to SA (Cape Town)	DE KOCK, WJ (ed), <i>Suid-Afrikaanse Biografiese Woordeboek</i> , Vol 1, p 299
1886	George Farrar moves to Johannesburg where he starts selling mining equipment	DE KOCK, WJ (ed), <i>Suid-Afrikaanse Biografiese Woordeboek</i> , Vol 1, p 299
1890	First golf club established in Johannesburg	<i>Johannesburg One Hundred Years</i> , 1986, p 215
Sep 1892	Bedford Farm surveyed as Bedford No 10 (now 62 IR) for George Farrar named after the English town where he attended school. He establishes a model farm specializing in Friesian dairy cattle.	Surveyor General's office, Pretoria: Bedford 68 IR map book; BARRY, M, & LAW, N, 1985, <i>Magnates and mansions. Johannesburg 1886-1914</i> , pp 142-144
1893	George Farrar establishes ERPM (gold-mining company)	DE KOCK, WJ (ed), <i>Suid-Afrikaanse Biografiese Woordeboek</i> , Vol 1, p 299
1895	First professional golf tournament in Johannesburg	<i>Johannesburg One Hundred Years</i> , 1986, p 216
1896	George Farrar tried for high treason due to his involvement with the Jameson Raid, sentenced to death, sentence commuted to fine	DE KOCK, WJ (ed), <i>Suid-Afrikaanse Biografiese Woordeboek</i> , Vol 1, p 299
1901-1902	Possible forced removal of Africans from Geldenhuis area and relocation to Rietfontein West Refugee Camp near Bedford Farm	Barbara Yudelowitz (public participation); Peter Warwick, 1983, <i>Black people and the South African War 1899-1902</i> .
1902	George Farrar knighted for participation in Anglo-Boer War	DE KOCK, WJ (ed), <i>Suid-Afrikaanse Biografiese Woordeboek</i> , Vol 1, p 299
1902	St Andrews School for Girls established (now located at historic Bedford Farm homestead)	www.standrews.co.za
1903	Lord Milner lays the foundation stone for Sir George Farrar's new farmstead on Bedford Farm, designed by Herbert Baker	BARRY, M, & LAW, N, 1985, <i>Magnates and mansions. Johannesburg 1886-1914</i> , pp 142-144
1904	Benoni established through Farrar's efforts	DE KOCK, WJ (ed), <i>Suid-Afrikaanse Biografiese Woordeboek</i> , Vol 1, p 299
1908	Sir George Farrar appointed as member of National Convention charged with unification of SA	DE KOCK, WJ (ed), <i>Suid-Afrikaanse Biografiese Woordeboek</i> , Vol 1, p 299
1908	Sir George Farrar becomes chairman of new ERPM group	DE KOCK, WJ (ed), <i>Suid-Afrikaanse Biografiese Woordeboek</i> , Vol 1, p 299
1910	Sir George Farrar becomes member of new Union Parliament	DE KOCK, WJ (ed), <i>Suid-Afrikaanse Biografiese Woordeboek</i> , Vol 1, p 299
1911	Farrar resigns from Parliament to reorganize ERPM	DE KOCK, WJ (ed), <i>Suid-Afrikaanse Biografiese</i>

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DATE	EVENT	INFORMATION SOURCE
		<i>Woordeboek</i> , Vol 1, p 299
20.5.1915	Sir George Farrar killed in railway accident whilst serving in the Union Defence Force in Namibia. He is buried on Bedford Farm.	BARRY, M, & LAW, N, 1985, <i>Magnates and mansions. Johannesburg 1886-1914</i> , pp 142-144
1919	Geldenhuis Estate Small Holdings established	<i>Standard Encyclopedia of Southern Africa</i> , Vol 2, p 239
July 1921	Bedford farm resurveyed for obtaining certificate of amended title in favour of Lady Mabel Farrar, Patrick Duncan, John Percy Farrar. Remainder becomes a new, separate farm, Bedford No 17 (now 68 IR)	Surveyor General's office, Pretoria: Bedford 68 IR map book
Nov 1921	Bedford No 17 (68 IR) surveyed and sold to TL Ellis	Surveyor General's office, Pretoria: Bedford 68 IR map book
1922	Linksfeld suburb established, named after the links of the Royal Johannesburg Golf Course	<i>Standard Encyclopedia of Southern Africa</i> , Vol 6, p 648; Barbara Yudelowitz
1923	Anthrax outbreak in Alexandra area	Barbara Yudelowitz
1926	Geldenhuis Estate Small Holdings renamed Bedfordview (overlooking Bedford Farm)	<i>Standard Encyclopedia of Southern Africa</i> , Vol 2, p 239
1934	City Council of Johannesburg decides to purchase Bedford 68 IR and other land for municipal golf courses	File TAB TPB Vol 770, ref TA 78/2927, National Archives, Pretoria
1935	City Council of Johannesburg purchases Bedford 68 IR for £40 000 from TL Ellis for purposes of establishing a municipal golf course, known as Bedford Park	File TAB TPB Vol 770, ref TA 78/2927, National Archives, Pretoria
1935-1939	City Council of Johannesburg establishes one golf course	www.linksfield.co.za
July 1939	Plans for caddy shelter, caddy master's office, pro golf shop, designed by City Engineer's Dept, approved	Original building plan, City of Johannesburg
Feb 1940	Plans for golf club house and new caddies' compound, designed by City Engineer's Dept, approved	Original building plans, City of Johannesburg
1948	Senderwood suburb established, named after SN Sender who funded it	<i>Standard Encyclopedia of Southern Africa</i> , Vol 9, p 583
1950s	Second golf course established (White Course)	www.linksfield.co.za
1960s	Third golf course established. Old clubhouse extended with bar, lounges, restaurant, conference rooms, offices.	www.linksfield.co.za
1971	Huddle Park hosts two PGA championships	<i>Johannesburg One Hundred Years</i> , 1986, p 217
June 1977	Addition to caddy shelter and pro golf shop approved	Original building plan, City of Johannesburg
2001	City of Johannesburg leases Huddle Park to Linksfeld Golf Development Co for a period of 15 years.	www.linksfield.co.za
2002	St Andrews School for Girls celebrates centenary	www.standrews.co.za ; <i>The Golden Spoon</i> (centenary publication)
Sep 2004	City of Johannesburg issues call for proposals for development of Huddle Park	www.joburg.co.za

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DATE	EVENT	INFORMATION SOURCE
2005	Huddle Park consists of three 18-hole golf courses, golf academy, driving range, putting greens, catering facilities, nature walks, coaching facilities, bar, lounge	www.linksfield.co.za

ANNEXURE 2: ASSESSMENT OF INDIVIDUAL HERITAGE FEATURES (Refer to locality maps in Annexure 4)

ITEM 1: Clubhouse with later alterations and additions

Location: Huddle Park Golf Club

Original name: “Golf Club House for Bedford Park Golf Course”, later “Huddle Park Golf Clubhouse”.

Existing documentation: The elevations and sections of the original Clubhouse are shown on Drawing 4, Contract 1633, by the City Engineers Department for the Director of Parks and Improvements, City of Johannesburg, dated July 1938, and approved 7 Sept 1939 (See Annexure 3 for the historic drawings). The service buildings are not shown. No drawings could be sourced of the later alterations and additions.

Description and discussion:

The original clubhouse:

Building/s: An elegant, formally designed composite structure placed on a level surface of half cut and half fill, oriented towards the north-west, being basically a symmetrically designed, U-shaped structure with entrance portico at the south-east side (back) and veranda on the north-east (front). The whole was made up of a rectangular, centrally placed double story main section built of brickwork, with a plinth of dark face brick in stretcher bond, a plastered with top section and a hipped roof with slate shingle finish, with sheet metal gutters and rain water down pipes, and with two single story wings of the same construction and finish on the sides. Windows were rectangular, mostly horizontally proportioned except for the ablutions on the south-west side and on the inner facades of the side-wings, and made of standard steel window sections, showing escutcheon clearly belonging to the late 1930's. The main section had a small open portico of the same construction on the southeast elevation, with a timber framed door with horizontal glazing and top-light. The portico was entered by means of a raised floor with low flanking plinth walls. The structure was covered by a saddle roof with fasciae, and with a small central louvered ventilator on the gable end. The portico was joined to the each side wing by a low passage with a flat concrete roof. The main façade on the north-west side had a long enclosed veranda constructed of face brick and with a flat concrete roof, with a central opening and on either side two regularly spaced, large, horizontally proportioned windows with brickwork in between – the sides of the veranda had similar windows. The veranda was accessed from the golf links by means of a small stair with flanking plinth walls, and from the main ground floor room by means of double leafed French door with horizontal glazing and top-light, which door was flanked with vertically proportioned, timber framed windows with top-lights, stretching from floor to ceiling. The roof of the enclosed veranda was open to the air, accessed from the main room on the 1st floor, had a transparent steel balustrade, and was used as an observation deck towards the 18th and 19th holes. The clubhouse had two very tall brick chimneys, one centrally positioned in the south-west wing, the other centrally positioned on the north-east side of the main double story section of the complex, providing a hearth for the main ground floor room.

The Clubhouse was accompanied by the pro shop facility being two rectangular buildings on the entrance or south-east (road) side (See Item 2 below).

Setting: The main building of the Clubhouse complex faces north-west towards the 19th hole - which has an elegant viscera or almond shape with sandstone surrounds and two symmetrical statue bases across the steps of the main building, and is surrounded by a variety of large trees - as well as towards the large trees behind the Caddies' compound. The back or entry side of the building and its service buildings face the car parking area, which has a variety of very large trees. The building is also visible from the main road. The courtyard of the Clubhouse, at the entrance portico, has a magnificent tree of great age that is a visible icon in a larger area of the Club. There are many remains of old stone edges to flower beds and retaining walls.

B Alterations and additions to the Clubhouse:

Alterations: Most of the alterations relate to the addition described below. However, during that phase of the work the original slate shingles of the Clubhouse were removed and replaced by Harvey tiles, and the interior of the ablutions were extensively renovated.

Additions: During the 1960s (?) a new L-shaped Conference wing and new façade or front section were added to the original Clubhouse. Firstly, the new front on the north-east elevation of the Clubhouse comprises of an additional room on top of the old viewing platform, as well as changes to the veranda, with a new façade to this double storey ensemble. The new façade is composed of a concrete frame construction with structural frames of irregular shape, composed in a repetitive rhythm in front of the old building, and with a mono-pitched roof slanting backwards from the façade, covered with Harvey tiles. The legs of the concrete frames form a colonnade in front. The frames are glazed in between, showing a large main window band over the colonnade, and a smaller band above. The new façade has resulted in the loss of the original façade of the original Clubhouse, with the exception of the wall with windows and access door between the central large room of the original veranda on ground floor. The connection between the new addition and existing building is an extremely insensitive composition, and much damage to the original (e.g. roof and façade) resulted.

Secondly, the L-shaped Conference wing on the north-east side of the Clubhouse is a brick structure of a rectangular nature with a dark brown rock-face brick plinth in stretcher bond below the window bottoms and with plaster work above, the roof being a shallow pitched saddle roof with gable ends for each section of the L, covered with Harvey tiles. The corner at the meeting of the north-west and north-east facades has an extension that is turned by 45 degrees to the rest, causing the roofline and eaves to gain an extraordinarily lively form with upward and downward pointed portions. The walls of this corner are composed of both vertical window frames that are fully glazed, with metal plate in blue above and below the glazing, and vertical, plastered brick wall components. A coat of arms of the City of Johannesburg, as well as the letters "H P G C" appear vertically on the plastered brick surfaces on both sides of the corner. The north-western façade is composed panel of concrete breeze-blocks, as well as a lean to extension with horizontal strip window with vertical glazing members and steel bottom plate, and with a zigzag concrete beam above – the parts of the beam slant by approx 15 degrees, forming pointed flat arches. The north-eastern façade is more regular with a saddle roof covered by Harvey tiles, and with rectangular steel window frames. The inner facades of the L-wing also show a dark brown rock-face brick plinth in stretcher bond, but with soldier courses below the main horizontally proportioned steel framed windows. The L shaped building forms a small courtyard together with the service buildings, and in this a small concrete colonnade with pointed arches, and low rock-face flower boxes with tile copings in between, is built perpendicular to the inner face of the long section of the L shaped building. Another similar colonnade without flower boxes is used to form a passage in the small inner courtyard of the addition. A small structure of steel columns and a low flat roof of sheet metal, which connects the Clubhouse with the Conference section, also bound this courtyard.

Note: In reference to comment made by Mr M Naudé in the heritage scoping report, the present author would like to report that, in the absence of historical proof in the manner of plans and drawings, the opinion is held that the design of the additions was performed by architects of the City of Johannesburg, rather than an architect in private practice – the design is not deemed to be by H Stauch. The design is similar to a few from the 1950s where exuberant structure and form was used in the modern idiom, e.g. designs by Voutsas in Pretoria etc, but it is not deemed to be historically or architecturally significant or extra-ordinary.

Current heritage status: The original Clubhouse was designed in 1938 and approved in 1939, which makes it 67 years old. The building therefore enjoys **general** protection under the provision of the NHRA - Section 34(1) of the NHRA applies. The alterations and additions are of the 1960's (?). The original building is fairly unique, but its authenticity has been lost due to the manner in which the alterations and additions were performed.

Cultural significance:

Importance in the community or pattern of history:

- Importance in terms of the history of golf as sport in the country, and in the city.

Possession of uncommon, rare or endangered aspects of natural or cultural heritage:

- Not applicable;

Potential to yield information that will contribute to an understanding of the natural or cultural heritage:

- The target area is part of a larger recognisable cultural landscape of.

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Importance in demonstrating the principal characteristics of a particular class of natural or cultural places or objects

- Good example of municipal golf club house:

Importance in exhibiting particular aesthetic characteristics valued by a community or cultural group:

- Not applicable;

Importance in demonstrating a high degree of creative or technical achievement at a particular period:

- Not applicable;

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons:

- Importance for the Johannesburg golfing community (sporting venue) and for local residents (urban green space and place of activities)

Strong or special association with the life and work of a person, group or organisation of importance in history:

- Sir George Farrar (founder of Bedford Farm) and the Huddle family.

History of slavery/labour:

- Persons working in the building and their memories

Conservation value: High.

Impact assessment: See Impact Assessment Table.

Heritage assessment: The building and its additions and extensions has low remaining physical heritage integrity but has a high social significance (intangible heritage value); thus there are compelling reasons for retaining it as part of the proposed development.

Legal requirements: Demolition infringes NHRA.

Summary of mitigation measures: See Annexure 5. The existing 19th hole (in front) must be retained as a landscape element, while allowing congruent and compatible rehabilitation if required. Historic signs of the course be conserved and the historic golf links should be retained/re-used (with the necessary upgrading due to the development of the science of golf). The historical trees should be retained.

Views of the Clubhouse



Views of additions to Clubhouse



ITEM 2: Caddies' shelter and pro shop complex with later alterations and additions

Location: Huddle Park Golf Club

Original name 'Professional's shop, caddy master and caddies' shelter for Bedford Park Golf Course'.

Existing documentation: Drawing no 3, Contract 1633 by the City Engineer's Department, for the Director of Parks & Improvements, City of Johannesburg.

Description and discussion:

A The original building

The pro shop complex consisted of two parallel rectangular structures of a similar architecture as the clubhouse, grouped around a central open yard, the buildings also displaying the formalism of the first in terms of symmetry on plan and elevation on an axis along the length of the layout. The larger of the two buildings situated on the north-west side, i.e. the caddy master's side, had a rock-face brick lower section (up to midway of the windows) with plastered cement upper section as the Clubhouse, with the long facades having symmetrically placed steel framed casement and top hung windows showing detail of the 1930's, and with two side stoeps formed by rock-face brick columns, the whole covered by a hipped slate shingle roof with slightly flattened and curved eaves. The stoeps gave access to the offices and workshop of the caddy master through a centrally placed timber framed door, with two steel framed casement windows on either side. The smaller structure situated on the south-east side, i.e. the Caddies' shelter side, had three walls of rock-face brick up to roof height, with the inner wall completely open to the court between the buildings except for a small ablution facility in the south-east corner with steel framed windows showing detail of the 1930's, and the whole covered by a hipped slate shingle roof with slightly flattened and curved eaves finish.

Setting:

B Alterations and additions

The original buildings show various alterations. The larger building has received a rock-face brick lean-to structure on the north-west side, and the covered stoeps of the larger structure have been walled up – the current brick piers on the corners can now be understood as the columns of the original stoep on either side of the shelter. A rectangular, plastered brick structure with hipped roof was added in between the original two buildings of the Caddy centre, as well as on the south-west side of the original complex a larger rectangular, plastered brick structure with flat corrugated sheet metal roof behind parapet walls, with an additional extension with a corrugated galvanised sheet metal saddle roof with timber fasciae – their appearance gives the impression that they are old structures, but they are more recent than the original structures, have little design value, low cultural significance and medium heritage conservation value.

Current heritage status: The original Pro shop and caddy centre was designed in 1938 and approved in 1939, which makes it 67 years old. The building therefore enjoys **general** protection under the provision of the NHRA - Section 34(1) of the NHRA applies. The inserted buildings are from after 1945, and are not protected; however, they are part of the general fabric of the site.

Cultural significance:

Importance in the community or pattern of history:

- Not applicable;

Possession of uncommon, rare or endangered aspects of natural or cultural heritage:

- Not applicable;

Potential to yield information that will contribute to an understanding of the natural or cultural heritage:

- The target area is part of a larger recognisable cultural landscape of the golf park, but it is not an essential or central component required to understand the historic cultural landscape.

Importance in demonstrating the principal characteristics of a particular class of natural or cultural places or objects:

- Not applicable;

Importance in exhibiting particular aesthetic characteristics valued by a community or cultural group:

- Not applicable;

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Importance in demonstrating a high degree of creative or technical achievement at a particular period

- Not applicable;

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons:

- Importance for sections of the Johannesburg 'lower middle class' community that chose not to or could not join exclusive private sport/country clubs.

Strong or special association with the life and work of a person, group or organisation of importance in history:

- Huddle family.

History of slavery

- Not applicable;

Conservation value: Low

Impact assessment: See Impact Assessment Table

Heritage assessment: The building has medium remaining heritage integrity – due to the medium heritage value and low cultural significance, there is strictly no compelling reason to retain the structure and ensure retention of cultural significance in new development; however its forms part of the general fabric of the site and can be re-used; hence, retention is recommended.

Legal requirements: Demolition infringes NHRA.

Summary of mitigation measures: See Annexure 5.

Views of the Pro shop and caddy shelter:



ITEM 3: Historic 'Caddies' Compound' with later alterations and additions

Location: Huddle Park Golf Club

Original name: 'New Caddies Compound for Bedford Park Golf Course'

Existing documentation: The site plan, elevations and sections of the original Caddies' Compound are shown on Drawings 1 and 2, Contract 1687, by the City Engineers Department for the Director of Parks and Improvements, City of Johannesburg, dated November 1939, and approved 13 February 1940 (See Annexure 3 for the historic drawings). There is no drawing of the plan. The large hall is contemporary to, or just older than the Compound.

Description and discussion:

A Original Caddies' compound

The Caddies Compound is a large rectangular complex consisting of a long structure of stretcher bond face brick, with large regularly spaced steel framed windows (central-pivoting with a fixed pane section either side) on the outer facades and with a plastered continuous concrete lintel over the windows, covered by a hipped roof with slate shingles on the outer roof plane and corrugated sheet metal on the inner roof plane, with regularly placed brick chimneys on the roof ridge, the whole formed around a large open central courtyard, with a centrally placed face-brick gateway and gate on the north-western façade. The central court is surrounded by a colonnade of rectangular brick columns with flaring concrete bracket capitals and a lean-to veranda with corrugated sheet metal roof, and with timber framed doors and central pivoting steel framed windows on the inner facades. A small roofed wash-up area consisting of a rectangular concrete floor with steel columns and a corrugated sheet metal roof, over a bank of wash troughs fed by water supply pipes from above, is situated in the south west side of the courtyard. This element is fairly unique, and has historical (social and architectural) merit.

Setting: the Compound is situated within a large group of Blue Gum and Wattle trees, and in a large cutting in the natural slope, and further enclosed by a large berm (reaching up to the roof edge) on the south-east or long back side, which berm wraps round the short sides and becomes lower until natural ground level is reached. In front of the Compound, on the north-west side, is a road after which the land drops sharply towards the lower links. It is understood that the siting and landscaping was devised in such a manner to hide the Compound from view. The berm is an important historic landscape element which should be retained, although it can be rehabilitated, landscaped and even cut and opened in places to allow access to the Compound as part of a rehabilitation process, and to allow light and air to the building. The Pines are very old and may not last much longer. Due to the already large water demand of a golf course, one cannot expect that the Blue Gums be retained. It is therefore required that new trees be planted in this position.

B Alterations and additions

A large rectangular hall with a brick plinth and walls of mottled brown face-brick in Flemish bond, with a saddle roof of corrugated galvanised sheet metal behind a gable end with three vertical ventilator openings of slanted tile work on the centre of the gable on both sides of the hall, and a small structure with corrugated sheet metal on the back side of the hall, located in the north east side of the central courtyard of the compound, with a main entrance facing the central, axial line from the main entrance gate to the compound. The main entrance is a timber framed door with a large concrete lintel over, and with symmetrically placed vertically proportioned steel framed windows on both sides of the door. The detailing of the windows and brickwork is of the same period than the compound, or just after. The building has some architectural qualities in terms of its main façade detail, as well as due to its sympathetic placement.

A smaller rectangular hall of plastered concrete, with a garage roll-up door and small rectangular steel framed windows, and with a cement tiled saddle roof with fibre-cement fasciae, is located in the south west side of the central courtyard. This is a very recent structure, with no architectural merit.

Rudimentary lean-to carports on steel columns are located on the north-west façade. This is a very recent structure, with no architectural merit.

Current heritage status: The original Compound was designed in 1939 and approved in 1940, which makes it 66 years old. The building therefore enjoys **general** protection under the provision of the NHRA - Section 34(1) of the NHRA applies.

Cultural significance:

Importance in the community or pattern of history:

- Importance in terms of the role and exploitation of Black labour in leisure time/sport history, and understanding the racial discriminations and divisions during the 1930's onward;

Possession of uncommon, rare or endangered aspects of natural or cultural heritage:

- The architectural typology known as 'Native Compound' was found in the mining and railway industries, and here a rare example in the municipal sport and recreational sector – the type has now become rare due to altered social values, labour practices and township development;

Potential to yield information that will contribute to an understanding of the natural or cultural heritage:

- The target area is part of a larger recognisable cultural landscape that expresses the emergence and establishment of golf as a sport of the dominant, privileged cultural group;

Importance in demonstrating the principal characteristics of a particular class of natural or cultural places or objects:

- The target area is a part of a larger system of municipal sports fields and recreational amenities that are disappearing;

Importance in exhibiting particular aesthetic characteristics valued by a community or cultural group:

- The building is not valued for aesthetic qualities of design, but rather for as example of institutional architecture, historic building construction details and architectural building components that are rare;

Importance in demonstrating a high degree of creative or technical achievement at a particular period:

- Not applicable; however, it is indicative of the concretisation of the systemisation and institutionalisation of labour discrimination, as practised in our country, in the practise of architecture.

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons:

- Importance for relatives of caddies who worked here, as well as labour unions and civil rights groups.

Strong or special association with the life and work of a person, group or organisation of importance in history:

- Not applicable.

History of slavery/labour

- Applicable (life and work of African caddies at Huddle Park)

Conservation value: High

Impact assessment: See Impact Table

Heritage assessment: The building has high remaining heritage integrity – due to the high heritage value and high cultural significance, there is compelling reason to retain the structure and ensure retention of cultural significance in new development.

Legal requirements: Demolition infringes NHRA.

Summary of mitigation measures: See Annexure 5. The historic function should be commemorated through the reconstruction of one caddies room, or through a small workers' museum, or through a commemorative plaque, or a combination of these. The integrated management plan should also include the aspect of redress as it pertains to the dignity of past inhabitants, as well as the living circumstances of current inhabitants.

Views of the Caddies Compound



ITEM 4: Ticket office



Description and assessment:

The Ticket Office consists of two rectangular structures of yellow/brown face brick in stretcher bond with a flat concrete roof with parapet walls, and with a connecting structure of brick colonnades covered with a shallow pitched IBR sheet metal roof. The windows are steel framed, are placed irregularly, and have thin concrete lintels above. No plan drawings of the building could be traced. From the details and the design composition, as well as the difference in design relative to the other golf park buildings, it is clear that the building was built after the others, and most probably in the late 1940's to 1950's. The building has some value due to its particular functional design.

An assortment of trees, as well as a lane of very old pines to the northwest surround the structure.

The structure is younger than 1945, is not architecturally significant, and displays no other of the criteria of cultural significance and has no other heritage function than to, in future, act as memory of the process of the game of golf as it was played on this links.

From the assessment, its demolition will not be supported. The building should be re-used in the new development. See Annexure 5.

ITEM 5:StoresDescription and assessment:

The stores consist of two structures: The first is a large rectangular corrugated sheet metal shed with lean-to extension of the same material. The building is in a very dilapidated state. The second is a large rectangular face brick structure with a shallow pitched corrugated sheet metal mono-pitch roof, with small steel framed windows with thin concrete lintels, and timber framed access doors. No plan drawings of these structures could be traced. The structures are most probably part of the original development, if the materials and window details are anything to go by – only the lean-to structure may be of a later date. One may safely say the structures are older than 1945, i.e. older than 60 years – The building therefore enjoys general protection under the provision of the NHRA - Section 34(1) of the NHRA applies. The buildings are not unique.

The structures are surrounded by very high Blue Gum trees of old age.

The structures exhibit none of the criteria for cultural significance, and they have no other heritage function than to, in future, act as memory of the maintenance function of the golf park.

From the assessment, their demolition will be supported if so required. The buildings should be photographed in full. Apply mitigation in terms of planting new non-invasive trees and a marker signifying the location and appearance of the stores.

ITEM 6: Electrical substations



Description and assessment:

The electrical substation is a small rectangular structure of rock-face brickwork in stretcher bond, with a saddle roof of concrete tiles with timber fasciae and galv sheet metal gutters and down pipes, and a framed and battened solid hardwood door, situated along the main road (Club Street) alongside the golf park. Another, similar structure is located further along the road.

The structure is younger than 1945, probably 1960/70's, and is therefore not classified as a heritage resource. Despite this, the structure does not explain anything significant regarding the cultural landscape in question, and has no cultural significance except in future to act as memory of urban infrastructure design – in this sense the building is not unique.

From the assessment its demolition will be supported. No mitigation is proposed.

ITEM 7: Water furrow

Location: Huddle Park Golf Club

Existing documentation: Not shown on historic maps of the site

Description and discussion:

A water furrow runs across the development area, not carrying water at present. It is cladded with natural stone and is probably part of the historic Bedford Farm Estate.

Current heritage status: The water furrow is probably part of the historic Bedford Farm Estate and as a structure older than 60 years it therefore enjoys **general** protection under the provision of the NHRA.

Cultural significance:

Importance in the community or pattern of history:

- Not applicable;

Possession of uncommon, rare or endangered aspects of natural or cultural heritage:

- Not applicable;

Potential to yield information that will contribute to an understanding of the natural or cultural heritage:

- The furrow is part of a larger recognisable cultural landscape;

Importance in demonstrating the principal characteristics of a particular class of natural or cultural places or objects:

- Not applicable;

Importance in exhibiting particular aesthetic characteristics valued by a community or cultural group:

- Not applicable;

Importance in demonstrating a high degree of creative or technical achievement at a particular period:

- Not applicable;

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons:

- Importance for its association with Bedford Farm;

Strong or special association with the life and work of a person, group or organisation of importance in history:

- Not applicable.

History of slavery/labour:

- Not applicable;

Conservation value: Medium

Impact assessment: See Impact Assessment Table.

Heritage assessment: The furrow is an interesting and visible part of the cultural landscape of Huddle Park and should therefore be retained if possible.

Legal requirements: Demolition infringes NHRA.

Summary of mitigation measures: Retain and restore to working order the entire furrow (preferred option) or parts thereof. See Annexure 5.

Impact significance Retention or partial destruction (mitigation): Low
Demolition without mitigation: Medium



ITEM 8: Stream and dams

Location: Huddle Park Golf Club

Existing documentation: Both the stream and the large western dam appear on historic maps of the development site.

Description and discussion:

The stream is a natural feature and the large dam in the western corner of the property was part of the Bedford Farm Estate.

Current heritage status: The dam is older than 60 years and hence enjoys **general** protection under the provision of the NHRA.

Cultural significance:

Importance in the community or pattern of history:

- Not applicable

Possession of uncommon, rare or endangered aspects of natural or cultural heritage:

- The stream is a natural feature in an urban landscape

Potential to yield information that will contribute to an understanding of the natural or cultural heritage:

- Not applicable

Importance in demonstrating the principal characteristics of a particular class of natural or cultural places or objects:

- Not applicable;

Importance in exhibiting particular aesthetic characteristics valued by a community or cultural group:

- Not applicable;

Importance in demonstrating a high degree of creative or technical achievement at a particular period:

- Not applicable;

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons:

- Not applicable

Strong or special association with the life and work of a person, group or organisation of importance in history:

- Associated with Bedford Farm (George Farrar)

History of slavery/labour:

- Not applicable;

Conservation value: High

Impact assessment: See Impact Assessment Table.

Heritage assessment: Important and visible part of the Huddle Park cultural landscape

Legal requirements: Demolition of dam infringes upon NHRA. Destruction of stream infringes upon environmental legislation.

Summary of mitigation measures: Retain

Impact significance Mitigation (retain and use): Low
Demolition without mitigation: High



ITEM 9: Planted vegetation (trees)

Location: Huddle Park Golf Club

Existing documentation: All planted and natural trees were documented by Mark Young (landscape architect)

Description and discussion:

Current heritage status: The trees, many of which are exotics, were planted during the development of the Huddle Park golf course and are therefore part of the cultural landscape. In terms of the Forest Act, some of them would qualify to be listed in the National Register of Protected Trees.

Cultural significance:

Importance in the community or pattern of history:

- Not applicable

Possession of uncommon, rare or endangered aspects of natural or cultural heritage:

- Not applicable;

Potential to yield information that will contribute to an understanding of the natural or cultural heritage:

- The target area is part of a larger recognisable cultural landscape of.

Importance in demonstrating the principal characteristics of a particular class of natural or cultural places or objects:

- Typical of older type of golf course with planted exotics;

Importance in exhibiting particular aesthetic characteristics valued by a community or cultural group:

- Not applicable;

Importance in demonstrating a high degree of creative or technical achievement at a particular period:

- Not applicable;

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons:

- Importance for sections of the Johannesburg 'lower middle class' community that chose not to or could not join exclusive private sport/country clubs.

Strong or special association with the life and work of a person, group or organisation of importance in history:

- Not applicable.

History of slavery/labour:

- Not applicable;

Conservation value: High

Impact assessment: See Impact Assessment Table.

Heritage assessment: The trees are an integral part of the cultural landscape and should therefore be retained.

Summary of mitigation measures: Retain where possible. Cultmatrix supports the proposals of the landscape architect whereby as many of the original trees will be retained if possible.

Impact significance Mitigation (retention): Low
Destruction without mitigation: High



ANNEXURE 3: PUBLIC PARTICIPATION

1. ISSUES RAISED DURING PUBLIC PARTICIPATION PROCESS CONDUCTED BY SEF

1.1 Summarised table

ISSUES	SPECIALIST
BIO-PHYSICAL IMPACT	
Soil and ground pollution.	SEF See Cultmatrix's comments regarding anthrax
Cutting down of trees. As many as possible must remain.	Geoff Underwood Refer to Cultmatrix's recommendations in the HIA report
Wildlife i.e. Bullfrogs and owls. The animals will be displaced by the development.	SEF specialist unit
Concern regarding breeding and feeding sites of bird species.	SEF specialist unit
Concern regarding Insects.	SEF specialist unit
Air pollution.	SEF
Loss of habitat.	SEF specialist unit
Fauna and flora.	SEF specialist unit
TRAFFIC / ROADS IMPACT	
General traffic concern.	Alan Mason
Traffic congestion on Club Street.	Alan Mason
Access to Club Street with the schools in the area.	Alan Mason
How is the development going to improve Club Street. If they widen, will they expropriate land Linksfield side to accommodate this widening, as there is insufficient space to accommodate further lanes.	Dirk Malherbe, Alan Mason
The council must commit to consider the Traffic Impact Assessment and will have to effect the necessary changes.	Alan Mason
The traffic beyond Club Street.	Alan Mason
The development will have an indirect impact on the Linksfield Interchange.	Alan Mason
A public transport system must be considered.	Alan Mason
The location of the access points.	Geoff Underwood, Alan Mason