

HERITAGE IMPACT ASSESSMENT

for

**The proposed development of
Portion 1 of Erf 258, Menlo
Park, Gauteng**

Author ©:

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September 2019

(Revised October 2020)

Heritage Impact Assessment for the proposed development of Portion 1 of Erf
258, Menlo Park, Gauteng

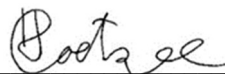
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I, Tobias Coetzee, declare that –

- I act as the independent specialist;
- I am conducting any work and activity relating to the proposed Menlo Park (Erf 1/258) project in an objective manner, even if this results in views and findings that are not favourable to the client;
- I declare that there are no circumstances that may compromise my objectivity in performing such work;
- I have the required expertise in conducting the specialist report and I will comply with legislation, regulations and any guidelines that have relevance to the proposed activity;
- I have not, and will not engage in, conflicting interests in the undertaking of the activity;
- I undertake to disclose to the applicant and the competent authority all material information in my possession that reasonably has or may have the potential of influencing - any decision to be taken with respect to the application by the competent authority; and - the objectivity of any report, plan or document to be prepared by myself for submission to the competent authority;
- All the particulars furnished by me in this declaration are true and correct.



Date: 6 October 2020

Executive Summary

The author was appointed by Delta Built Environment Consultants (Pty) Ltd to undertake a Heritage Impact Assessment for the development of Portion 1 of erf 258, Menlo Park, Pretoria, Gauteng. The proposed development requires the existing structures to be demolished in order to construct the new infrastructure. The study area is located at 102 10th Street, Menlo Park in the east of Pretoria. The aim of the study is to determine the scope and significance of heritage resources that could be impacted on by the proposed development of Portion 1 of Erf 258.

The structures associated with Portion 1 of Erf 258, Menlo Park are not significant from a heritage perspective as Portion 1 of Erf 258 was surveyed in September 1990, while the first building plans for Portion 1 were drawn up in 1991. It should be noted that these building plans were not available at the time of the original report. Historical aerial images dating to 1958 and 1964 show the section that would later become Portion 1 as vacant and Title Deed information revealed no significance in terms of heritage. Therefore, Portion 1 of Erf 258 and the associated structures that do not exceed 60 years of age, are not considered significant from a heritage perspective. Subject to adherence of the recommendations, the development of Portion 1 of Erf 258 may continue. Should skeletal remains be exposed during development and construction phases, all activities must be suspended and the relevant heritage resources authority contacted (See National Heritage and Resources Act, 25 of 1999 section 36 (6)). Also, should culturally significant material be discovered during the course of the said development, all activities must be suspended pending further investigation by a qualified archaeologist.

Table of Contents

Executive Summary	3
1. Project Background	6
1.1 Introduction	6
1.2 Legislation.....	6
1.2.1 The EIA and AIA processes.....	7
1.2.2 Legislation regarding archaeology and heritage sites	8
2. Property Information and Project Description	11
2.1 Property information	11
2.2 Project description	15
2.2.1 Benefits of densification	16
2.2.2 Integration with surrounding land use and zoning	19
3. Methodology	20
4. Historical Landscape and Infrastructure	22
5. Previous Heritage Studies	31
6. Limitations	31
7. Evaluation	32
7.1 Field Rating.....	32
8. Statement of Significance & Recommendations	33
8.1 Statement of significance.....	33
8.2 Recommendations.....	33
9. Addendum: Terminology	35
10. References	36
Appendix A: Historical Aerial Photographs and Topographical Maps	I

List of Figures

Figure 1: Regional and Provincial location of the study area.....	13
Figure 2: 2001 Segment of SA 1: 50 000 2528 CD indicating Erf 1/258.....	14
Figure 3: Artist illustration (Adapted from Delta 2018).....	16
Figure 4: Erf1/258 on a 2019 aerial backdrop.....	21
Figure 5: Extract form the General Plan of Menlo Park Township.....	23
Figure 6: Erf 1/258 surveyed in September 1990.....	24
Figure 7: Building plans of original structure on Erf 1/258 dating to 1991.....	25
Figure 8: Building plans of current structures on Erf 1/258 dating to 2005.....	26
Figure 13: Entrance to Erf 1/258.....	27
Figure 14: Along the eastern boundary of Erf 1/258.....	27
Figure 15: Area between the older western side and more recent eastern side.....	28
Figure 16: Erf 1/258 seen from NW to SE.....	28
Figure 17: Interior of the older section.....	29
Figure 18: Renovated interior of the older section.....	29
Figure 19: Water damage on the ceiling.....	30
Figure 20: Damage to the ceiling.....	30
Figure 9: 1944 topographical map indicating the study area.....	II
Figure 10: 1964 topographical map indicating the study area.....	III
Figure 11: 1958 aerial image indicating the study area.....	IV
Figure 12: 1964 aerial image indicating the study area.....	V

List of Tables

Table 1: Property name & coordinates.....	12
Table 2: Proposed development rights (adapted from Delta 2018).....	15
Table 3: Menlo Park surrounding zoning and land uses (with densities) (Adapted from Delta 2018).....	18
Table 4: Field Ratings.....	32
Table 5: Individual site rating.....	32

1. Project Background

1.1 Introduction

Delta Built Environment Consultants (Pty) Ltd (Delta BEC) appointed the author to undertake a Heritage Impact Assessment on Portion 1 of Erf 258 located at 102 10th Street, Menlo Park, Pretoria, Gauteng (**Figures 1 & 2**). Delta BEC was appointed by Mr Leon van Biljon and Mr Walter Ringelmann to facilitate the construction of 18 sectional title residential units on the demarcated erf. The proposed project entails the construction of a new multi-storey residential building that will require the existing residential building, currently utilised as a business premises, to be demolished. The purpose of this study is to examine the demarcated study area in order to determine the heritage significance associated with Portion 1 of Erf 258, as well as to provide the developer with recommendations regarding the proposed development in terms of heritage.

In the following report, I discuss the implication for the proposed destruction of infrastructure on erf 1/258 and the subsequent construction of residential development with regard to heritage resources. The legislation section included serves as a guide towards the effective identification and protection of heritage resources and will apply to any such material unearthed during development and construction phases on the demarcated study area.

1.2 Legislation

The South African Heritage Resources Agency (SAHRA) aims to conserve and control the management, research, alteration and destruction of cultural resources of South Africa and to prosecute if necessary. It is therefore crucially important to adhere to heritage resource legislation contained in the Government Gazette of the Republic of South Africa (Act No.25 of 1999), as many heritage sites are threatened daily by development. Conservation legislation requires an impact assessment report to be submitted for development authorisation that must include an AIA if triggered.

AIA's should be done by qualified professionals with adequate knowledge to (a) identify all heritage resources that might occur in areas of development and (b) make recommendations for protection or mitigation of the impact of the sites.

1.2.1 The EIA and AIA processes

Phase 1 Archaeological Impact Assessments generally involve the identification of sites during a field survey with assessment of their significance, the possible impact that the development might have, and relevant recommendations.

All Archaeological Impact Assessment reports should include:

- a. Location of the sites that are found;
- b. Short descriptions of the characteristics of each site;
- c. Short assessments of how important each site is, indicating which should be conserved and which mitigated;
- d. Assessments of the potential impact of the development on the site(s);
- e. In some cases a shovel test, to establish the extent of a site, or collection of material, to identify the associations of the site, may be necessary (a pre-arranged SAHRA permit is required); and
- f. Recommendations for conservation or mitigation.

This AIA report is intended to inform the client about the legislative protection of heritage resources and their significance and make appropriate recommendations. It is essential to also provide the heritage authority with sufficient information about the sites to enable the authority to assess with confidence:

- a. Whether or not it has objections to a development;
- b. What the conditions are upon which such development might proceed;
- c. Which sites require permits for mitigation or destruction;
- d. Which sites require mitigation and what this should comprise;
- e. Whether sites must be conserved and what alternatives can be proposed to relocate the development in such a way as to conserve other sites; and
- f. What measures should or could be put in place to protect the sites which should be conserved.

When a Phase 1 AIA is part of an EIA, wider issues such as public consultation and assessment of the spatial and visual impacts of the development may be undertaken as part of the general study and may not be required from the archaeologist. If, however, the Phase 1 project forms a major component of an AIA it will be

necessary to ensure that the study addresses such issues and complies with Section 38 of the National Heritage Resources Act.

1.2.2 Legislation regarding archaeology and heritage sites

National Heritage Resource Act No.25 of April 1999

Buildings are among the most enduring features of human occupation, and this definition therefore includes all buildings older than 60 years, modern architecture as well as ruins, fortifications and Farming Community settlements. The Act identifies heritage objects as:

- objects recovered from the soil or waters of South Africa, including archaeological and palaeontological objects, meteorites and rare geological specimens;
- visual art objects;
- military objects;
- numismatic objects;
- objects of cultural and historical significance;
- objects to which oral traditions are attached and which are associated with living heritage;
- objects of scientific or technological interest;
- books, records, documents, photographic positives and negatives, graphic material, film or video or sound recordings, excluding those that are public records as defined in section 1(xiv) of the National Archives of South Africa Act, 1996 (Act No. 43 of 1996), or in a provincial law pertaining to records or archives;
- any other prescribed category.

With regards to activities and work on archaeological and heritage sites this Act 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."(34. [1] 1999:58)

and

"No person may, without a permit issued by the responsible heritage resources authority:

- (a) *destroy, damage, excavate, alter, deface or otherwise disturb any archaeological or palaeontological site or any meteorite;*
- (b) *destroy, damage, excavate, remove from its original position, collect or own any archaeological or palaeontological material or object or any meteorite;*
- (c) *trade in, sell for private gain, export or attempt to export from the Republic any category of archaeological or palaeontological material or object, or any meteorite; or*
- (d) *bring onto or use at an archaeological or palaeontological site any excavation equipment or any equipment which assist in the detection or recovery of metals or archaeological and palaeontological material or objects, or use such equipment for the recovery of meteorites.* (35. [4] 1999:58)

and

“No person may, without a permit issued by SAHRA or a provincial heritage resources authority:

- (a) *destroy, damage, alter, exhume or remove from its original position or otherwise disturb the grave of a victim of conflict, or any burial ground or part thereof which contains such graves;*
- (b) *destroy, damage, alter, exhume, remove from its original position or otherwise disturb any grave or burial ground older than 60 years which is situated outside a formal cemetery administered by a local authority;*
- (c) *bring onto or use at a burial ground or grave referred to in paragraph (a) or (b) and excavation equipment, or any equipment which assists in the detection or recovery of metals.”*(36. [3] 1999:60)

On the development of any area the gazette states that:

“...any person who intends to undertake a development categorised as:

- (a) *the construction of a road, wall, power line, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;*
- (b) *the construction of a bridge or similar structure exceeding 50m in length;*
- (c) *any development or other activity which will change the character of a site-*
 - i. exceeding 5000m² in extent; or*
 - ii. involving three or more existing erven or subdivisions thereof; or*

- iii. *involving three or more erven or divisions thereof which have been consolidated within the past five years; or*
 - iv. *the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;*
- (d) *the re-zoning of a site exceeding 10000m² in extent; or*
- (e) *any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority, must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development.”(38. [1] 1999:62-64)*

and

“The responsible heritage resources authority must specify the information to be provided in a report required in terms of subsection (2)(a): Provided that the following must be included:

- (a) *The identification and mapping of all heritage resources in the area affected;*
- (b) *an assessment of the significance of such resources in terms of the heritage assessment criteria set out in section 6(2) or prescribed under section 7;*
- (c) *an assessment of the impact of the development on such heritage resources;*
- (d) *an evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development;*
- (e) *the results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources;*
- (f) *if heritage resources will be adversely affected by the proposed development, the consideration of alternatives; and*
- (g) *plans for mitigation of any adverse effects during and after the completion of the proposed development.”*
(38. [3] 1999:64)

Human Tissue Act and Ordinance 7 of 1925

The Human Tissues Act (65 of 1983) and Ordinance on the Removal of Graves and Dead Bodies (Ordinance 7 of 1925) protects graves younger than 60 years. These fall under the jurisdiction of the National Department of

Health and the Provincial Health Departments. Approval for the exhumation and re-burial must be obtained from the relevant Provincial MEC as well as the relevant Local Authorities. Graves 60 years or older fall under the jurisdiction of the National Heritage Resources Act as well as the Human Tissues Act, 1983.

2. Property Information and Project Description

2.1 Property information

The study area falls within the Gauteng Province, within the jurisdiction of the City of Tshwane Metropolitan Municipality, and within Ward 82 and Region 3. Portion 1 of Erf 258 is located at 102 10th Street in the Menlo Park Township, borders Atterbury Road to the east and measures 1015 m². Tshwane City Centre is located about 8.7 km to the west, the Hatfield Metropolitan Core and Gautrain Station 3.5 km to the northwest and Menlyn Node 3.1 km to the southeast (**Table 1, Figures 1 & 2**).

A printing company, Redblock Digital, currently utilises the erf. The western half of the erf contains a residential house, while the eastern half was built in recent years for the purpose of the printing business. Both sections are used by Redblock Digital. Outbuildings are also found toward the back of the property. The surrounding land use comprise the following: Residential 1, Residential 2, Residential 3, Residential 4, Special, Educational and Municipal. It should be noted that Portion 1 of Erf 258 is currently zoned as Residential 1 with a minimum erf size of 1000 m² that allows the property to be utilised for the following land use rights:

- One dwelling-house
- One additional dwelling-house in areas described in Schedule 11, Schedule 12, Schedule 13 and Schedule 14
- Embassy /Consulate

Secondary land use rights allowed (with the consent of the municipality) are:

- Backpackers
- Boarding house
- Commune
- Day care for the aged
- Guesthouse
- Institution
- Parking site adjacent to Use Zones 6 to 15, 18 and 28
- Place of Child Care
- Place of Instruction

- Place of Public Worship
- Retirement Centre
- Social Hall
- Sport and Recreation Club
- Sports and Recreation Ground
- Telecommunications mast
- Veterinary Clinic which does not comply with Schedule 9
- Veterinary Hospital
- Wall of Remembrance in conjunction with a Place of Public Worship.

Table 1: Property name & coordinates

Property	Map Reference (1:50 000)	Coordinates
Erf 1/258	2528 CD	S: -25.766432 E: 28.257572

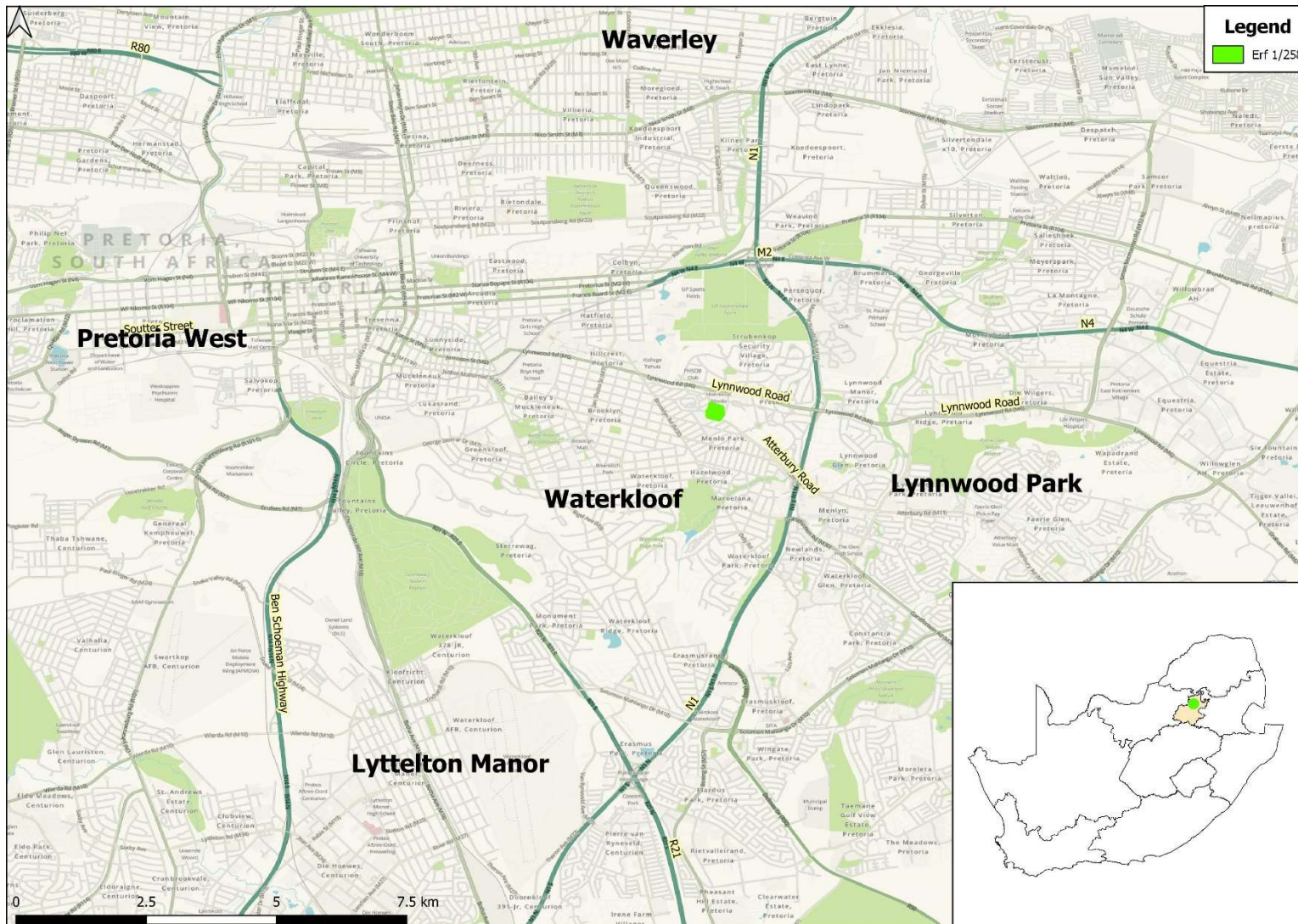


Figure 1: Regional and Provincial location of the study area.

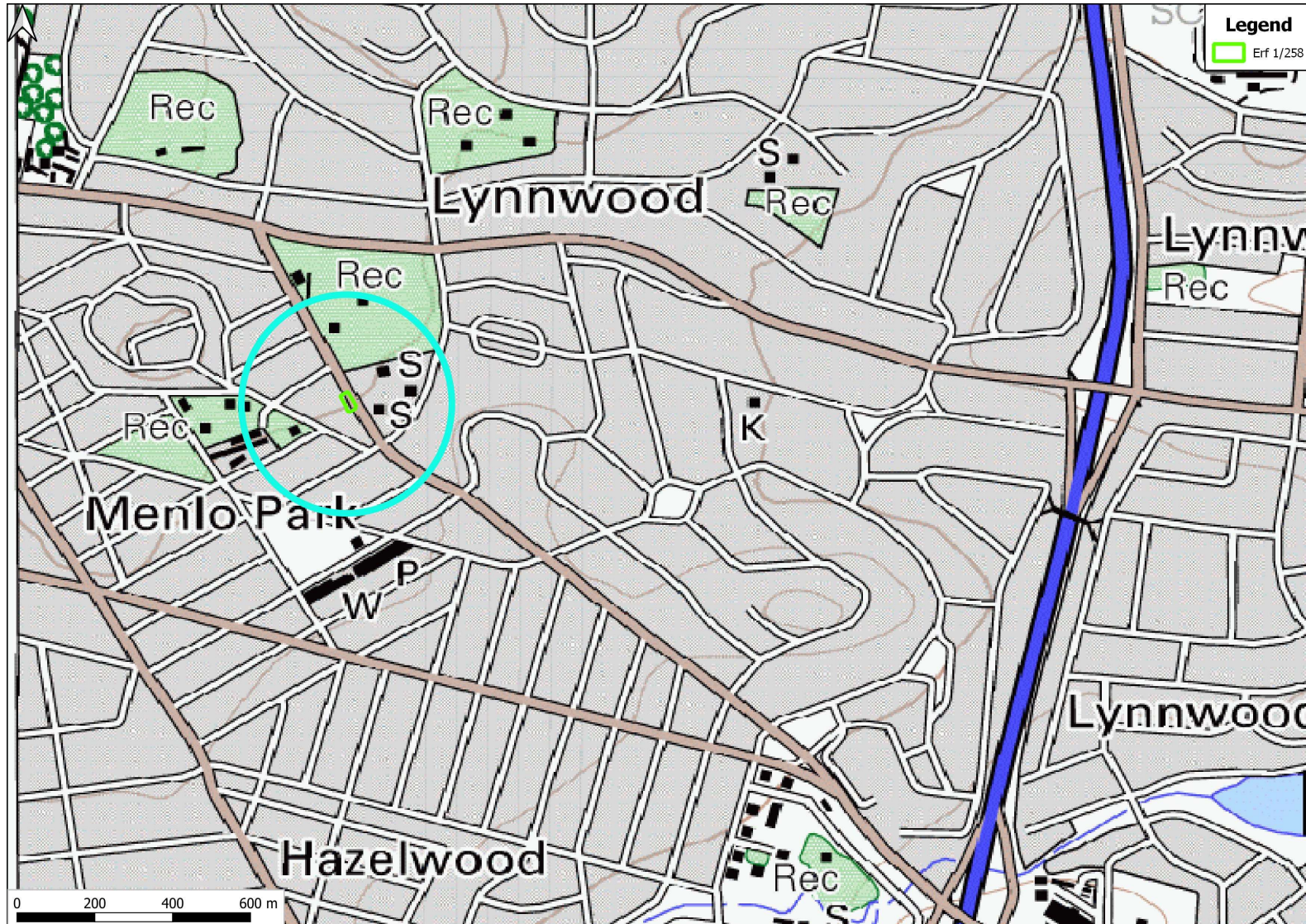


Figure 2: 2001 Segment of SA 1: 50 000 2528 CD indicating Erf 1/258.

2.2 Project description

The project proposes the construction of 18 sectional title residential units on Portion 1 of Erf 258, Menlo Park, Pretoria (**Figure 3**) and will require all existing buildings to be demolished. In order for the erf to be utilised for the proposed residential units, removal of title conditions from the title deed, as well as the amendment of zoning are required. Therefore, it is proposed that the erf be rezoned to Residential 3 with a density of “178 dwellings units per hectare”. The following land use rights pertaining to the erf pending the successful rezoning application are envisaged below:

Table 2: Proposed development rights (adapted from Delta 2018)

PROPOSED DEVELOPMENT RIGHTS		
Property Description	Portion 1 of Erf 258, Menlo Park	
Proposed Use Zone	“Residential 3”	
Proposed Density	178 dwelling units per hectare	
Proposed Coverage	75%	
Proposed Height	4 Storeys (15 m)	
Proposed FAR	1.2	
Parking	30 parking bays	
Building Lines	Street	2 m
	Southern Boundary	Ground: 2 m First: 3 m Second: 5m
	All other Boundaries	2 m
Open Space	Private garden areas: 0 m ² General play / green area: ±72 m ²	



Figure 3: Artist illustration (Adapted from Delta 2018).

2.2.1 Benefits of densification

The following reasons are provided by Delta for the densification of an established residential area (Delta 2018):

Densification can contribute to the creation of good quality, efficient and sustainable urban environments in a number of ways, including the following:

Densification reduces the consumption of valuable/non-renewable resources

By encouraging development upwards rather than outwards, densification helps reduce the consumption of valuable resources.

Densification makes the city more equitable

Higher densities in appropriate locations, especially those close to urban opportunities (engineering services, facilities, jobs) and public transport, help rationalise the housing pattern in the city, and improve access to the city's amenities and facilities. They help reduce travel distances and times, as well as the associated costs.

Densification facilitates economic opportunities and supports service provision

Higher densities, accompanied by increased population thresholds, create sufficient consumers to generate the development of economic opportunities, social facilities and services, and enable the cost-effective provision and optimal use of infrastructure, especially where there is excess service capacity.

Densification improves housing patterns and choice of house type

A mix of residential densities ensures diversification and choice of housing types and tenure options. Low-density development can be threatening to the long-term sustainability of the City of Tshwane and it should be curbed to avert the following challenges:

- *Urban sprawl creates long travel distances with fragmented and dispersed urban activity patterns, which make it difficult to develop a viable public transport system.*
- *Road-based transport (including private transport) with increased traffic congestion and carbon dioxide (CO₂) emissions has significant environmental pollution consequences.*
- *Good agricultural land on the urban edge and elsewhere is rapidly being consumed by urban development, and valuable biodiversity resources and areas of scenic and amenity value are being threatened.*
- *The unit cost of providing the necessary infrastructure required to service low-density forms of urban development is far greater than the unit and operating cost of servicing medium to higher-density forms of urban development.*

Table 3: Menlo Park surrounding zoning and land uses (with densities) (Adapted from Delta 2018).

MENLO PARK ZONING AND DENSITY FOR THE AREA SURROUNDING ERF 268 MENLO PARK				
NO	PTN	ERF	ZONING	DENSITY
1	R	256	Residential 3	Not more than 5 dwelling-units shall be permitted on the erf.
2	R	264	Residential 2	16 dwelling-units per hectare
3	1	264	Residential 2	16 dwelling-units per hectare
4	2	264	Residential 2	16 dwelling-units per hectare
5	R	272	Residential 2	13 dwelling-units per hectare
6	-	283	Residential 2	125 Dwelling-units per hectare of gross erf area
7	-	286	Residential 2	20 Dwelling-units per hectare of gross erf area
8	-	295	Special	Dwelling-Unit: 1 unit per 1 000m ²
9	-	296	Special	Dwelling-Unit: 1 unit per 1 000m ²
10	-	300	Residential 2	36 Dwelling-units per hectare
11	-	315	Residential 2	13 dwelling-units per hectare
12	R	460	Residential 2	20 per hectare of gross erf area
13	1	460	Residential 2	20 per hectare of gross erf area
14	1	495	Residential 2	20 per hectare of gross erf area
15	-	570	Residential 2	97 dwelling-units per ha, with a max of 20 dwelling units
16	-	571	Special	114 Dwelling-units per hectare of gross erf area
17	1	710	Special	No density - zoned for Hotel
18	R	711	Special	Office/ Dwelling-house: A minimum erf size of 1 000m ² .
19	R	767	Special	Only 2 dwelling-units may be erected
20	1	767	Special	Only 2 dwelling-units may be erected
21	R	770	Residential 2	60 Dwelling-units per hectare of gross erf area
22	-	772	Residential 3	Not more than 7 dwelling-units shall be erected on the erf (i.e. a max density of 40 dwelling units per hectare).
23	R	794	Residential 2	15 dwelling-units per hectare of gross erf area
24	1	794	Residential 2	15 dwelling-units per hectare of gross erf area
25	2	794	Residential 2	15 dwelling-units per hectare of gross erf area
26	-	851	Residential 4	200 Dwelling-units per hectare of gross erf area
27	-	867	Special	No density - Guest-house and conference centre.
28	1 + R	931	Special	The erven and the buildings erected thereon or to be erected thereon shall only be used for the purposes of a filling station or offices and/or one dwelling-house;
29	-	943	Special	Residential building for an accommodation establishment with subservient and ancillary uses.
30	-	975	Special	Residential building for an accommodation establishment with subservient and ancillary uses. Max 44 Rooms
31	-	776	Residential 1	min erf 1000m
32	-	977	No zoning currently	-
33	-	979	Residential 3	60 Dwelling-units per hectare of gross erf area

From the information provided, it is clear that the residents of the Menlo Park area are contributing to the aim of the City of Tshwane Metropolitan Municipality to introduce higher densities to established residential areas.

2.2.2 Integration with surrounding land use and zoning

Delta (2018) provides the following reasons for the integration of the proposed development with the surrounding area in terms of land use and zoning:

Menlo Park Township is a residential area where several erven in the vicinity of Portion 1 of Erf 258, Menlo Park have been subdivided to create smaller full title erven or developed for sectional title residential units with higher densities.

As can be seen from Table 3, many of the erven in Menlo Park Township have been subdivided or developed for sectional title residential units ("Res 2" and "Res 3").

From the table, it is clear that a need exists in the Menlo Park area for a mix of residential densities and choice of housing types and tenure options. The proposed development of 18 residential units on the application property will be in line with the densification trends that are introduced in the surrounding area. The following non-residential land uses are located within walking distance to the application property:

- *Greenlyn Village Mall: ±450 m to the south (Mixed Use in terms of the RSDF: Neighbourhood Node)*
- *Strip Mall on 13th Street, Menlo Park: ±700 m to the south (Core/Node: Local Convenience Centre)*
- *Laerskool Menlopark: ±170 m to the north*
- *Hoërskool Menlopark: ±160 m to the east.*

The following land uses are located in close proximity to the application property:

- *Menlyn Park Node: ±3.2 km to the south-east (Metropolitan Activity Node or Super Regional Node)*
- *Brooklyn Node: ±3.7 km to the west (Metropolitan Activity Node or Super Regional Node)*
- *TUKS Hatfield Campus: ±3.1 km to the west.*

The property is highly accessible and it is therefore favourably located in relation to the city and its amenities. The application property is generally located in close proximity to nodes with retail and other mixed-use land uses, educational facilities (primary, secondary and tertiary), corridors, non-motorised transport facilities, highways and activity spines.

3. Methodology

I conducted archaeological reconnaissance of Erf 1/258 (**Figure 4**) through a site inspection that consisted of recording the structure via photographic record (**Figures 9 – 16**). The site was inspected on historical aerial imagery and topographical maps in order to determine the approximate age of the infrastructure present on the demarcated erf. Also, Title Deeds were obtained to identify previous owners and other heritage studies done in the general area were consulted. The original building plans of the structures associated with Portion 1 of Erf 258 were not available at the time of the original heritage report, but have since been located. These plans date to 1991.

The reconnaissance of the area under investigation served a twofold purpose:

- To obtain an indication of heritage material found in the general area as well as to identify or locate archaeological sites on the area demarcated for development. This was done in order to establish a heritage context and to supplement background information that would benefit developers through identifying areas that are sensitive from a heritage perspective.
- All archaeological and historical events have spatial definitions in addition to their cultural and chronological context. Where applicable, spatial recording of these definitions were done by means of a handheld GPS during the site visit.



Figure 4: Erf1/258 on a 2019 aerial backdrop.

4. Historical Landscape and Infrastructure

The Historical period mainly deals with Europe's discovery, settlement and impact on southern Africa. Some topics covered by the Historical period include Dutch settlement in the Western Cape, early mission stations, Voortrekker routes and the Anglo Boer War. This time period also saw the compilation of early maps by missionaries, explorers, military personnel, etc.

According to the Surveyor General diagram (**Figure 5**), the Township of Menlo Park was initially located on Portion K and the Remaining Extent of Portion J of the Farm Hartebeespoort No. 304 (later 362 JR) and was surveyed between 1932 and 1933 by W. H. Nott (SG Diagram A1542/32). The Township consists of 753 erven that include two public places, a park and two reserves. Portion 1 of Erf 258 was surveyed in September 1990 by P. H. Kohrs (SG Diagram A7929/90) and approved on 4 December 1990 by the surveyor general (**Figure 6**).

The original building plans for the structures on Portion 1 of Erf 258 were drawn up in 1991 (**Figure 7**). Some alterations, however, have since been made and can be observed on the current building plans dating to 2005 (**Figure 8**).

Historical aerial images dating to 1958 and 1964 were used, as well as topographical maps from 1944 and 1964 (**Appendix A: Figures 17 – 20**) to determine the presence of historical buildings on the demarcated study area. When the 1944 topographical map is inspected, the Township of Menlo Park is indicated, but only a few structures are visible (**Figure 17**). Notably, no structure is shown on erf 1/258. The 1964 topographical map, however, appears to show built-up areas shaded in green, and not as individual structures (**Figure 18**). This topographical map is also the first to indicate Die Hoërskool Menlopark (High School Menlo Park) to the east of the proposed development. The first aerial image of the study area dates to 1958 (**Figure 19**). This figure indicates several dwellings in the general area and it is noted that three dwellings are visible on 10th street, however, only three erven existed at this stage and Portion 1 was not yet subdivided from Erf 258. Accordingly, the area that would later become Portion 1 of Erf 258 appears to be vacant in 1958. When the aerial image dating to 1964 is inspected (**Figure 20**), it is noted that a boundary fence intersects Erf 1/258 but that the area appears to be vacant otherwise. This vacant space might then have been the reason for subdividing along the current boundary in later years. An alternative interpretation suggested that the spatial orientation of the aerial image might have been marginally inaccurate, that would result in the concerned erf boundary being shown to the right of the actual location. Should this have been the case, Erf 1/258 would have intersected the building located on Erf 258, and would mean that significant alterations have occurred since 1964. This, however, was proven not to be the case as the original building plans for Erf 1/258 was registered as the first building plans for the erf.

According to the available title deeds, although fragmentary, the following owners have been noted:

John Emanuel Deacon (1944) Erf 258
 Gerhard Heinrich Bernard Beyer (1978) Erf 258
 Barend Jacobus Engelbrecht & Rouvè Engelbrecht (unknown) Erf 1/258
 Hendrik Nicolaas Maritz & Sonja Charlotte Maritz (1997) Erf 1/258
 Leon van Biljon & Walter Ringelmann (2014) Erf 1/258

Figures 9 – 16 indicate the current condition of the infrastructure on Erf 1/258 Menlo Park. According to one of the employees of Redblock Digital, the eastern section of Erf 1/258 was built within the last five or six years (**Figures 9 & 10**). **Figure 11** indicates the older western section, as well as the more recent eastern section, while **Figure 12** shows the same difference as seen from the back of the property. **Figures 13 & 14** show the interior of the older section and **Figures 15 & 16** damage to the ceiling that is mainly caused by water. From these images it can be seen that the interior and exterior of the structures have been altered and renovated and date to modern times.

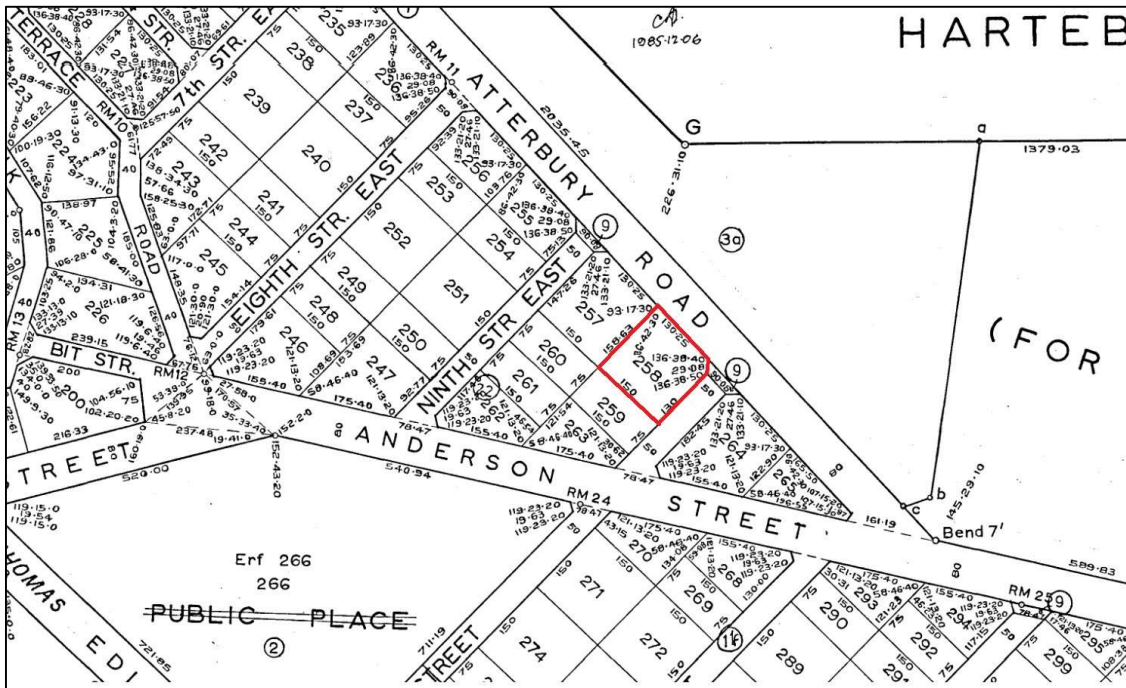


Figure 5: Extract from the General Plan of Menlo Park Township.

ONDEURVERDELINGSKAART

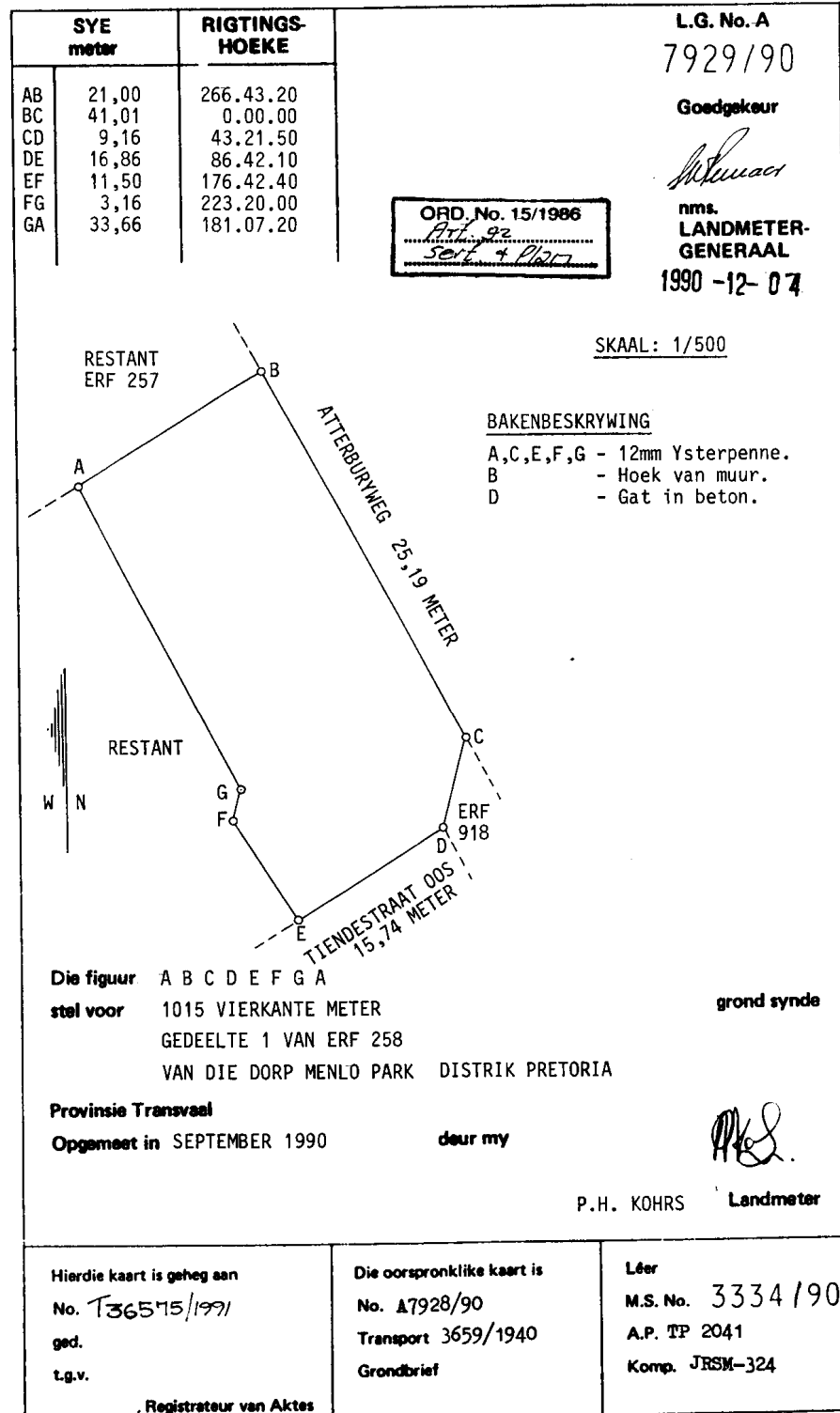


Figure 6: Erf 1/258 surveyed in September 1990.

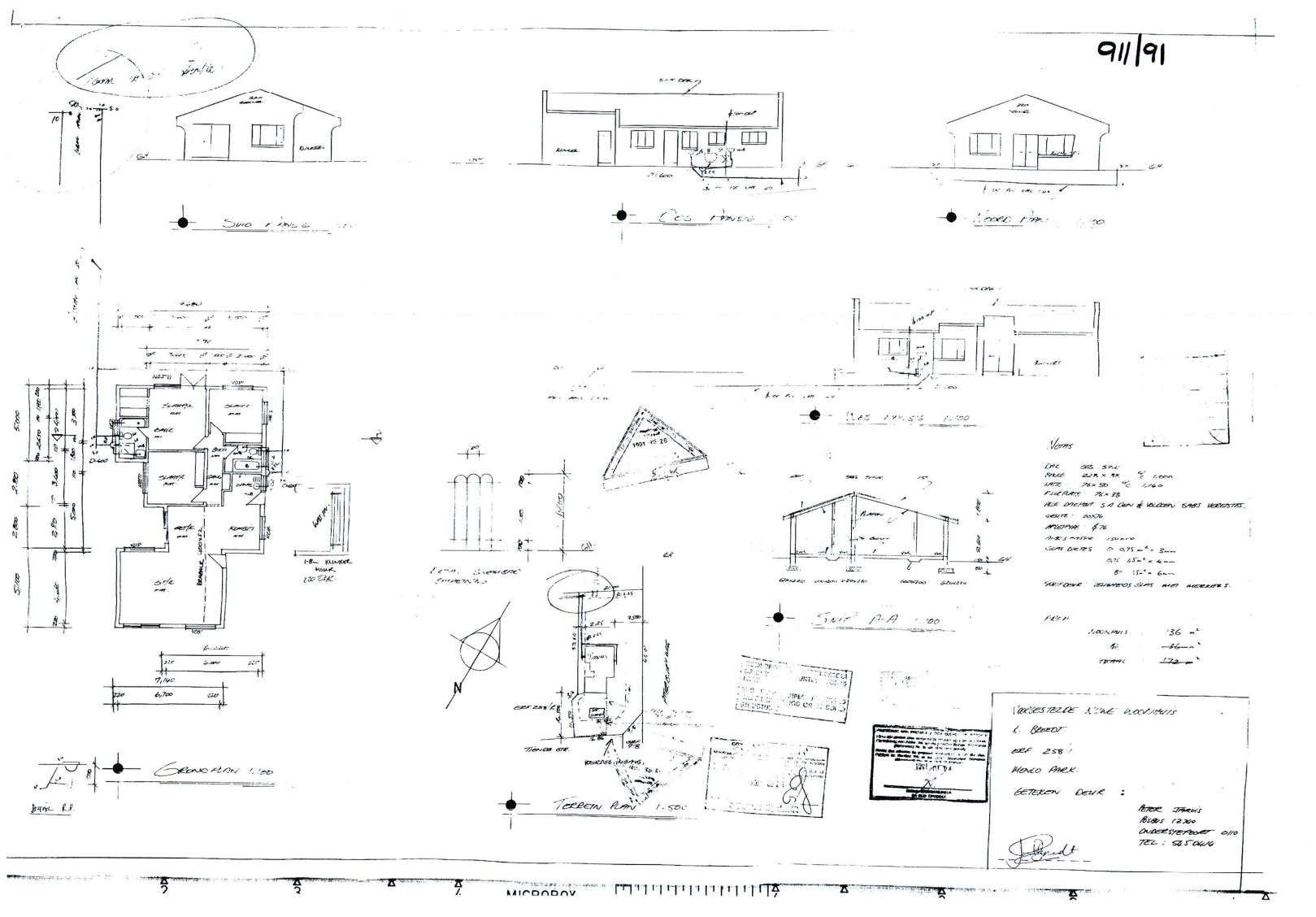


Figure 7: Building plans of original structure on Erf 1/258 dating to 1991.

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September 2019 (revised October 2020)

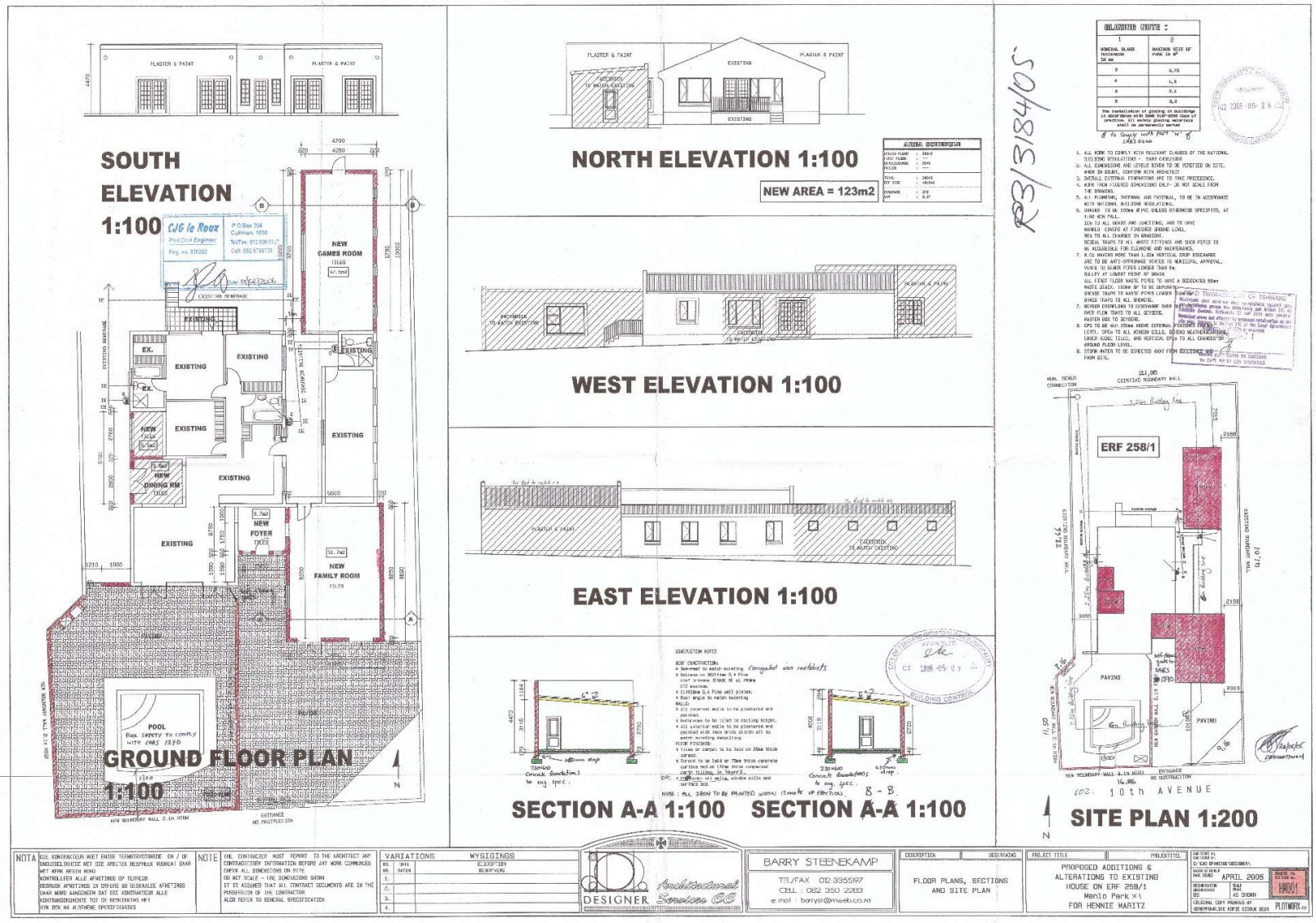


Figure 8: Building plans of current structures on Erf 1/258 dating to 2005

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September 2019 (revised October 2020)



Figure 9: Entrance to Erf 1/258.



Figure 10: Along the eastern boundary of Erf 1/258.



Figure 11: Area between the older western side and more recent eastern side.



Figure 12: Erf 1/258 seen from NW to SE.



Figure 13: Interior of the older section.

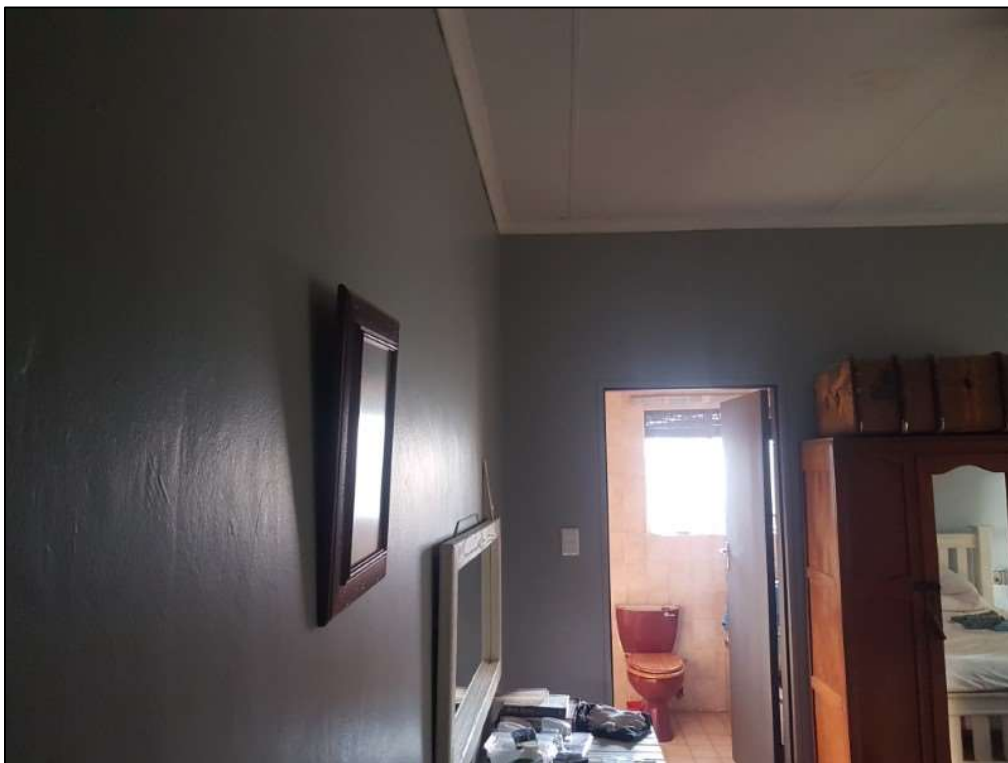


Figure 14: Renovated interior of the older section.



Figure 15: Water damage on the ceiling.



Figure 16: Damage to the ceiling.

5. Previous Heritage Studies

Erf 283 – Menlo Park

A Heritage Assessment was done by A. Pelsler (2014) on Erf 283 in the Township of Menlo Park for the purpose of demolishing the structures. The report states that many alterations have been made to the original homestead that impacted the heritage significance. Also, determining the age of the original homestead proved difficult as no records were available from the Chief Surveyor General's database or the National Archives Database. The only building plans that could be obtained dated to June 1974 and indicated major changes and alterations. It was noted that the building plans represented the form of the homestead at the time of the site visit. Based on the analysis, it was recommended that the demolition of the structures on Erf 283 be allowed, pending the required permit. Erf 283 is located about 290 m south of Erf 1/258 and serves as an indication of the possible age of the structures in the general area.

6. Limitations

The historical datasets consisting of Title Deeds, topographical maps and aerial photographs could not verify the exact age of the structures associated with Erf 1/258 as the original building plans were not available at the time the original heritage report was written. However, these building plans have since been located and confirmed that the plans were drawn up in 1991, while the erf was surveyed in 1990.

7. Evaluation

The significance of an archaeological site is based on the amount of deposit, the integrity of the context, the kind of deposit and the potential to help answer present research questions. Historical structures are defined by Section 34 of the National Heritage Resources Act, 1999, while other historical and cultural significant sites, places and features, are generally determined by community preferences.

A fundamental aspect in the conservation of a heritage resource relates to whether the sustainable social and economic benefits of a proposed development outweigh the conservation issues at stake. There are many aspects that must be taken into consideration when determining significance, such as rarity, national significance, scientific importance, cultural and religious significance, and not least, community preferences. When, for whatever reason the protection of a heritage site is not deemed necessary or practical, its research potential must be assessed and if appropriate mitigated in order to gain data / information which would otherwise be lost. Such sites must be adequately recorded and sampled before being destroyed.

7.1 Field Rating

All sites should include a field rating in order to comply with section 38 of the National Heritage Resources Act (Act No. 25 of 1999). The field rating and classification in this report are prescribed by SAHRA.

Table 4: Field Ratings

Rating	Field Rating/Grade	Significance	Recommendation
National	Grade 1		National site
Provincial	Grade 2		Provincial site
Local	Grade 3 A	High	Mitigation not advised
Local	Grade 3 B	High	Part of site should be retained
General protection A	4 A	High/Medium	Mitigate site
General Protection B	4 B	Medium	Record site
General Protection C	4 C	Low	No recording necessary

Table 5: Individual site rating

Site / Survey Point Name	Type	Rating	Field Rating/Grade	Significance	Recommendation
Erf 1/258	Structures	General Protection C	4 C	Low	No recording necessary

8. Statement of Significance & Recommendations

8.1 Statement of significance

The study area: Portion 1 of Erf 258, Menlo Park, Pretoria

The Menlo Park erven were surveyed between 1932 and 1933 and Portion 1 of Erf 258 was surveyed in September 1990. Historical aerial imagery shows that three homesteads were present on 10th Street by 1958, making these structures at least 62 years of age. The images, however, indicate that the homestead on Erf 258 falls outside of the subsequent Portion 1 boundary, which was surveyed in 1990. The building plans for the first building on Erf 1/258 were drawn up in 1991, making the structure a maximum of 29 years old. No additional information pointing to the potential heritage significance of the structure on Erf 1/258 were obtained from the available Title Deed data. Erf 1/258 is therefore not considered significant from a heritage perspective and the structures do not exceed 60 years of age and are not protected under the National Heritage Resources Act (25 of 1999)

The structures on the demarcated erf also require a significant amount of maintenance as several holes and areas indicating water damage were noted in the ceiling. According to the study conducted by Delta BEC (2018), the proposed accommodation will integrate well with the surrounding environment as land use varies significantly within the immediate surroundings.

8.2 Recommendations

The following recommendations are made in terms with the National Heritage Resources Act (25 of 1999) with regards to the proposed development of Erf 1/258:

- The structures associated with Portion 1 of Erf 258 are not significant from a heritage perspective and do not exceed 60 years of age. The structures have been recorded via detailed floorplans. No further action is required.
- Because archaeological artefacts generally occur below surface, the possibility exists that culturally significant material may be exposed during the development and construction phases, in which case all activities must be suspended pending further archaeological investigations by a qualified archaeologist. Also, should skeletal remains be exposed during development and construction phases, all activities must

be suspended and the relevant heritage resources authority contacted (See National Heritage Resources Act, 25 of 1999 section 36 (6)).

- Should the need arise to expand the development beyond Erf 1/258, the following applies: a qualified archaeologist must conduct a full Phase 1 Archaeological Impact Assessment (AIA) on the sections beyond the demarcated areas which will be affected by the expansion, in order to determine the occurrence and extent of any archaeological sites and the impact development might have on these sites.
- From a heritage point of view, the proposed development of Portion 1 of Erf 258 may proceed, subject to the abovementioned conditions and recommendations.

9. Addendum: Terminology

Archaeology:

The study of the human past through its material remains.

Artefact:

Any portable object used, modified, or made by humans; e.g. pottery and metal objects.

Assemblage:

A group of artefacts occurring together at a particular time and place, and representing the sum of human activities.

Context:

An artefact's context usually consist of its immediate *matrix* (the material surrounding it e.g. gravel, clay or sand), its *provenience* (horizontal and vertical position within the matrix), and its *association* with other artefacts (occurrence together with other archaeological remains, usually in the same matrix).

Cultural Resource Management (CRM):

The safeguarding of the archaeological heritage through the protection of sites and through salvage archaeology (rescue archaeology), generally within the framework of legislation designed to safeguard the past.

Excavation:

The principal method of data acquisition in archaeology, involving the systematic uncovering of archaeological remains through the removal of the deposits of soil and other material covering and accompanying it.

Feature:

An irremovable artefact; e.g. hearths or architectural elements.

Ground Reconnaissance:

A collective name for a wide variety of methods for identifying individual archaeological sites, including consultation of documentary sources, place-name evidence, local folklore, and legend, but primarily actual fieldwork.

Matrix:

The physical material within which artefacts is embedded or supported, i.e. the material surrounding it e.g. gravel, clay or sand.

Phase 1 Assessments:

Scoping surveys to establish the presence of and to evaluate heritage resources in a given area.

Phase 2 Assessments:

In-depth culture resources management studies which could include major archaeological excavations, detailed site surveys and mapping / plans of sites, including historical / architectural structures and features. Alternatively, the sampling of sites by collecting material, small test pit excavations or auger sampling is required.

Sensitive:

Often refers to graves and burial sites although not necessarily a heritage place, as well as ideologically significant sites such as ritual / religious places. *Sensitive* may also refer to an entire landscape / area known for its significant heritage remains.

Site:

A distinct spatial clustering of artefacts, features, structures, and organic and environmental remains, as the residue of human activity.

Surface survey:

There are two kinds: (1) unsystematic and (2) systematic. The former involves field walking, i.e. scanning the ground along one's path and recording the location of artefacts and surface features. Systematic survey by comparison is less subjective and involves a grid system, such that the survey area is divided into sectors and these are walked ally, thus making the recording of finds more accurate.

10. References

Delta Built Environment Consultants (Pty) Ltd. 2018. Portion 1 of Erf 258, Menlo Park: Amendment of the Tshwane Town-planning Scheme, 2008 (Revised 2014) in terms of Section 16 (1) of the City of Tshwane Land Use Management Bylaws, 2016. Motivating Memorandum. Pretoria: Delta Built Environment Consultants (Pty) Ltd.

Pelser, A. 2014. Report on the Assessment of Structures on Erf 283, Menlo Park, Gauteng. Pretoria

Human Tissue Act No. 65 of 1983, Government Gazette, Cape Town

National Heritage Resource Act No.25 of 1999, Government Gazette, Cape Town

Removal of Graves and Dead Bodies Ordinance No. 7 of 1925, Government Gazette, Cape Town

Title deeds

T11740/1980

T41296/1997

T79861/2014

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Menlo_HIA_0610201

September 2019 (revised October 2020)

Surveyor General Plan
S.G. No. A 1542/32
S.G. No. A 7929/90

Appendix A: Historical Aerial Photographs and Topographical Maps

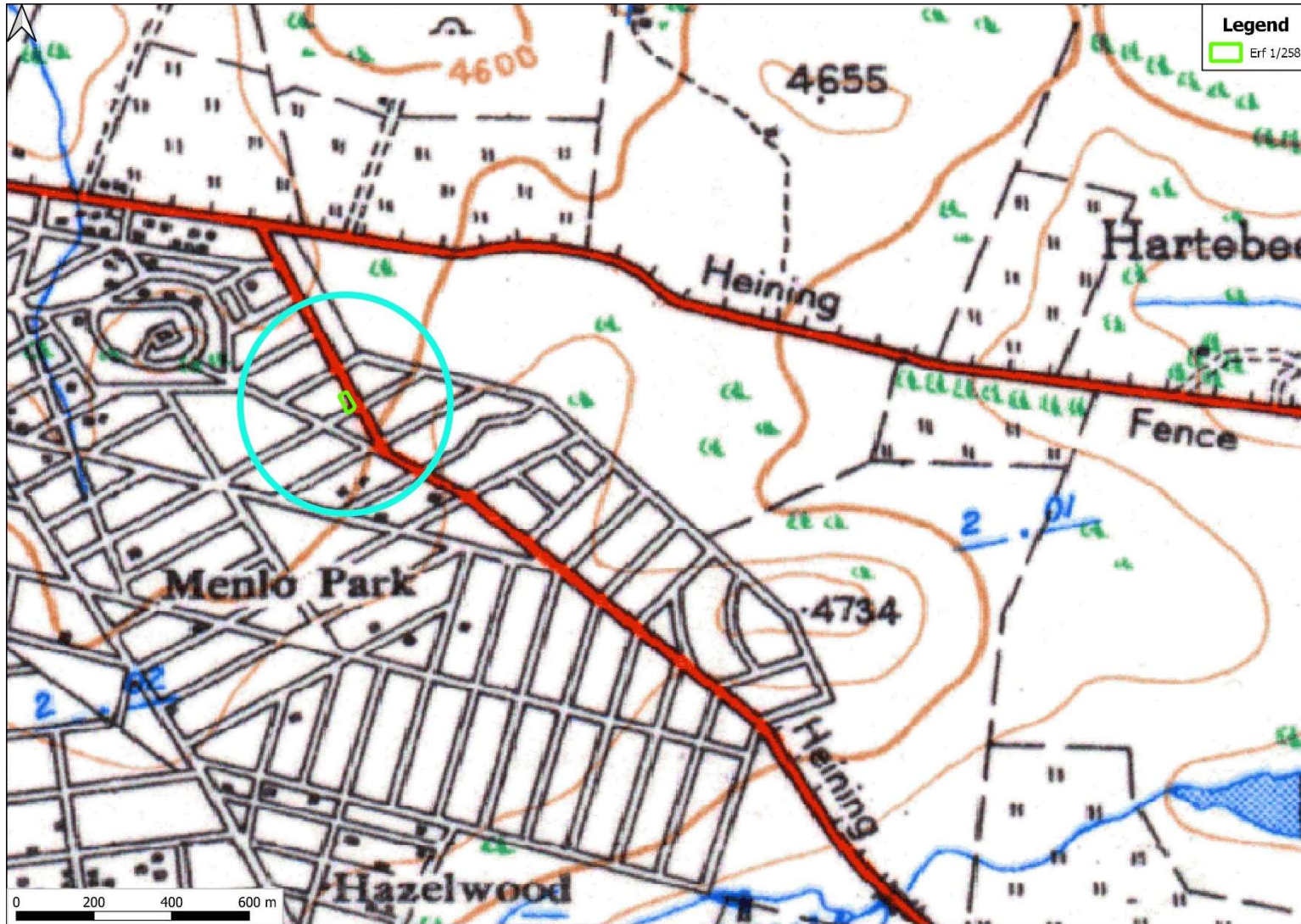


Figure 17: 1944 topographical map indicating the study area.

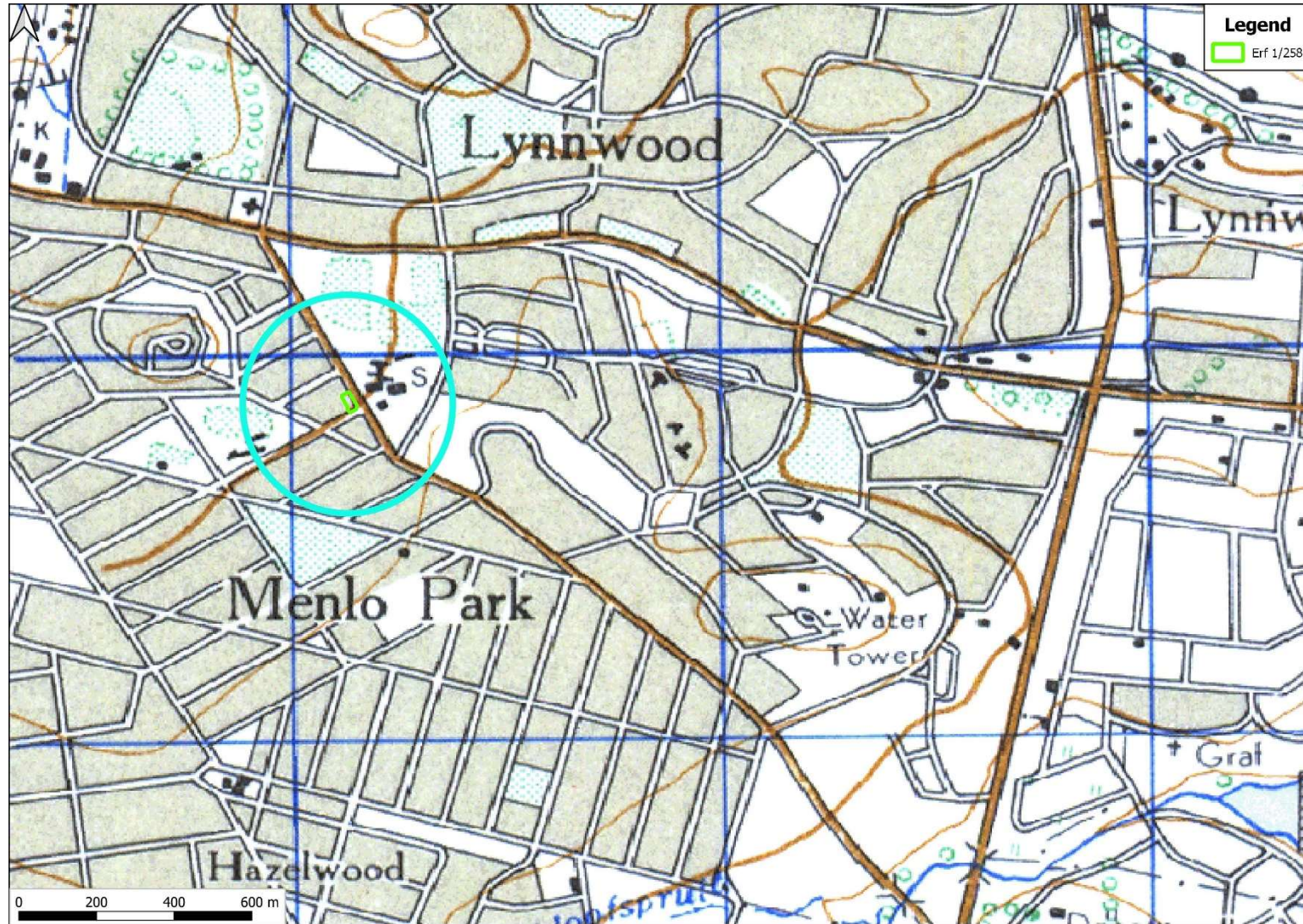


Figure 18: 1964 topographical map indicating the study area.



Figure 19: 1958 aerial image indicating the study area.



Figure 20: 1964 aerial image indicating the study area.