

**Heritage Impact Assessment and
Application for the demolition of
buildings at Girls & Boys Town
on 25 Tunny Avenue
Seatides, Tongaat
KwaZulu-Natal**

ERF 657

December 2019

MAYAT HART
ARCHITECTS

Prepared by
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NOTE:

Mayat Hart Architects and Heritage Practitioners hereby declare that we have no conflicts of interest related to the work of this report. We declare that we have no personal financial interests in the property and/or development being assessed in this report, and that we have no personal or financial connections to the relevant property owners, developers or financiers of the development. The opinions expressed in this report are our own.

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1. EXECUTIVE SUMMARY

The existing Boys and Girls Town Tongaat campus consists of a collection of buildings developed over a period of over 100 years. The campus has its origins as early as 1899 when it was purchased as a holiday home for nuns with a chapel for the use of the 'African and Indian Community' as well as a school for 'coloured' children. The long term plan for Boys and Girls Town is to further develop the campus. In the interim a number of the existing buildings have been found to be structurally unsound and unsuitable for occupation (see engineers report). This report is for the demolition of the above mentioned buildings. The report finds that most of the buildings have little cultural and historical significance. These buildings are recommended for demolition. The few remaining buildings have been identified as having cultural significance relating back to the sites history as part of the emergence of the Catholic Church in Natal. For these buildings demolition is not recommended. They are recommended to be included in any future development plans.

2. LEGISLATIVE FRAMEWORK

This application is made in terms of the following sections of the National Heritage Resources Act (NHRA):

- Section 34(1) which states that "No person may alter or demolish any structure or part of a structure which is older than 60 years without a permit issued by the relevant provincial heritage resources authority".
- SECTION 38
"Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as— (c) (i) any development or other activity which will change the character of a site exceeding 5 000 m² in extent ... must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development."

The responsible heritage resources authority must notify the recipient if there is reason to believe that heritage resources will be affected by such development, notify the person who intends to undertake the development to submit an impact assessment report.

3. PROJECT TEAM

CLIENT

Girls and Boys Town South Africa

ARCHITECT

Boogertman + Partners Architects

HERITAGE CONSULTANT

Mayat Hart Architects and Heritage Practitioners

4. LOCALITY PLAN

Address: 25 Tunny Avenue Seatides, Tongaat

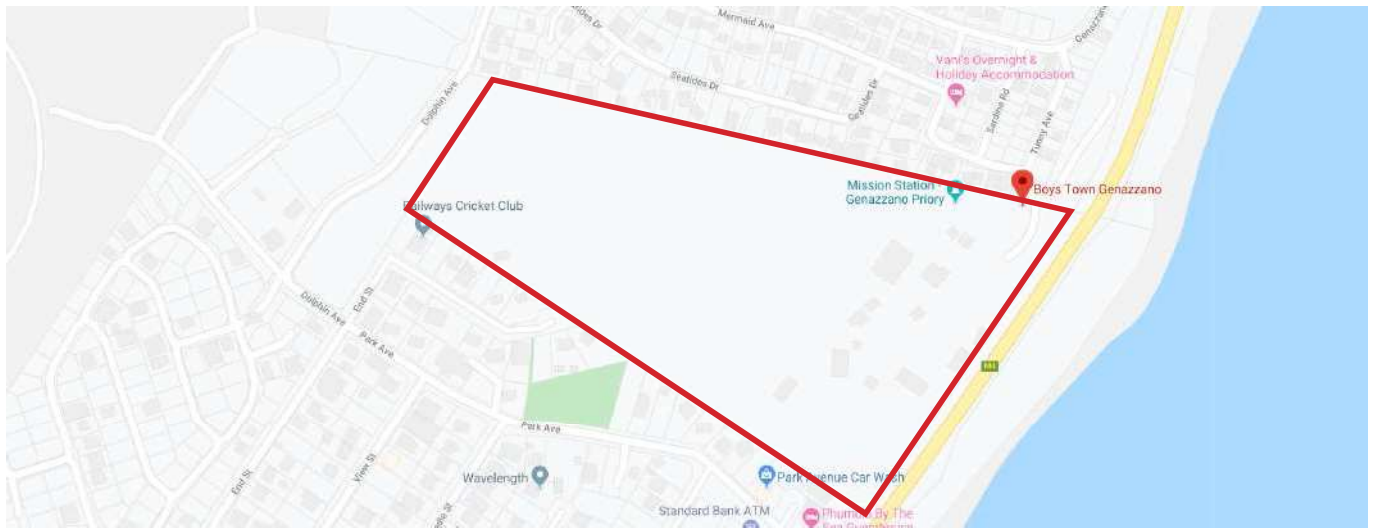


Figure 1: Location Map (Google Maps 2019)

SITE PLAN

SITE AREA: 19,276 ha

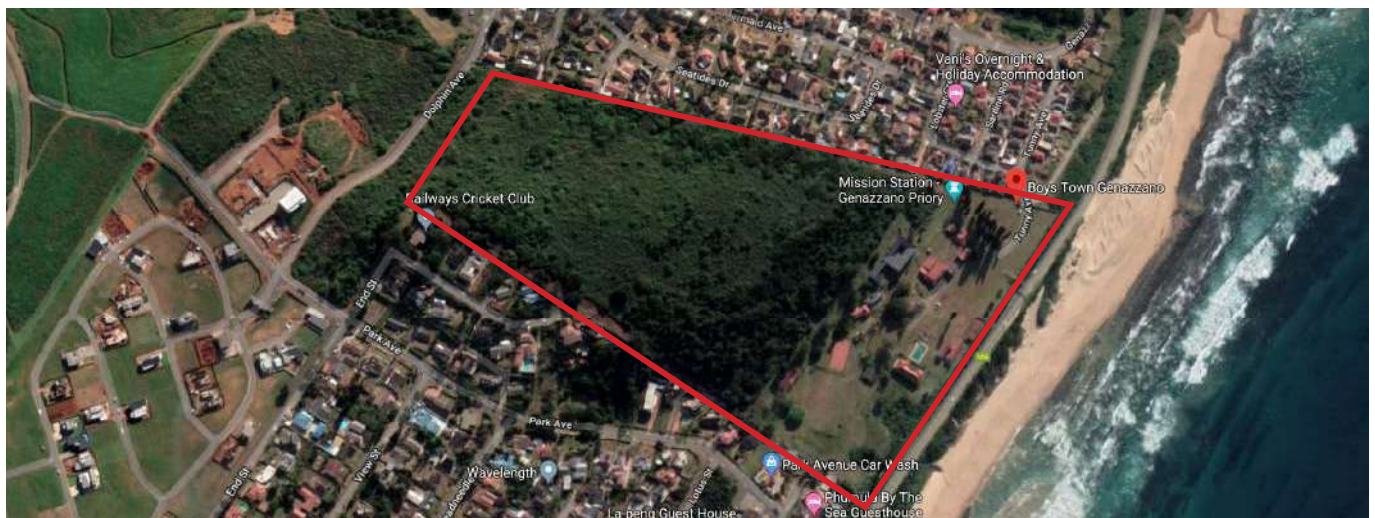


Figure 2: Site Map (Google Maps 2019)

5. PHOTOGRAPHIC SURVEY

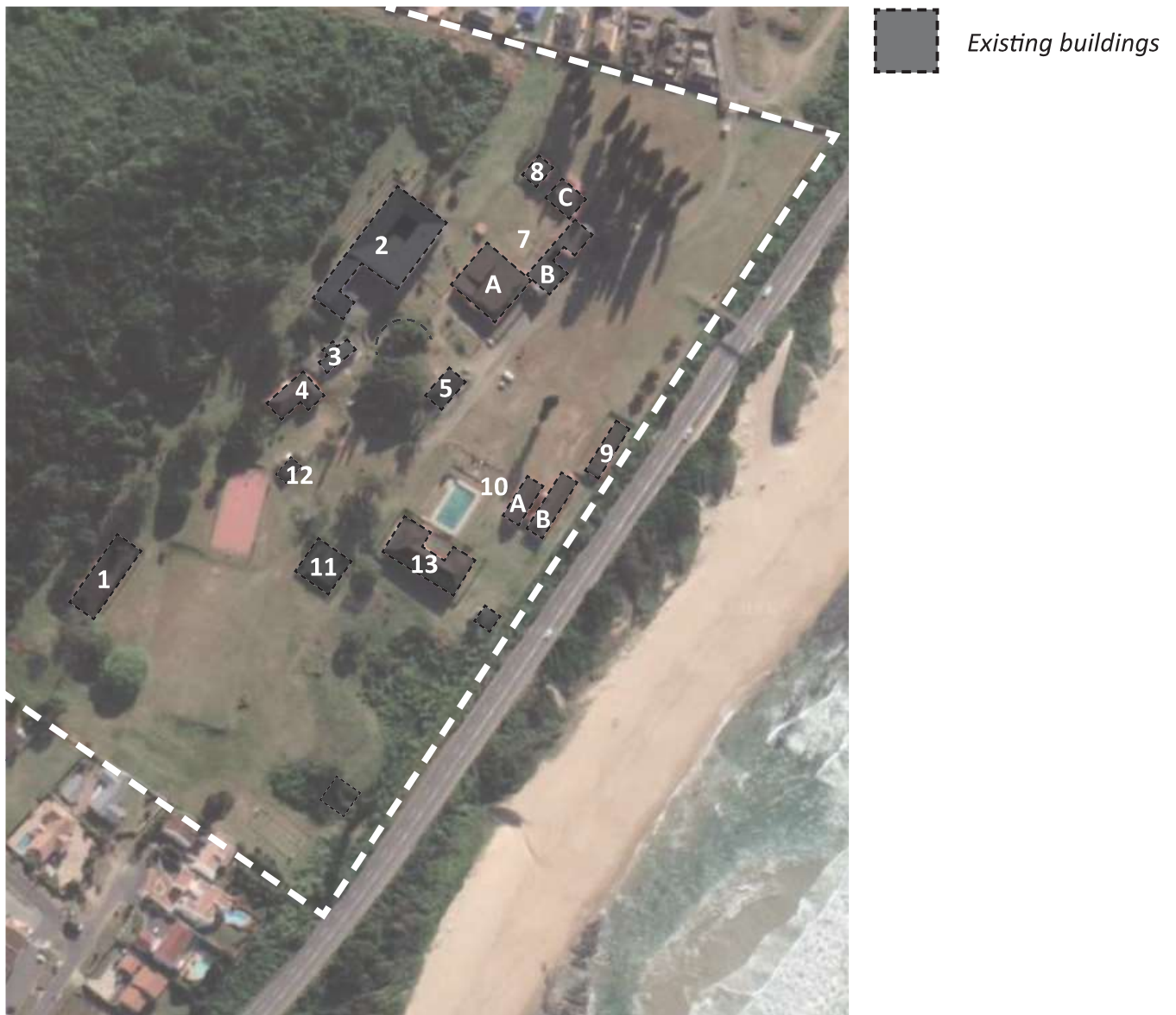


Figure 3: Key of Site Plan (Google Maps 2019)

BUILDING 2 - ADMINISTRATIVE BUILDING AND DORMITORIES



Figure 4: South Elevation



Figure 5: North Elevation



Figure 6: East Elevation



Figure 7 & 8: East Elevation with main entrance





Figure 9 & 10: East Elevation with Grotto



Figure 11: South West Corner



Figure 12: South Elevation



Figure 13: Dedication Plaque 1952

Figure 14: Dedication plaque

BUILDINGS 7 & 8



Figure 15: South West View of 8, 7C and 7B

BUILDING 7

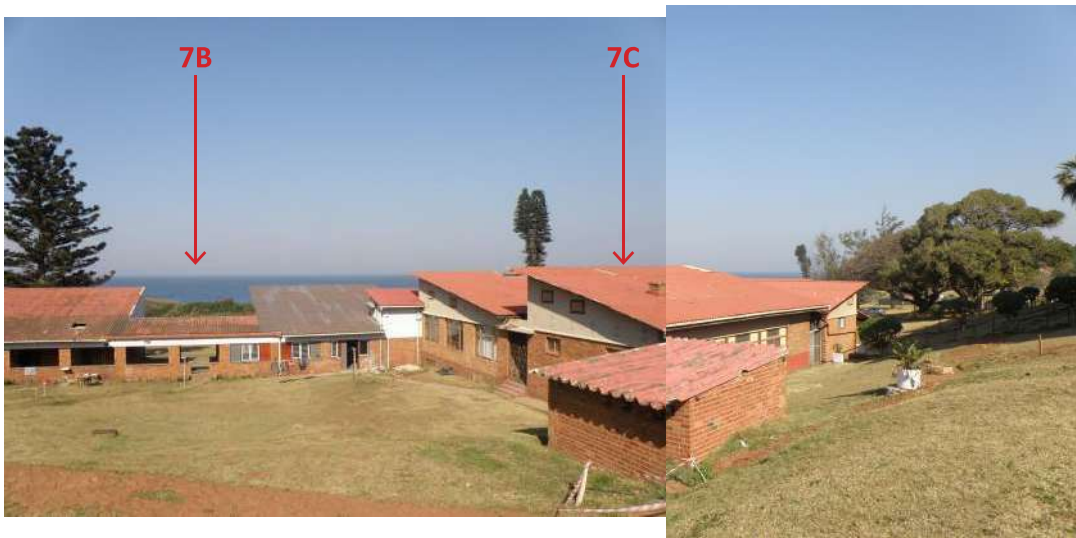


Figure 16: North West View of 7B and 7A

BUILDING 8 - WOOD AND IRON COTTAGE



Figure 17: West Elevation



Figure 18: South Elevation



Figure 19: North East Elevation



Figure 20: North Elevation



Figure 21: North West Elevation



Figure 22: East facing lean to



Figure 23: Window detail



Figure 24: West Elevation



Figure 25: Door detail



Figure 26: Interior space



Figure 27 - 30: Typical interior space



Figure 31 - 33: Typical interior space

BUILDING 7C - HOUSE



Figure 34: West Elevation



Figure 35: North Elevation



Figure 36: North Elevation



Figure 37: North Elevation



Figure 38: East Elevation

BUILDING 7A & 7B - DORMITORY



Figure 39: East Elevation



Figure 40: East Elevation



Figure 41: West Elevation



Figure 42: West Elevation



Figure 43: North Elevation



Figure 44: North Elevation

BUILDING 2 - DINING HALL

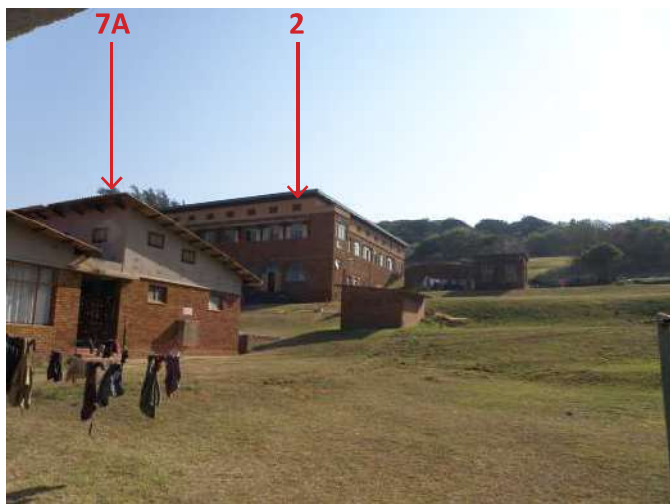


Figure 45: North East View



Figure 46: East Elevation



Figure 47: North Elevation



Figure 48: North Elevation



Figure 49: South Elevation



Figure 50: Courtyard



Figure 51: Kitchen courtyard



Figure 52: Description



Figure 53: Circulation corridor

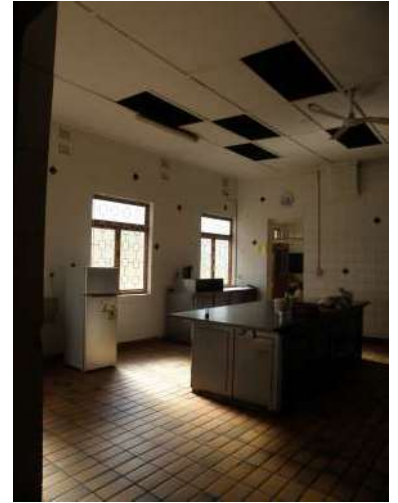


Figure 54: Kitchen



Figure 55 & 56: Dining hall



Figure 57 & 58: Dining hall



Figure 59: Dining hall



Figure 60: Circulation corridor



Figure 61: Circulation corridor

BUILDING 3 - ADMIN OFFICES



Figure 62 & 63: East Elevation



Figure 64: West Elevation



Figure 65: West Courtyard



Figure 66: Ablutions to the south



Figure 67 & 68: West Elevation



Figure 69 - 70: Typical interior spaces

BUILDING 4 - HOUSE



Figure 71: East Elevation

Figure 72: West Elevation

BUILDING 12 - GARAGE/WORKSOP



Figure 73: South East Elevation



Figure 74: East Elevation



Figure 75: Looking north between buildings 12 and 11



Figure 76: North West View

BUILDING 5 & GROTTO



Figure 77: Cottage East Elevation



Figure 78: Cottage North East Elevation

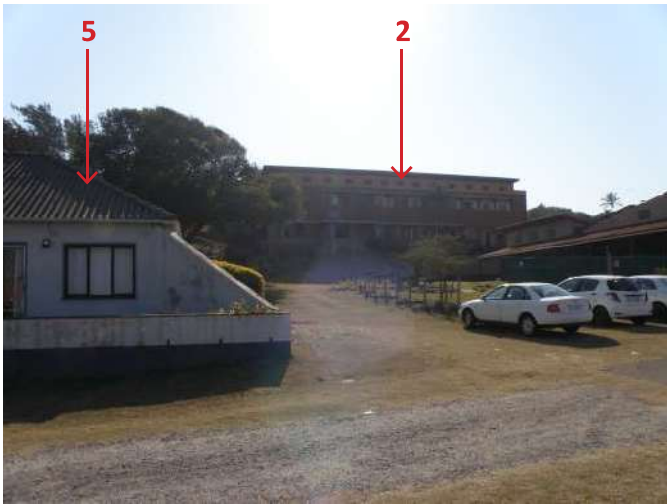


Figure 79 & 80: Facing East



Figure 81: North West Elevation



Figure 82: Grotto facing east

BUILDING 10 - OLD CHAPEL & ACCOMMODATION



Figure 83: West elevation of old chapel



Figure 84: Looking south across swimming pool



Figure 85: North elevation of old chapel



Figure 86: Chapel viewed across swimming pool



Figure 87: West Elevation



Figure 88: South elevation of 10A and 10B



Figure 89 - 91: Window details of old chapel



Figure 92 & 93: Interior chapel space

Figure 94: Interior space of 10B



Figure 95 - 97: Interior space of 10B



Figure 98: East elevation of 10B



Figure 99: North elevation of 10B



Figure 100: East elevation of 10B



Figure 101: South elevation of 10B

BUILDING 9 - OLD GARAGE



Figure 102: West elevation



Figure 103: North elevation

BUILDING 13 - ST. VINCENT'S, OLD SCHOOL BUILDING



Figure 104 & 105: North Elevation



Figure 106: East Elevation



Figure 107: South West Elevation



Figure 108: South Elevation *Figure 109: North Corridor*



Figure 110 & 111 Door detail

Figure 112: Stair detail



Figure 113 & 114: Typical ground floor classroom interiors



Figure 115 & 116: Typical ground floor classroom interiors



Figure 117: First floor



Figure 118: Ceiling damage



Figure 119 & 120: Typical first floor classroom interiors



Figure 121 & 122: Ablutions

WATCH TOWER & CEMETERY



Figure 123: North West Elevation



Figure 124: Eave detail



Figure 125: North Elevation



Figure 126: South West Elevation



Figure 127 & 128: Graves in cemetery

BUILDING 11 - FORMER STABLE/PIGGERY/DIARY



Figure 129: View looking west



Figure 130: South Elevation



Figure 131 & 132: Interior spaces

BUILDING 1 - FORMER SCHOOL BUILDING



Figure 133: West Elevation



Figure 134: South East Elevation



Figure 135: North East Elevation



Figure 136: North Elevation



Figure 137: Stair detail



Figure 138: Corridor



Figure 139 & 140: Interior partitions



Figure 141: Door detail



Figure 142 & 143: Interior spaces



6. HISTORICAL BACKGROUND INFORMATION

SUMMARY OF DEVELOPMENT PHASES

DATE	OWNER	CHANGES	ARCHITECT/ DRAUGHTSPERSON
circa 1900	Catholic Church	<ul style="list-style-type: none"> Chapel Cells/accommodation for the Dominican sisters Current offices 	
circa 1910	Catholic Church	<ul style="list-style-type: none"> Former school building Wood and iron cottage 	
circa 1930	Catholic Church	<ul style="list-style-type: none"> Old house Watch tower Former stable/piggery/dairy 	
circa 1940	Catholic Church	<ul style="list-style-type: none"> Old house St. Vincent's, old school building, 	
circa 1950	Catholic Church	<ul style="list-style-type: none"> Cemetery House Garage/workshop 	
circa 1952	Catholic Church	<ul style="list-style-type: none"> Administrative and hostel building Hostel building, dining hall 	
1958	Girls & Boys Town	(Girls & Boys Town was established)	
circa 1960	Girls & Boys Town	<ul style="list-style-type: none"> Garages 	
current	Girls & Boys Town	Alterations and additions	Boogertman + Partners Architects

HISTORY

GIRLS & BOYS TOWN

Established in 1958, Girls & Boys Town is a national non-profit organisation aimed to provide residential, family and educational services to young boys and girls. It was founded by late Bishop Reginald Orsmond.

TONGAAT

The present site of Tongaat was selected in 1846 by a government commission as one of a number of villages which, it was hoped, would be established through emigration. The village was initially named "Victoria". It developed into a town in the 19th Century because of the successful cultivation of sugar cane in the surrounding countryside. The initial settlers attempted the cultivation of cotton, arrowroot and coffee but it was the successful cultivation of sugar that the town became known for. The bountiful soils, well-watered during the summer months, provided an ideal backdrop for sugar production. This in turn led to the development of huge and very successful sugar estates which asserted themselves as a distinctive force in the cultural and political spheres of the region's social history.

The modern town of Tongaat is located within the far northern area of eThekweni Municipality. It is situated approximately 40km north of the Durban CBD and is located within the northern development corridor associated with the R102 north/south axis. Tongaat is one of the economic development nodes located in the northern parts of eThekweni Municipality and covers the area for Ward 58, 61 and 62 which encompasses the whole town of Tongaat including the surrounding villages and areas like Hambanati, Maidstone and Cottonland (Urban Econ 2008).

CATHOLICS IN NATAL & THE ORIGINS OF GEZANO (now Boys and Girls Town Tongaat Campus)

"The history of the Catholic Church in South Africa is a long one, but until 1837 it lacked continuity and was beset by problems" (Brain 1975:1). There was considerable missionary work from the

first half of the sixteenth century in Portuguese Africa but it is unlikely that it spread to the Cape. Catholic priests who arrived at the Cape were received kindly by Dutch officials from the 1650's although they did not exercise their religious functions. Throughout the remainder of the Dutch East India Company's and the first British occupation, there were Catholics at the Cape although without the right or means to practice their religion. Under British rule no Catholic bishop was allowed to take up residence at the Cape until 1837 but stipends were given to clergy of different religious groups in the colonies. Natal was annexed by the British in 1843 and the then bishop requested a separate Natal vicariate. Natal at that time was undergoing a period of rapid growth. Emigrants from the British Isles had begun to arrive from 1849 and many settled on farms allotted to them. Cattle and sheep farming was successful as well as mixed success to grow various crops. In 1850 a group of French speaking, Catholic emigrants arrived from Mauritius. Sugar cane had been successfully grown in Mauritius and the new arrivals intended to cultivate it along the Natal coast (Brain 1975:21).

This whole period can be seen as a pioneering one in which the Catholic Church was established physically and had to accept and be accepted by the predominantly Anglo-Saxon Protestant population of Natal. It was also the period of the introduction of religious education run by Sisters throughout the vicariate. This was also the era within the history of the Catholic church where successful missionary ventures resulted in large numbers of Black South Africans began to accept the teachings of the Catholic Church (Brain 1975:182)

The Catholic vicariate of Natal which was created in 1850 had until 1880 small progress in penetrating the black population. The vicariate had been entrusted to the Oblates of Mary Immaculate, a predominantly French missionary congregation. However this changed with the arrival of the German Trappists from Marianhill who established some outstations and undertook various unsuccessful reconnaissance missions in Zululand.

In 1890 the Oblates opened a school for the Dunn children which was an entry point into Zululand. The Dunn Children were the descendants of John Dunn, the “white chief” of Zululand, who was a hunter-trader turned administrator. He had lived a polygamous life and had 48 wives and more than a hundred children. However all of his children were raised in the Christian faith and on his death bed he had requested the Catholic Church to continue their education. A school was opened for the Dunn children by a Catholic missionary priest, Father Murry. Another Catholic school for coloured children was established in Umzinto in 1897 and in Genazzano in 1899. The Dunn children later were educated at Genazzano since they “did not want to mix with black children” (Denis 2010). Charles Constant Joivet was consecrated bishop of Bellini and second vicar apostolic of Natal in November 1874 and arrived in Durban the year after. He spent 29 years in South Africa and built over 90 churches and chapels, 82 schools, 14 convents, orphanages and hospitals (Brain 1982: 96 – 100).

The ordination of a number of scholastics who had arrived earlier from Europe, included Father Louis Mathieu. This made possible missionary ventures further afield up the Natal north coast. In 1884 Bishop Jolivet sent Mathieu to inspect a farm Oakford in Verulam in order to assess its suitability for a Black mission station. Oakford farm was subsequently acquired and Dominican sisters were responsible for missionary work and teaching of the women and children (Brain 1982: 96 – 100). Among the outstations which Father Mathieu established from Oakford was Genezzano, near Umhloti Beach. He acquired a site on the sea front on which he built a holiday house for the Dominican sisters and a chapel for the use of the Indians and Africans. In 1899 the St Vincent de Paul Institute for coloured children was opened for 35 children (Brain 1982: 96-100).

Catholic missionaries have made a significant contribution to education in South Africa during the late 19th and early 20th century. Most of it relied on the religious sisters from France, Germany and Ireland who ran the schools to children of all races (Denis 2010).

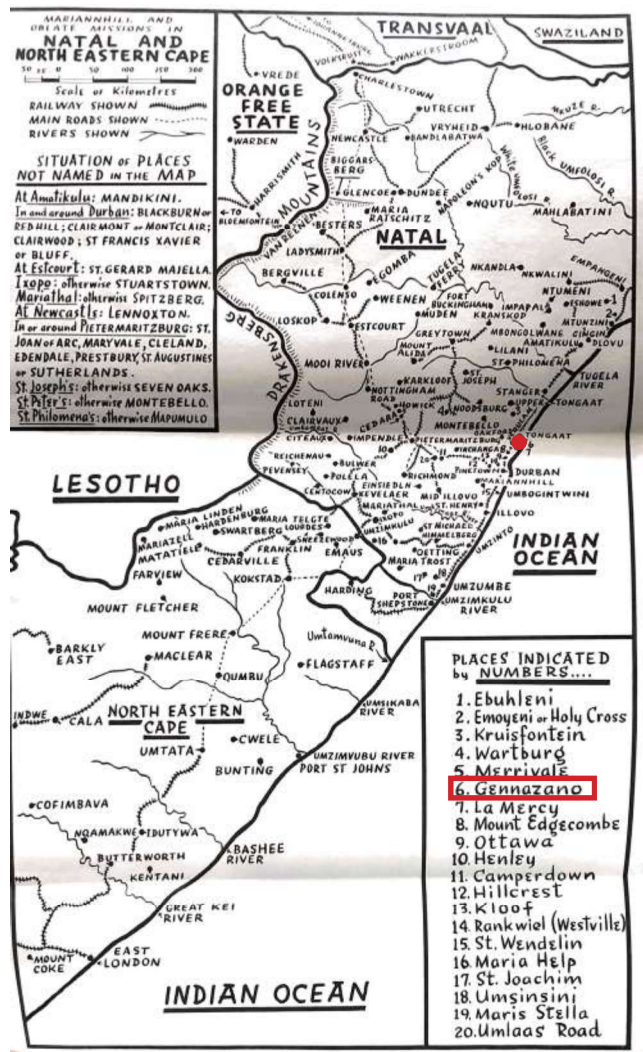


Figure 144: Natal Map (Brain 1982)



Figure 145: Second Bishop of the Natal Vicariate C.C. Jolivet 1874 -1903 (Brain 1982)

SITE PLAN

SITE AREA: 19,2764 ha



Figure 146 & 147: Site Map (Google Maps 2019)



Old School
circa 1900-1920

Chapel
circa 1900

Cemetery
1900's onwards

Building
circa 1952

Building
circa 1952

HISTORICAL DEVELOPMENT OF THE SITE:

The estimated historical development of the site is as follows:



Figure 148: Key of Site Plan (Google Maps 2019)

GIRLS & BOYS TOWN

Circa 1900 - 1920

- The site was established as an outpost and holiday getaway for the Dominican Sisters as well as a school for the Dunn Children.
- The following buildings were developed:
 - 10A: Old Chapel – circa 1900

Figure 149



- 10B: Cells / accommodation for the Dominican sisters – circa 1900

Figure 150



- 3: Current offices. (small single storey building formerly with a verandah, original use unknown) – circa 1900

Figure 151



- 1: Former school building. It is unclear whether this is the original school for the Dunn Children or a later replacement building – circa 1910

Figure 152



- 8: Wood and iron cottage – circa 1910

Figure 153



- Grave yard: ongoing use until the 1950's

Figure 154



Circa 1930 – 1940

- The site was further developed as a centre of education for the catholic Church with additional school and accommodation facilities added
- The following buildings were developed:

- 7C: Old House – circa 1930

Figure 155



- 5: Old House – circa 1940

Figure 156



- 13: St Vincent's – Old school building. Built circa 1940. Reputedly built by Italian prisoners of war.

Figure 157



- 'Watch tower' – circa 1930

Figure 158



- 11: Former stable/piggery/dairy – circa 1930 – 1940

Figure 159



Circa 1950 – 1960

- The site further developed under the church with the additions of hostel accommodation and other large buildings on the site prior to it becoming part of Boys and Girls Town
- The following buildings were developed:
 - 2: Administrative and hostel building - 1952

Figure 160



- 7B: Hostel – 1952

Figure 161



- 7A: Dining hall and kitchen – 1952

Figure 162



- 4: House – circa 1950

Figure 163



- 12: Garage/workshop - circa 1950

Figure 164



- 9: Garages – circa 1960

Figure 165



7. ORIGINAL BUILDING PLANS

No original or early building plans are available

8. STATEMENT OF SIGNIFICANCE

The cultural significance of the building using the definition described in the NHRA could be represented as follows:

SIGNIFICANCE	LOW	MEDIUM	HIGH
Aesthetic		X	
Architectural	X		
Historical		X	
Scientific	X		
Social		X	
Spiritual		X	
Linguistic	X		
Technological	X		

AESTHETIC & ARCHITECTURAL SIGNIFICANCE

- The collection of buildings and their associated landscape have a specific aesthetic value and act as a landmark for Tongaat Beach as seen from the M4. Their collective aesthetic significance comes from their modest scale, layered sense of development, their relationship with the sea/beach/view.
- The buildings on the site have limited architectural significance and are fairly typical of the architectural styles from their individual periods of development. The earliest buildings do however have significances as part of the early rural architecture of the Catholic Church in Kwa Zulu Natal.
- The buildings are not the work of a known architect or builder of significance.

SOCIAL & HISTORICAL SIGNIFICANCE

- The sites link to the early origins of the Catholic Church in Natal, its outreach to the different population groups found in the area, its teaching and ministry is of social and historical significance. The site link to important figures in the early church in Natal is also of cultural significance.
- The sites link to John Dunn, his children and their education creates a direct link to a period of the area early colonial history which is of social and historic significance.
- The sites use as a school specific adds to its cultural significance.
- The sites link to and continued use by Boys and Girls Town adds to its cultural significance.

SCIENTIFIC & TECHNOLOGICAL SIGNIFICANCE

- There was no identified scientific significance

SPIRITUAL & LINGUISTIC SIGNIFICANCE

- The site has clear spiritual significance. This relates to its history as part of the early development of the Catholic Church in the area, the accommodation for the Dominican sisters and school.
- The existing church building which has retained some of its original architectural features is of clear spiritual significance.

9. PROPOSED PLANS & THE NATURE OF THE WORK TO BE UNDERTAKEN

The current application is for the demolition of a number of buildings located on the Boys and Girls Town Campus. These buildings have found to be structurally unsound and no longer safe for use. In the long term Boys and Girls Town Plans to further develop the campus. This development will form part of a future Section 38 application.

The proposed buildings to be demolished are as follows including estimated construction dates and comments from the engineering reports:





-  Existing buildings
-  Proposed buildings to be demolished

Figure 166 & 167: Key of Site Plan
(Google Maps 2019)

- Building 8
 - Date of Construction – Circa 1900 – 1920
 - Description – Wood and iron cottage
 - Condition Assessment
 - The building is in a very poor condition
 - A portion of the building has already collapsed
 - The building is uninhabitable
 - Engineers Report Summary
 - The building has no foundations
 - The corrugated iron walls are badly corroded
 - The timber framing is infested with borer
 - Internal drywalls are in a bad condition with rising damp
 - Engineers Recommendations
 - The building should be demolished subject to AMAFA approval
 - See appendix A for more detail



Figure 168: Building 8 - Wood and Iron Cottage

- Building 7C
 - Date of Construction – circa 1930
 - Description – 1930s house which has been integrated into the later 1950’s hostel development.
 - Condition Assessment
 - The building is in a fair condition
 - The building has been substantially altered.
 - Engineers Report Summary
 - Portions of the buildings foundations are inadequate and will need to be underpinned.
 - There is evidence of rotten roof timbers and roof borer.
 - The roof sheeting will need to be replaced.
 - Engineers Recommendations
 - The building will need substantial repair and renovation.
 - See appendix A for more detail



Figure 169: Building 7C - House

- Building 7A & 7B
 - Date of Construction – circa 1952
 - Description – 1950’s dining room and kitchen for the main hostel
 - Condition Assessment
 - A portion of the roof and ceiling has collapsed and the building uninhabitable.
 - The building shows structural issues including structural cracks, lifting surface beds etc.
 - Engineers Report Summary
 - Portions of the buildings foundations are inadequate and will need to be underpinned.
 - There is evidence of rotten roof timbers and roof borer.
 - The roof sheeting will need to be replaced.
 - Engineers Recommendations
 - The building will need substantial repair and renovation.
 - Note – a portion of the roof has collapsed subsequent to the engineer’s investigation and report.
 - See appendix A for more detail



Figure 170: Building 7A & 7B - Dining Hall

- Building 12
 - Date of Construction – circa 1950
 - Description – garage / workshop
 - Condition Assessment
 - The building is in a fair usable condition
 - It is in need of maintenance
 - Engineers Report Summary
 - The building is structurally sound
 - The roof shows signs of borer and needs to be replaced
 - Engineers Recommendations
 - Substantial repair and maintenance
 - See appendix A for more detail



Figure 171: Building 12 - Garage/Workshop

- Building 10A
 - Date of Construction circa 1900
 - Description – Old Chapel
 - Condition Assessment
 - The building shows structural cracking
 - The building is in need of repair and maintenance
 - The building retains some original architectural elements
 - Engineers Report Summary
 - The building has no foundations
 - The mortar in the joints is poor (probably lime) and easily raked out
 - Timber windows have evidence of dry rot and borer
 - Roof stability is directly related to the stability of the walls. While no visible there is most likely borer.
 - Engineers Recommendations
 - The building should be demolished with Amafa approval.
 - If the building is to be retained the foundations will need systematically under the existing walls.
 - See appendix A for more detail



Figure 172: Building 10A - Old Chapel

- Building 10B
 - Date of Construction – circa 1900 with later additions
 - Description – Cells / accommodation for the Dominican sisters
 - Condition Assessment
 - The building shows structural cracking
 - The building is in need of repair and maintenance
 - The building retains some original architectural elements
 - Engineers Report Summary
 - The oldest portion of the building has no foundations. Later additions have adequate concrete footings.
 - The mortar in the joints is poor (probably lime) and easily raked out
 - Timber windows have evidence of dry rot and borer
 - Roof stability is directly related to the stability of the walls. While no visible there is most likely borer.
 - Engineers Recommendations
 - The building should be demolished



Figure 173: Building 10B - Accommodation

with Amafa approval.

- If the building is to be retained the foundations will need to be underpinned.
 - See appendix A for more detail
- Building 9
 - Date of Construction – circa 1960
 - Description – circa 1960
 - Condition Assessment
 - Signs of structural cracking
 - Poor maintenance
 - Engineers Report Summary
 - The building has inadequately sized foundations
 - Screed floors are badly cracked
 - Concrete is spalling
 - Asbestos roof sheets are cracked. Sheeting profile is no longer available
 - Walls are badly cracked
 - Engineers Recommendations
 - The building should be demolished
 - See appendix A for more detail

 - Building 13
 - Foundations are too shallow and undersized for the soil conditions which has led to cracking and settlement
 - No significant settlement is visible on the ground floor slabs
 - Significant cracking in external walls
 - Timber floor structure of the first floor is in a fair/moderate condition
 - Asbestos ceilings
 - Roof timbers are heavily infested and severely damaged. The entire roof structure needs to be replaced
 - Plumbing, tiling, doors and windows in a poor condition.
 - Recommendations – underpinning required



Figure 174: Building 9 - Old Garage



Figure 175: Building 13 - St. Vincent's, Old School Building

- Building 11
 - Date of Construction circa 1930 – 1940
 - Description – former stable/piggery/dairy
 - Condition Assessment
 - Poor condition
 - Engineers Report Summary
 - Foundations are inadequate
 - Walls have structural cracks
 - Roof structure is unstable
 - Engineers Recommendations
 - Building should be demolished subject to AMAFA approval
 - See appendix A for more detail



Figure 176: Building 11- Former Stable/Piggery/Dairy

- Building 1
 - Date of Construction – circa 1910
 - Description – former school building.
 - Condition Assessment
 - The building is in need of maintenance
 - The building has some original features that have been retained
 - There is evidence of structural cracking
 - Engineers Report Summary
 - Foundations are too shallow
 - Structural cracking
 - Doors windows and roof structure have rot and borer
 - Engineers Recommendations
 - The extent and cost of repairs and replacement required to make this building safely habitable is significant and the cost may not be warranted.
 - Underpinning is required if the building is to be retained.
 - See appendix A for more detail



Figure 177: Building 1- Former School Building

10. CONSULTATION

The following consultation has occurred:

1. Demolition notice published in the Natal Mercury Classifieds on Friday, December 6, 2019.
2. Notice placed on the site boundary

**HERITAGE IMPACT
ASSESSMENT
NOTICE OF INTENT TO
UNDERTAKE HERITAGE
IMPACT ASSESSMENT FOR
DEMOLITION OF EXISTING
SELECTED EXISTING
STRUCTURES ON THE
BOYS AND GIRLS TOWN
CAMPUS, ERF 657
SEATIDES, TONGAAT IN
TERMS OF THE
REGULATIONS
PERTAINING TO SECTION
38 AND SECTION 34 OF THE
NATIONAL HERITAGE
RESOURCES ACT, 1999**

Boys and Girls Town intends to demolish selected structures on their campus located at 25 Tunny Avenue, Seatides, Tongaat. Any interested or affected party who wishes to register their interest or the application can contact the Heritage Consultants Mayat Hart Architects (info@mayathart.com).

Comments on the proposed work can be sent comment to KZN AMAFA (beadmin@amafapmb.co.za or phone 033-3946543) and the Heritage Consultants, Mayat Hart Architects (info@mayathart.com).

**Closing date for comments
6 February 2020**

Figure 178: Natal Mercury Newspaper classified advert, Friday, December 6, 2019

KWAZULU-NATAL
AMAFA AND RESEARCH INSTITUTE

ISIKHUNGO SAMAFA NOCWANINGO
SAKWAZULU-NATALI

KWAZULU-NATAL
AMAFA- EN NAVORSINGSINSTITUUT



195 Langalibalele Street
PO Box 2685
Pietermaritzburg 3200

Tel: 033 394 6543
Fax: 033 394 6552

Email: beadmin@amafapmb.co.za
www.heritagekzn.co.za

NOTIFICATION OF INTENTION TO ISSUE A PERMIT IN RESPECT OF DEMOLITION, ALTERATIONS, ADDITIONS OR CHANGE OF USE OF A STRUCTURE PROTECTED IN TERMS OF THE KZN AMAFA AND RESEARCH INSTITUTE ACT (5 OF 2018)

Notification is hereby given that it is the intention of the KZN Amafa And Research Institute, the official heritage authority of the Province of KwaZulu-Natal, to approve the proposed

DEMOLITION	<input checked="" type="checkbox"/>	ALTERATION/ADDITION	<input type="checkbox"/>	CHANGE OF USE	<input type="checkbox"/>
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in respect to buildings/structures situated on

Erf/lot no	657 TONGAAT
Street address	25 TUNNY AVENUE, TONGAAT.

A copy of the application and proposed scheme is available for review at 195 Langalibalele St, Pietermaritzburg, or at

via email - info@mayathart.com.

Alternatively, any person having sufficient interest therein may register with beadmin@amafapmb.co.za to view the application via email if it is available in electronic format.

Reserve your right to submit grounds for the objection by submitting the Notification of Intention to Lodge Objection within **fourteen** days of this notice. Notification of Intention to Lodge Objection forms and Response forms on which to submit grounds for the objection is available from beadmin@amafapmb.co.za or phone 033-3946543.

Written objections or representations can be sent to The Head: Built Environment Section, KZN Amafa and Research Institute, Box 2685, Pietermaritzburg, 3200 or emailed to beadmin@amafapmb.co.za. The Institute also has an online comment facility on www.heritagekzn.co.za.

All final comments must be received by the Institute within **thirty days** of this notice.

HEAD OF SECRETARIAT AND ADMINISTRATION
KZN AMAFA AND RESEARCH INSTITUTE

DATED: This 6 day of January 2020

Figure 179: Notice at Girls & Boys Town, 25 Tunny Avenue Seatides, Tongaat

11. ASSESSMENT OF IMPACT CONCLUSION

The report shows that the current Boys and Girls Town Tongaat site has had a rich and complex history. The report has shown that despite the current state of decay of some of the buildings that the site collectively as well as the buildings individually have clear cultural and historical significance which needs to be taken into account and protected.

This report recommends the following in order to mitigate any negative impact:

- Proposed Demolitions
 - The blanket demolition of all buildings identified as being of historical and cultural significance is not recommended. This would lead to an irretrievable loss of cultural significance relating to the early history of the Catholic Church in South Africa and of the Tongaat area.
 - The report recommends the retention of the following buildings which were proposed to be demolished as shown in the diagram below:
 - 10A: Old Chapel – circa 1900
 - 10B: Cells / accommodation for the Dominican sisters – circa 1900
 - Both of these buildings directly connect to the earliest development of the site and the early history of the site. The church building is emblematic of the connection of the Catholic Church to the site and can be seen as a visible symbol or landmark of the site.
 - 1: former school building.
 - This building relates to the early history of the site as a school for the Dunn Children, the history of John Dunn, the history of the colonisation of Kwa Zulu Natal and the history of the Catholic Church in Natal.
 - The retention of these building will act as an anchor for any future development of the site. They will allow for a sense of historical layering of the site as part of its future development.



Figure 180: Key of Site Plan (Google Maps 2019)

 Existing buildings to be retained

- The report agrees with the proposed demolition of the following buildings:
 - 8: Wood and iron cottage
 - The building is beyond repair and already collapsing.
 - The building is of limited cultural significance
 - 7C: Old House
 - The building has been substantially altered retaining little architectural merit.
 - The building is of low cultural significance
 - 7A: Dining hall and kitchen
 - The building is structurally unsound.
 - The building is of low cultural significance
 - 12: Garage / workshop
 - The building is of low cultural significance
 - 9: Garages
 - The building is of low cultural significance
 - 13: St Vincent's – Old school building.
 - The building is structurally unsound.
 - The building has some cultural significance. While the building did function as a school building it was not part of the early development of the school on the site. The retention of building G1 allows for the retention of this part of the sites history.
 - The claim that the building was built by Italian prisoners of war has not been corroborated. This could be commemorated in other ways if required even if the building is demolished.
 - 'Watch Tower'
 - The building is of low cultural significance
 - 11: Former stable/piggery/dairy
 - The building is in a poor structural condition.
 - The building is of low cultural significance



Figure 181: Key of Site Plan (Google Maps 2019)

 Existing buildings to be demolished

- Future Development
 - The report recommends the following with respect to any future development of the site:
 - A Heritage Impact Assessment must be conducted in terms of section 38 of the NHRA.
 - Any future development of the site needs to take into account the sites history. This should include the history of the built environment identified in this document as well as the historic landscape of the site.
 - The continued use of the site for its current function, which relates to its original intention over 100 years ago, should be considered when looking at the future development of the site.

This report therefore recommends the following:

- The retention of the three buildings identified as being of cultural significance
- The approval of the demolition of the remaining 8 buildings proposed for demolition that are found to be of low cultural significance.
- The recommendation that the future development consider the identified significance identified above from its outset.

With the recommended mitigation measures noted above included as part of the conditions of the approval the proposed demolitions this report finds that the potential negative impact on cultural significance will be within acceptable limits and the demolition of the remaining identified buildings can be approved.

12. REFERENCES

INTERNET & LITERARY RESOURCES

- Brain, J.B. (1975). Catholic Beginnings in Natal and Beyond. TW Griggs & Co (PTY) LTD: Durban
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- Denis, P. (2010). Race, Politics and Religion: The First Catholic Mission in Zululand (1895 – 1907) in Studia Historiae Ecclesiasticae, Volume 36, issue 1, May 2010. Pages 77 – 94.
- Girls & Boys Town. Girls & Boys Town: About. INTERNET. <https://www.girlsandboystown.org.za/about/>. Cited October 2019.
- Urban Econ (2008). Tongaat Local Economy Development Strategy 2008