

**HERITAGE SURVEY OF THE PROPOSED FAIRBREEZE
MINE**

FOR EXXARO SANDS

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Executive summary

Umlando undertook a heritage survey of the proposed Fairbreeze mining lease south of Mtunzini, KwaZulu-Natal. The aim of the survey was to revisit known archaeological sites, and note any heritage resources that were not covered in previous surveys. This survey includes archaeological sites, farm buildings, farm labourers' houses, compounds, railway features, and graves. The survey included an on-site survey that visited all heritage sites. A desktop survey for the farm buildings that aimed to highlight potential red flags was undertaken followed by a field survey. A total of 36 heritage sites were noted and most of these can be managed with the proposed mining. Some of the heritage sites will need to be excavated and/or mapped before mining and then monitored during mining. At least four human graves were noted, and this number will increase. These human remains will need to be reburied elsewhere after a consultation process has been undertaken with various communities. Highfield Country Manor is of high significance and should be considered as a red flag. The various historical buildings have middens that may need to be sampled and/or excavated. All 36 heritage sites will need to be monitored during any earthmoving activity, in addition to a regular monitoring during actual mining.

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INTRODUCTION

Umlando cc was contracted by Exxaro Sands Pty (Ltd) to undertake a Heritage Impact Assessment of the proposed Fairbreeze mine. The proposed mine is located ~2km southwest of Mtunzini, KwaZulu-Natal. The mining lease is ~11km x 3km in size (maximum lengths) and covers mostly afforested areas, with some sugar cane plantations (fig. 1-2). The proposed mining to be undertaken is strip mining.

This area has been occupied by colonial people since the mid-late 19th century, in the form of John Dunn (1853), forts for the Anglo-Zulu War (1879), and magisterial buildings (1895), Ongoye Forest (1904) to the north, and later afforestation and sugar cane farming (van Jaarsveld, 1998). Several farm buildings, and/or their ruins, exist in the study area, and these may date to the early days of Mtunzini.

The impacts on the area will be:

- Strip mining
- Electrical, water and sewerage, servitudes
- Slimes dams

The first HIA to be undertaken in this area was in 1995, however this was specifically an archaeological impact assessment (Anderson 1996). Since then, there have been two related archaeological surveys directly related to Fairbreeze mine. The current report is a HIA and includes the farm buildings, farm labourers' houses, compounds, stations historical, graves and archaeological sites. The aim of this report is to review previously known sites, and note new sites that are now included in the KZN Heritage Act of 2008. The report also serves to form as a baseline study for these heritage resources.

The survey visited a total of 49 areas that had (potential) heritage sites. The survey located several heritage sites of varying significance. The significance of each site is discussed and a management plan is suggested.

KWAZULU-NATAL HERITAGE ACT NO. 4 OF 2008

- 1) **“33. General protection: Structures.—**
 - a) No structure which is, or which may reasonably be expected to be older than 60 years, may be demolished, altered or added to without the prior written approval of the Council having been obtained on written application to the Council.
 - b) Where the Council does not grant approval, the Council must consider special protection in terms of sections 38, 39, 40, 41 and 43 of Chapter 9.
- 2) The Council may, by notice in the *Gazette*, exempt—
 - (a) a defined geographical area; or
 - b) defined categories of sites within a defined geographical area, from the provisions of subsection where the Council is satisfied that heritage resources falling in the defined geographical area or category have been identified and are adequately protected in terms of sections 38, 39, 40, 41 and 43 of Chapter 9.
- 3) A notice referred to in subsection (2) may, by notice in the *Gazette*, be amended or withdrawn by the Council.
- 4) **34. General protection: Graves of victims of conflict.—**No person may damage, alter, exhume, or remove from its original position—
 - (a) the grave of a victim of conflict;
 - (b) a cemetery made up of such graves; or
 - (c) any part of a cemetery containing such graves, without the prior written approval of the Council having been obtained on written application to the Council.
- 5) **35. General protection: Traditional burial places.—**
 - a) No grave—
 - b) not otherwise protected by this Act; and
 - c) not located in a formal cemetery managed or administered by a local authority, may be damaged, altered, exhumed, removed from its

original position, or otherwise disturbed without the prior written approval of the Council having been obtained on written application to the Council.

(1) The Council may only issue written approval once the Council is satisfied that—

(a) the applicant has made a concerted effort to consult with communities and individuals who by tradition may have an interest in the grave; and

(b) the applicant and the relevant communities or individuals have reached agreement regarding the grave.

(c) **36. General protection: Battlefield sites, archaeological sites, rock art sites, palaeontological sites, historic fortifications, meteorite or meteorite impact sites.—**

d) No person may destroy, damage, excavate, alter, write or draw upon, or otherwise disturb any battlefield site, archaeological site, rock art site, palaeontological site, historic fortification, meteorite or meteorite impact site without the prior written approval of the Council having been obtained on written application to the Council.

(1) Upon discovery of archaeological or palaeontological material or a meteorite by any person, all activity or operations in the general vicinity of such material or meteorite must cease forthwith and a person who made the discovery must submit a written report to the Council without delay.

(2) The Council may, after consultation with an owner or controlling authority, by way of written notice served on the owner or controlling authority, prohibit any activity considered by the Council to be inappropriate within 50 metres of a rock art site.

(3) No person may exhume, remove from its original position or otherwise disturb, damage, destroy, own or collect any object or material associated with any battlefield site, archaeological site, rock art site, palaeontological site, historic fortification, meteorite or meteorite impact site without the prior written approval of the Council having been obtained on written application to the Council.

(4) No person may bring any equipment which assists in the detection of metals and archaeological and palaeontological objects and material, or excavation equipment onto any battlefield site, archaeological site, rock art site, palaeontological site, historic fortification, or meteorite impact site, or use similar detection or excavation equipment for the recovery of meteorites, without the prior written approval of the Council having been obtained on written application to the Council.

(5) The ownership of any object or material associated with any battlefield site, archaeological site, rock art site, palaeontological site, historic fortification, meteorite or meteorite impact site, on discovery, vest in the Provincial Government and the Council is regarded as the custodian on behalf of the Provincial Government.” (KZN Heritage Act of 2008)

There are various municipal by-laws regarding human remains younger than 60 years and cemeteries, and these are area specific.

METHOD

The method for Heritage assessment consists of several steps.

The first step forms part of the desktop assessment. Here we would consult the databases. These databases contain most of the known heritage sites in KwaZulu-Natal, and known memorials and other protected sites, battlefields and cemeteries in southern Africa. We also use historical maps to locate more recent sites and potential sensitive areas. These maps include early 1:50 000 topographical maps and 1937 aerial photographs. The maps allow us to give minimum and maximum dates to certain features. We consult with an historical architect, palaeontologist, and an historian where necessary.

The survey results will define the significance of each recorded site, as well as a management plan.

All sites are grouped according to low, medium and high significance for the purpose of this report. Sites of low significance have no diagnostic artefacts or features. Sites of medium significance have diagnostic artefacts or features and these sites tend to be sampled. Sampling includes the collection of artefacts for future analysis. All diagnostic pottery, such as rims, lips and decorated sherds are sampled, while bone, stone and shell are mostly noted. Sampling usually occurs on most sites. Sites of high significance are excavated and/or extensively sampled. Those sites that are extensively sampled have high research potential, yet poor preservation of features.

Defining significance

Heritage sites vary according to significance and several different criteria relate to each type of site. However, there are several criteria that allow for a general significance rating of archaeological sites.

These criteria are:

1. State of preservation of:

- 1.1. Organic remains:
 - 1.1.1. Faunal
 - 1.1.2. Botanical
- 1.2. Rock art
- 1.3. Walling
- 1.4. Presence of a cultural deposit
- 1.5. Features:
 - 1.5.1. Ash Features
 - 1.5.2. Graves
 - 1.5.3. Middens
 - 1.5.4. Cattle byres
 - 1.5.5. Bedding and ash complexes

2. Spatial arrangements:

- 2.1. Internal housing arrangements
- 2.2. Intra-site settlement patterns

2.3. Inter-site settlement patterns

3. Features of the site:

3.1. Are there any unusual, unique or rare artefacts or images at the site?

3.2. Is it a type site?

3.3. Does the site have a very good example of a specific time period, feature, or artefact?

4. Research:

4.1. Providing information on current research projects

4.2. Salvaging information for potential future research projects

5. Inter- and intra-site variability

5.1. Can this particular site yield information regarding intra-site variability, i.e. spatial relationships between various features and artefacts?

5.2. Can this particular site yield information about a community's social relationships within itself, or between other communities?

6. Archaeological Experience:

6.1. The personal experience and expertise of the heritage practitioner should not be ignored. Experience can indicate sites that have potentially significant aspects, but need to be tested prior to any conclusions.

7. Educational:

7.1. Does the site have the potential to be used as an educational instrument?

7.2. Does the site have the potential to become a tourist attraction?

7.3. The educational value of a site can only be fully determined after initial test-pit excavations and/or full excavations.

8. Other Heritage Significance:

8.1. Palaeontological sites

8.2. Historical buildings

8.3. Battlefields and general Anglo-Zulu and Anglo-Boer sites

8.4. Graves and/or community cemeteries

8.5. Living Heritage Sites

8.6. Cultural Landscapes, that includes old trees, hills, mountains, rivers, etc related to cultural or historical experiences.

The more a site can fulfill the above criteria, the more significant it becomes. Test-pit excavations are used to test the full potential of an archaeological deposit. This occurs in Phase 2. These test-pit excavations may require further excavations if the site is of significance (Phase 3). Sites may also be mapped and/or have artefacts sampled as a form of mitigation. Sampling normally occurs when the artefacts may be good examples of their type, but are not in a primary archaeological context. Mapping records the spatial relationship between features and artefacts.

FIG. 1 LOCATION OF THE PROPOSED FAIRBREEZE MINE

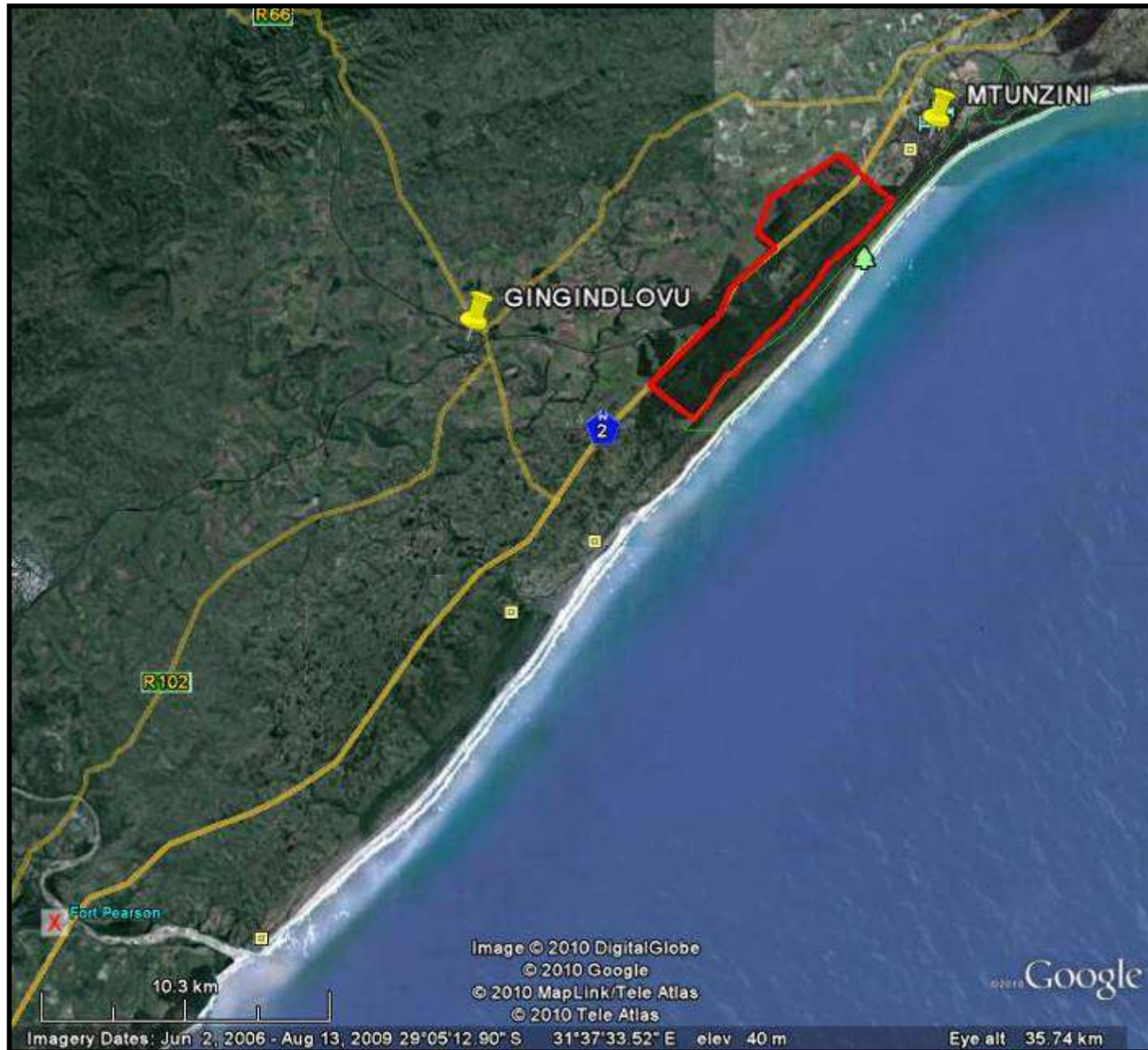


FIG. 2: AERIAL OVERVIEW OF THE PROPOSED FAIRBREEZE MINE

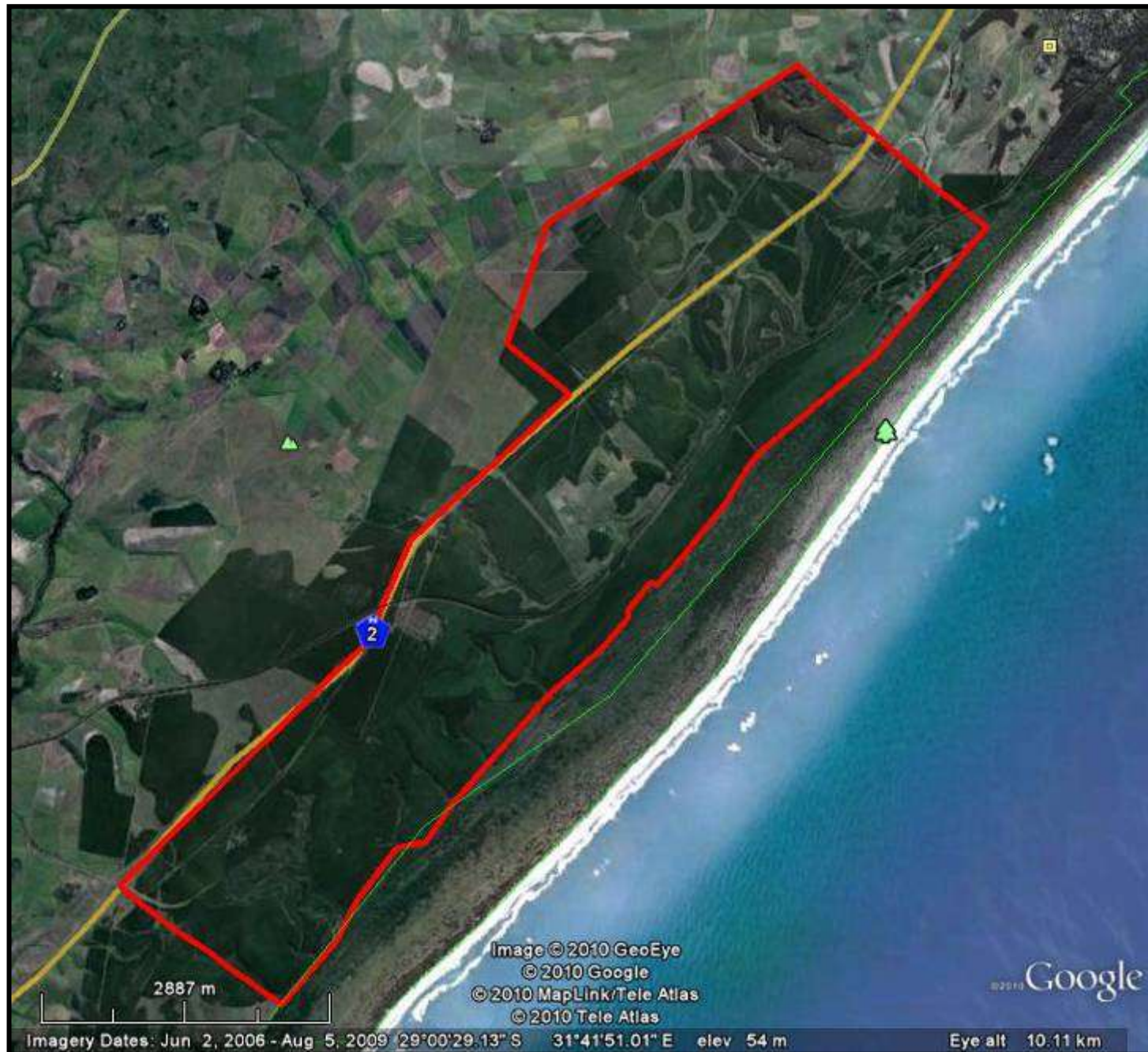


FIG. 3: 2000 1:50 000 TOPOGRAPHICAL MAP OF THE PROPOSED FAIRBREEZE MINE

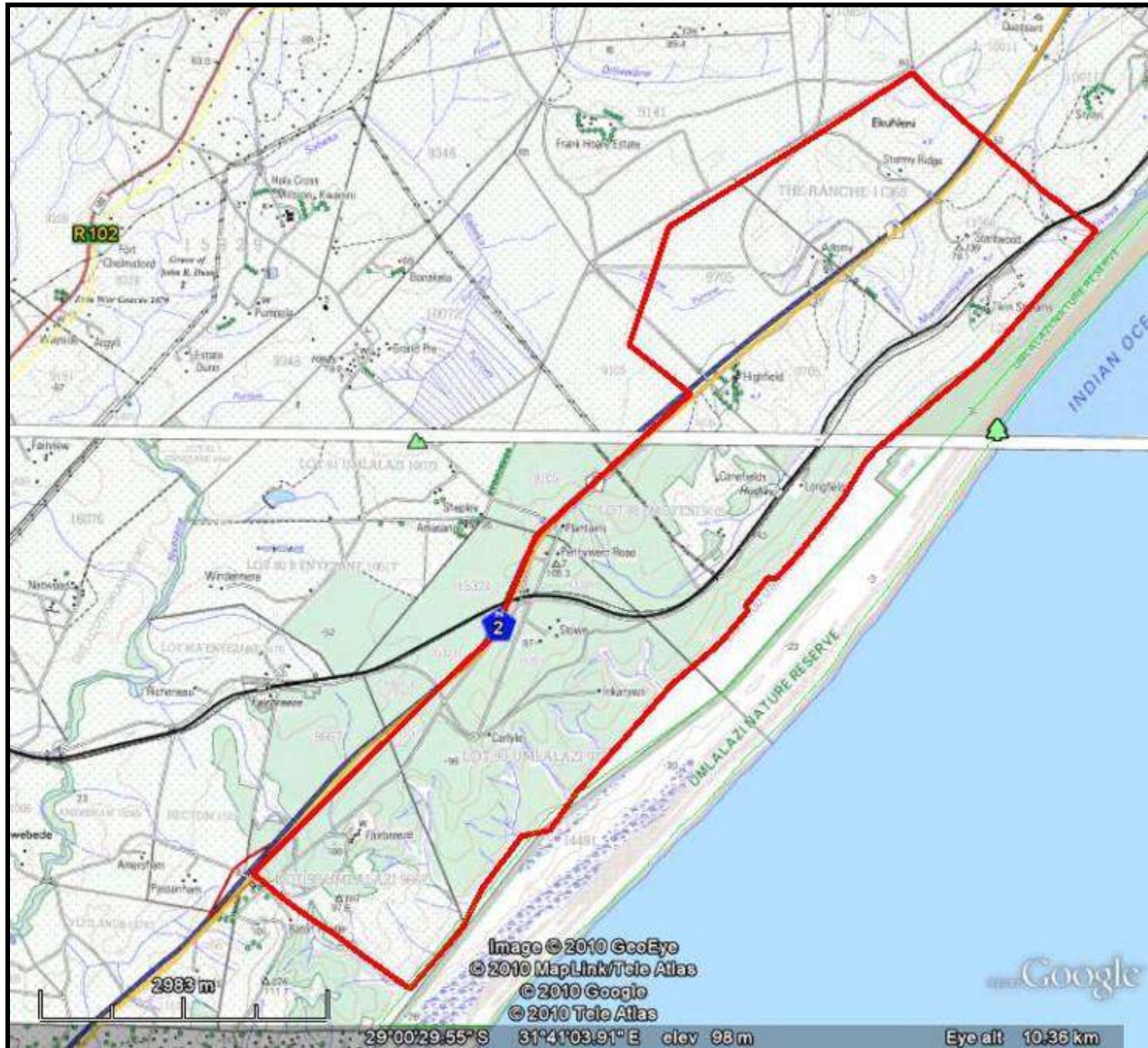
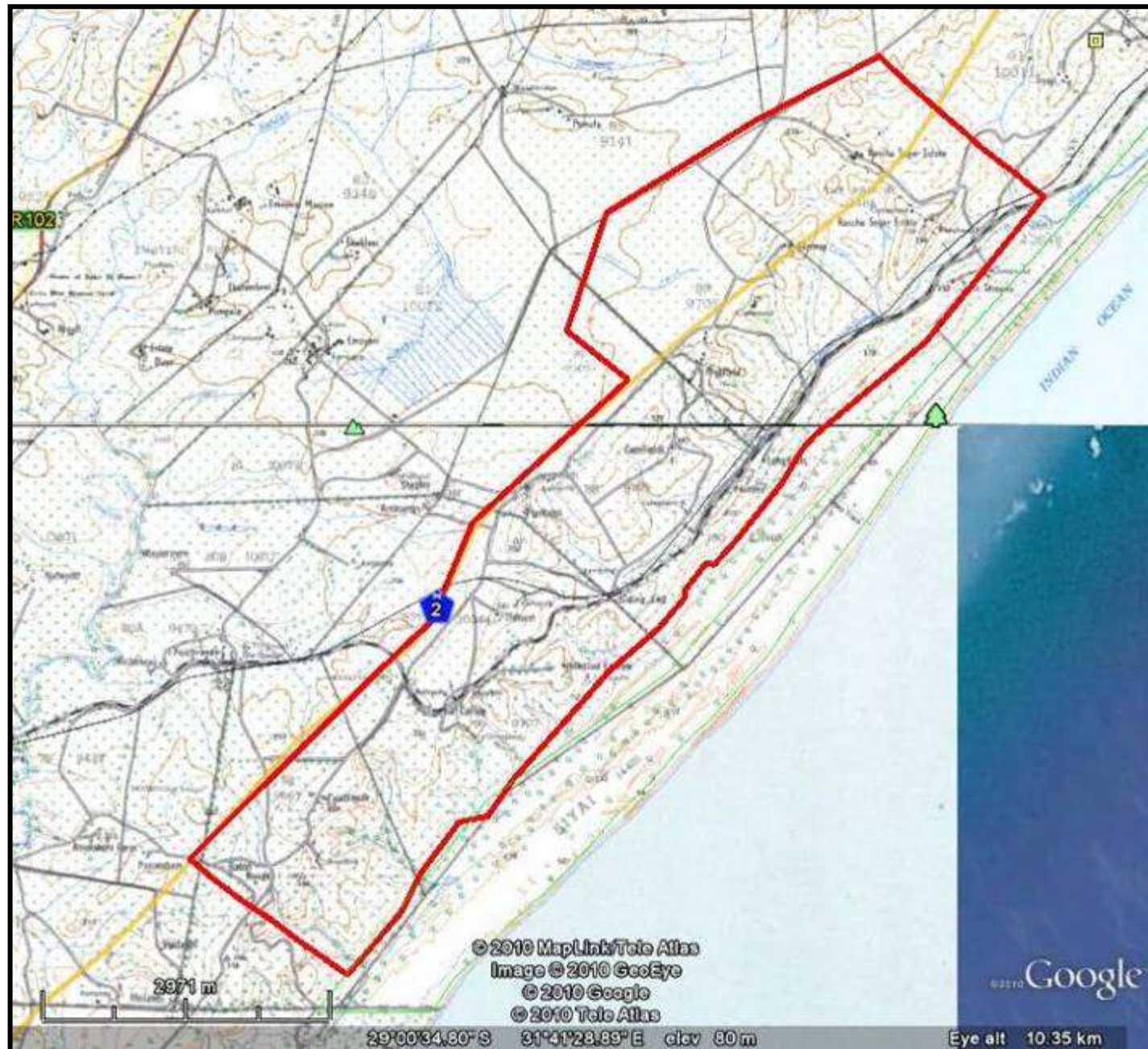


FIG. 4: 1964 1:50 000 TOPOGRAPHICAL MAP OF THE PROPOSED FAIRBREEZE MINE



RESULTS

I used the three sets of maps to demarcate all structures that would have occurred in the proposed mining lease. These maps are useful in indicating a minimum and maximum age for the features. The locations were noted and these areas were then visited to determine if the buildings existed. The archaeological sites were already surveyed in 1995, so all I did was to look at their current status. Table 1 summarises these heritage sites.

A total of 36 areas were noted as having heritage significance. The desktop study noted that only two of the original 16 archaeological sites from the 1995 survey occurred in the study area. The desktop study from the 1964 map indicates that there are 31 features that are more than 46 years old (fig. 5). While these are not necessarily protected by legislation, some sites, such as labourers' houses may contain graves (e.g. 2931BA 022), and these would need some form of mitigation. The aerial map (fig. 6) shows that only 9 sites predate 1937. These buildings, or their foundations, are protected by the KZN Heritage Act. Of all 36 areas, only 9 still exist in 2010, and 7 are either recently demolished or are ruins. The locations of the various sites are shown in figures 5 – 6.

Debbie Whelan, of Archaic, conducted a desktop study and a field survey of various houses. The desktop included a Deeds Office search, as well as photographic evidence. Her reports are located in Appendix A and Appendix B, but is summarised below.

FIG. 5: LOCATION OF POSSIBLE HERITAGE SITES IN RELATION TO THE 1964 TOPOGRAPHICAL MAP

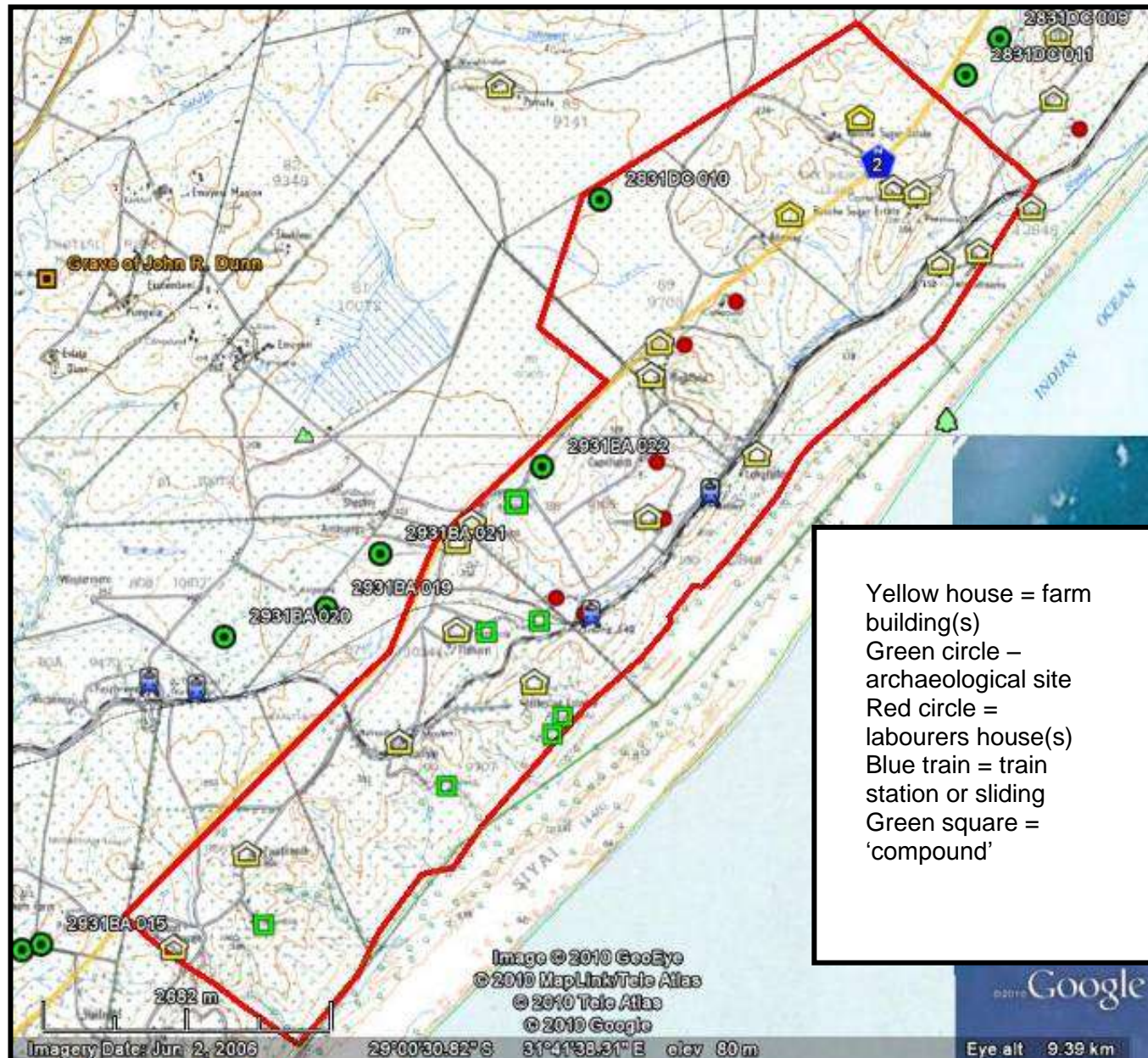
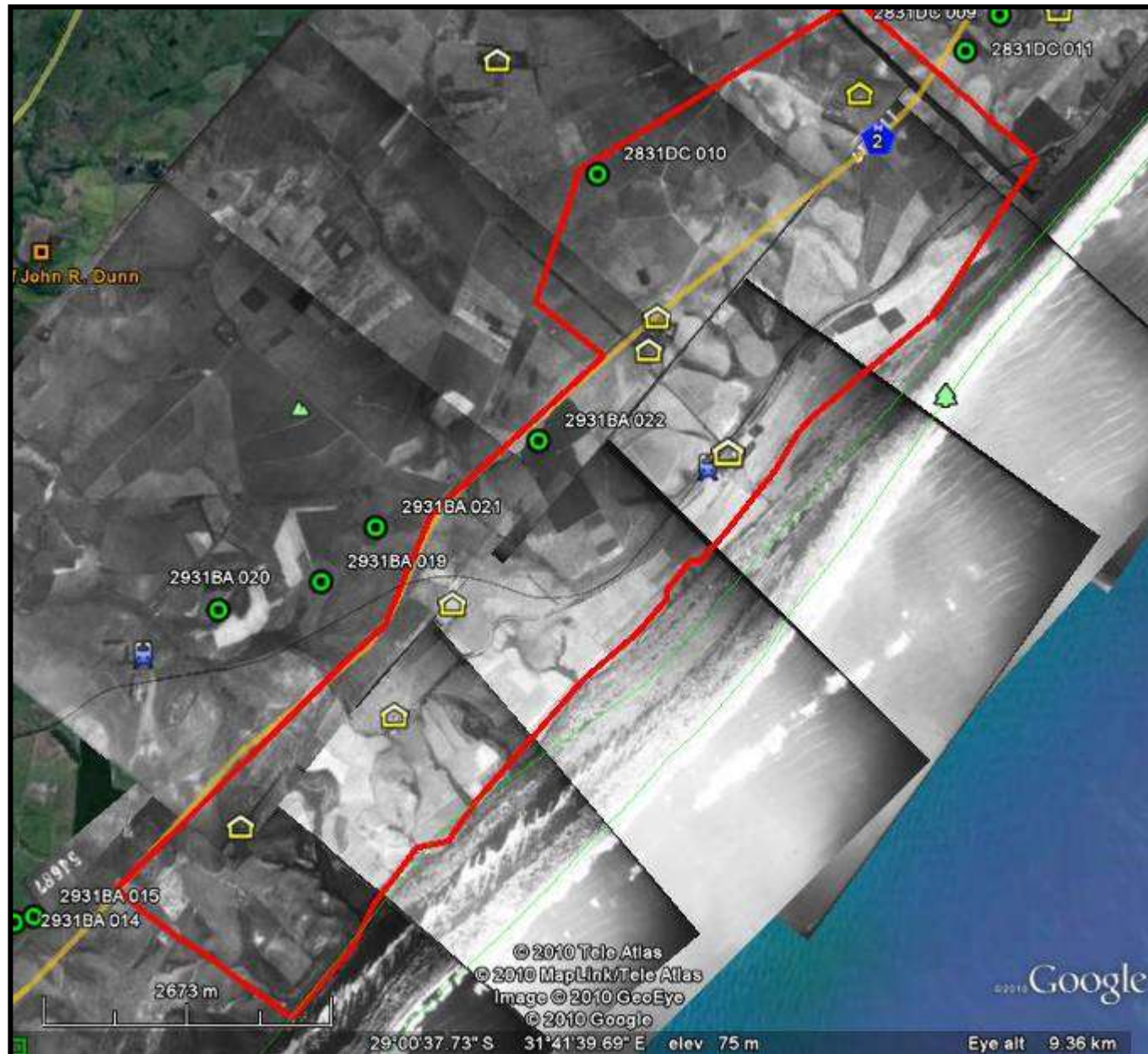


FIG. 6: LOCATION OF POSSIBLE HERITAGE SITES IN RELATION TO THE 1937 AERIAL PHOTOGRAPH



ARCHAEOLOGICAL SITES

2831DC 010

The site occurs on the top of a small hill near the border of the proposed mining lease (fig.'s 5 - 6). The site consisted of a surface scatter of adiaagnostic pottery that dated to the Late Iron Age or Historical Period.

Significance: The site is of low significance due t the apparent ephemeral nature of the pottery.

Mitigation: The site should be monitored during vegetation clearance.

Extent: Local

Duration: Long term

Probability of occurrence: Definite

Significance: Low

Status of the impact: Neutral

Degree of confidence in predictions: High

2931BA 022

This site was initially recorded in 1995. It is not an archaeological site per se, but does have human remains. The site occurs in the middle of the afforested area (fig.'s 5 - 6). It was noted as having several unmarked graves of farm labourers. These graves probably relate to 'Compound 8' discussed below. No photos were taken in 1995 of these graves. However, the 1964 1:50 000 topographical map clearly show this site and the related 'compound'

The 2010 survey could not locate any of the graves. Either the graves have been 'hidden' by the building rubble (fig. 7), or they have been (partially) removed by afforestation. Given that the area is still cleared, the graves may still occur under the vegetation.

Significance: The graves are of high significance.

Mitigation: The graves will need a social impact assessment and need to be removed if they still exist. Since these buildings and graves date to the recent past, there may still

be living relatives who claim the ancestral remains of these graves. The social impact assessment would need to consult with Mondi and if possible, the previous land owner, for the names of these people. There should be records of who worked, lived and was buried here. It would also be beneficial if living descendants could identify the area of the graves, if not the exact names or family names of the deceased. The building rubble will need to be removed to ascertain if the graves occur underneath it, and/or the area will need to be systematically excavated to locate the graves.

The graves do not fall under the Amafa KZN legislation, but under municipal by-laws. The removal of these graves would thus be done by an undertaker. This is discussed in the management plan.

Extent: Local

Duration: Long term

Probability of occurrence: Definite

Significance: High

Status of the impact: Neutral/Negative

Degree of confidence in predictions: High

'COMPOUNDS'

Compounds (or '*Kampong*') are a generic term for the clusters of small houses where farm labourers were housed. The term originates from the 19th century and carried over until recently. It normally has negative associations with the apartheid socio-economic segregation. More recently many of the 'compounds' have been renovated and become more family orientated units. The 'compounds' thus have an emotive and historical significance to the area.

Eleven compounds were built in the proposed mining area by 1968. Of these eleven, only two 'compounds' still exists: CM6 and CM9. These compounds have been altered since 1968 and have probably been renovated in the 1980s - 1990s, to family units. Figure 9 shows CM9

TABLE 1: LIST OF SITES & THEIR OCCURRENCE ON MAPS

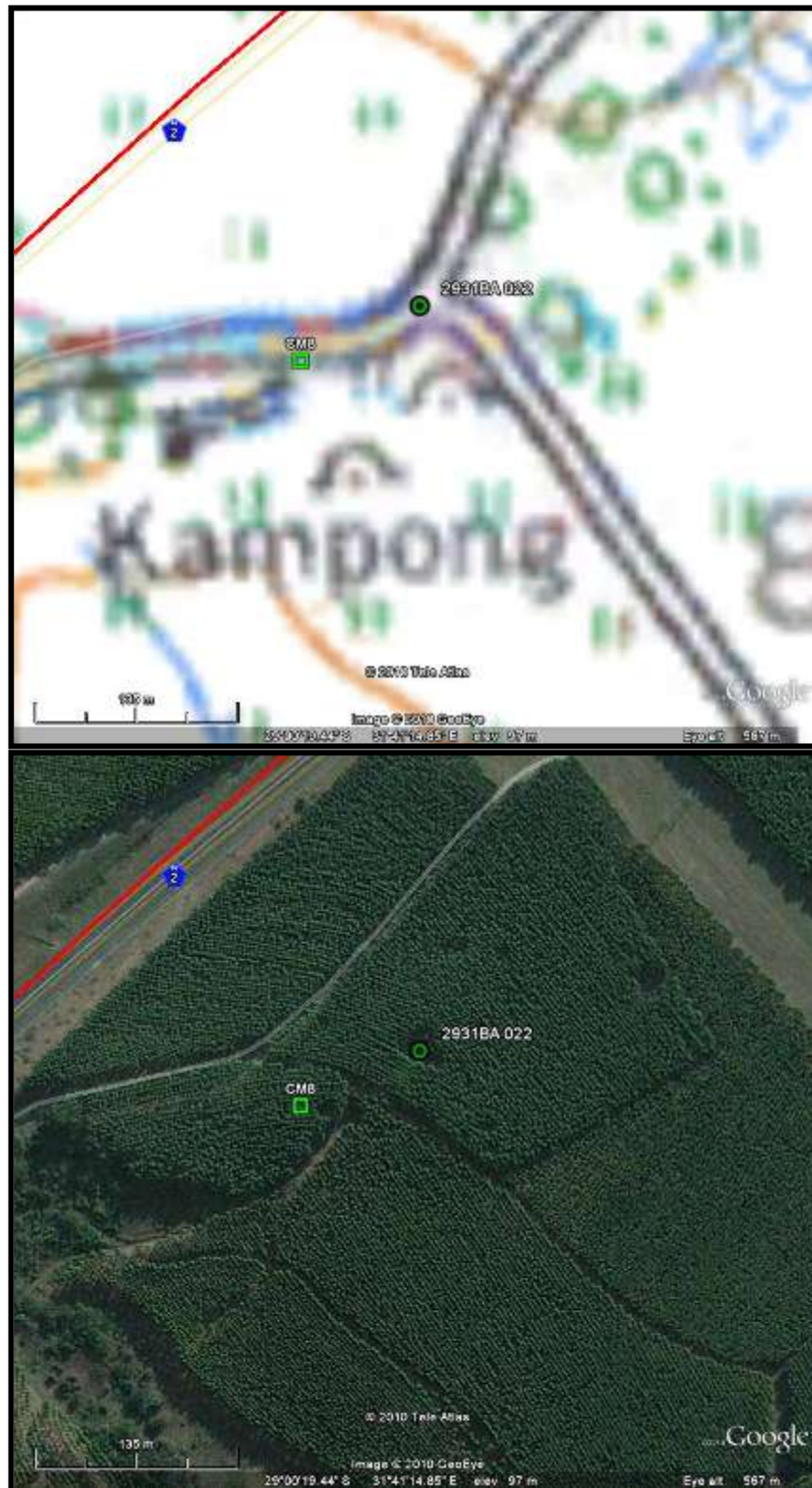
Name	Description	Occurs on the map dating to...					
		South	East	1937	1964	2000	2011
Hudley Station	train station	29° 0'22.44"	31°42'20.42"	y	y	y	y
Sliding 540	Sliding	29° 0'58.82"	31°41'38.85"	n	y	n	n
Moyeni	Sliding	29° 1'32.43"	31°40'32.82"	y	y	n	R
CM2	Compound 2	29° 2'27.40"	31°39'45.40"	?	y	n	n
CM3	Compound 3	29° 1'46.20"	31°40'48.60"	n	y	n	n
CM4	Compound 4	29° 1'30.80"	31°41'25.60"	n	y	n	n
CM5	Compound 5	29° 1'25.40"	31°41'29.10"	n	y	n	n
CM6	Compound 6	29° 0'59.73"	31°40'56.92"	y	y	y	y
CM7	Compound 7	29° 0'56.92"	31°41'15.98"	n	y	n	n
CM8	Compound 8	29° 0'19.07"	31°41'11.91"	n	y	n	n
CM9	Compound 9	29° 0'29.63"	31°41'59.20"	n	y	y	y
CM10	Compound 10	28°58'53.79"	31°43'28.54"	n	y	n	n
CM11	Compound 11	29° 1'32.19"	31°40'32.74"	y	y	n	n
CM12	Compound 12	28°59'23.67"	31°42'24.14"	y?	y	n	n
Trenant/Stowe	buildings	29° 1'3.40"	31°40'52.62"	y	y	y	Y
Pennywern Road	buildings	29° 0'36.75"	31°40'53.03"	n	n	y	R
Plantains	buildings	29° 0'31.11"	31°40'58.06"	y	y	y	R
Highfield	buildings	28°59'47.36"	31°42'0.93"	y	y	y	y
Fairbreeze	buildings	29° 2'10.20"	31°39'39.87"	y	y	y	y
Baton Rouge	buildings	29° 2'38.19"	31°39'14.41"	n	y	y	R
Starkwood	buildings	28°58'52.31"	31°43'32.60"	n	y	y	y
Canefields	buildings	29° 0'10.01"	31°41'56.52"	n	y	y	y
LONGFIELDS	buildings	29° 0'10.90"	31°42'36.90"	?	y	y	R
Inkanyezi/Hillestad	buildings	29° 1'19.30"	31°41'19.30"	n	y	y	n
Carlyle	buildings	29° 1'37.02"	31°40'32.59"	y	y	y	R
Starkwood B	buildings	28°58'54.36"	31°43'29.33"	n	y	y	R
Twin Streams	buildings	28°59'13.27"	31°43'40.83"	n	y	y	y
Adomay	buildings	28°58'58.61"	31°42'48.59"	n	y	y	R
Ranche Sugar Estate	buildings	28°58'30.86"	31°43'5.37"	y	y	y	R
LH2	Labourer's house(s)	29° 0'52.27"	31°41'24.35"	n	n	n	n
LH3	Labourer's house(s)	29° 0'25.70"	31°42'4.70"	n	y	n	n
LH4	Labourer's house(s)	28°59'20.40"	31°42'30.10"	?	y	n	n
LH7	Labourer's house(s)	28°59'33.45"	31°42'12.03"	n	n	n	n
LH8	Labourer's house(s)	29° 0'54.37"	31°41'36.89"	n	y	n	n
2831DC 010	Archaeological site: HP	28°58'55.94"	31°41'35.53"	-	-	-	-
2931BA 022	Graves:	29° 0'17.85"	31°41'14.92"	-	-	-	-
Fairbreeze	Graves	29° 2'5.07"	31°39'44.47"	-	-	-	-
Canefields	Graves	29° 0'8.20"	31°42'22.20"	-	-	-	-

FIG.7: CURRENT STATUS OF 2931BA 022¹



¹ Yellow arrow indicates building rubble.

FIG.8: LOCATION OF 2931BA & CM8²



² It is difficult to align the older maps 100%, by only using Google Earth's 'Image overlay', hence the small discrepancy in roads, etc.

Some of the compounds were directly associated with 'huts'³, although I refer to them as labourer's houses. The compounds, in association with labourers' houses, may have human remains. The main problem is that most of these compounds have been demolished, and are now covered with afforestation. There are thus no surface indications, with a few exceptions, of these compounds, and the existence of human remains would be even more difficult to observe.

While the compounds are not protected by legislation in terms of built structures, they are historically significant, in terms of apartheid socio-economy. They should be recorded as part of the country's recent history. CM8 still has several foundations even though they have been bulldozed. CM6 has not been bulldozed and original foundations may exist. CM6, CM11 and possibly CM12 occur on the 1937 aerial photographs, although these have been much modified (or destroyed) by 2010. Nonetheless, these older compounds would have left middens and structural features.

Significance: The compounds are of low-medium architectural significance. If graves exist, then the graves are of high significance.

Mitigation: If building plans for the compounds can be obtained, then the buildings would be partly mitigated. However, buildings were modified by the inhabitants and these would not be recorded. I suggest that a few compounds are selected and the foundations and any anomalies are recorded by a survey. The older compounds should have some form of excavations around the middens. The Deeds Office maps may indicate where the earlier structures occur, and in this way direct the areas for excavations.

Extent: Local

Duration: Long term

Probability of occurrence: Definite

Significance: Various, mostly low

Status of the impact: Neutral/Negative

Degree of confidence in predictions: High

3

The term used on the 1:50 000 maps

FIG. 9: 'COMPOUND' 9



LABOURER'S HOUSES

Labourers houses are referred to as 'huts' on the 1:50 000 topographical maps. These should be differentiated from 'Compounds', as the former are probably family units.

A total eight labourer's houses were observed on the 1964 topographical maps. The 1937 aerial photographs are unclear and I could not decide if some areas were houses or trees: these will be placed as general sensitive areas for monitoring. These houses do not exist on the 2000 topographical maps and were not observed during the 2010 survey. All of the houses are currently under afforestation. Most of these sites will not be protected by the KZN Heritage legislation, as they are younger than 60 years. If the sites have human remains, then they may be protected. Human remains may also occur underneath the hut floor.

Significance: The sites are of low significance unless they have human remains.

Mitigation: The locations of these labourers' houses should be noted and demarcated as sensitive areas that would require monitoring during any activity that may disturb the soil. This should include afforestation activity if the roots are removed.

If human remains were observed in these areas, then they would need to be exhumed, or recovered, and appropriately dealt with by an undertaker. This is described in detail under MANAGEMENT PLAN.

Extent: Local

Duration: Long term

Probability of occurrence: Definite

Significance: Low/High

Status of the impact: Neutral/Negative

Degree of confidence in predictions: High

RAILWAY STATIONS AND LINES

The railway line running through the mining lease was in operation before 1937. Sections of the line have changed position after 1964, probably the late 1980s judging by the architecture. This would explain why there was a station near Carlyle farm, called Moyeni. The railway lines and the related stations and slidings are shown in fig. 11. The stations have been revamped recently (last 20-30 years and none of the original railway line exists).

Significance: The railway line, slidings and stations are of low significance.

Mitigation: No further mitigation is required, as the original route is already mapped.

Extent: Local

Duration: Long term

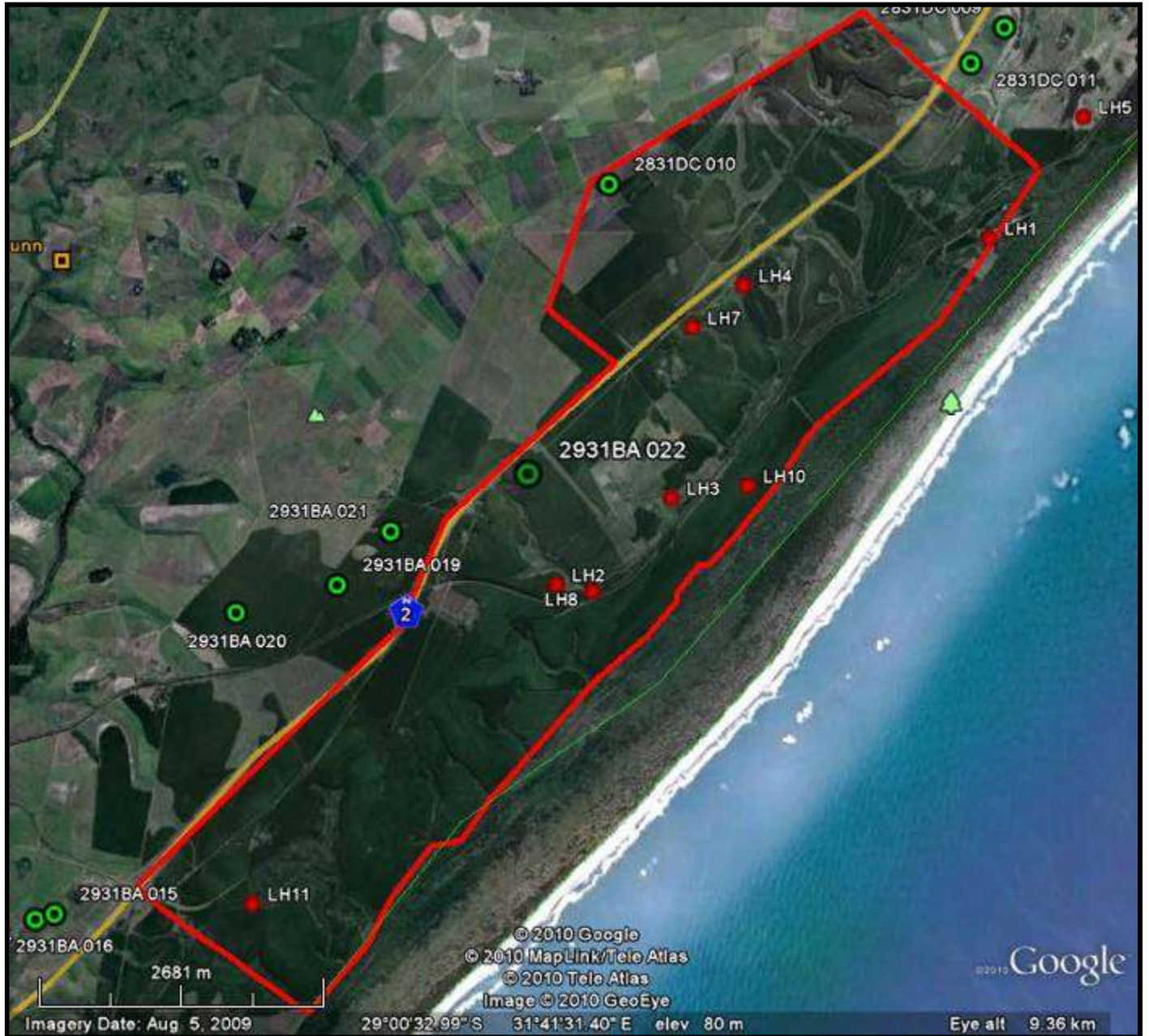
Probability of occurrence: Definite

Significance: Low

Status of the impact: Neutral

Degree of confidence in predictions: High

FIG. 10: LOCATION OF LABOURERS' HOUSES



FARM BUILDINGS

A total of seventeen farmhouses, or complexes, were noted from the various maps (fig. 12). Eight of these buildings either are ruins, or have been demolished. The existing buildings have been assessed by Archaic and the full report is in Appendices A and B. Photographs of the buildings can be seen in the appendices. The first architectural survey consisted of a desktop study to confirm the dates of the various buildings and their initial significance (Appendix A). Any buildings that showed significance were then visited for an on-site inspection (Appendix B).

TRENANT/STOWE: LOT 99 UMLALAZI 9707

The farm was originally called Trentan in 1964, and later changed to Stowe. There are buildings on the 1937 maps, and these have been subsequently modified and/or demolished with more recent buildings erected by Mondi. The extent of the modifications does not appear to have left the original buildings.

Management Plan: The buildings should be monitored for historical middens.

Extent: Local.

Duration: long term.

Probability of occurrence: to be determined.

Significance: to be determined.

Status of the impact: to be determined.

Degree of confidence in predictions: to be determined.

PENNYWERN ROAD: LOT 99 UMLALAZI 9707

Pennywern Road occurs on the 2000 topographical maps, and thus postdates 1964. The buildings are largely demolished. However, the established garden suggests that there may be some earlier occupation.

Management Plan: The buildings are of low significance and may be demolished.

Extent: Local

Duration: Long term

Probability of occurrence: Definite

Significance: Low

Status of the impact: neutral

Degree of confidence in predictions: High

INKANYEZI/HILLESTEAD: LOT 99 UMLALAZI 9707

The buildings do not occur on the 1937 aerial photographs, but do occur on the 1964 and 2000 topographical map. The buildings have been demolished by 2010.

Management Plan: The area should be monitored during any earthmoving activity.

Extent: Local

Duration: Long term

Probability of occurrence: Definite

Significance: Low

Status of the impact: Neutral

Degree of confidence in predictions: High

CARLYLE (INCLUDING COMPOUNDS): LOT 99 UMLALAZI 9707

Carlyle occurs on the 1937 aerial photographs, and the 1964 and 2000 topographical maps. The buildings were all demolished by 2010 and nothing is visible, except for parts of the Moyeni station/sliding. Given the early dates of this farm, there will be historical middens.

Management Plan: The area will need to be monitored and/or sampled during any earthmoving activity for historical middens. The buildings should be photographed and mapped before they are demolished.

Extent: Local

Duration: Long term

Probability of occurrence: Definite

Significance: Low

Status of the impact: Neutral

Degree of confidence in predictions: High

PLANTAINS: LOT 88 EMOYENI 9105

The original buildings occur on the 1937, 1964 and 2000 maps. However, the current Plantains is a complex of recent construction in modern materials. The building has been ransacked for the steel door and window frames. There is little of architectural, social or historical merit in these structures.

Management Plan: The buildings may be demolished. The area should also be monitored during any earthmoving activity in case some of the original middens are exposed. The middens would yield information about early life in Mtunzini.

Extent: Local

Duration: Long term

Probability of occurrence: Definite

Significance: Low

Status of the impact: neutral

Degree of confidence in predictions: High

LONGFIELDS: LOT 88 EMOYENI 9105

Longfields has been demolished and was not required to have an architectural input. Longfields may occur on the 1937 aerial photographs, and that has a historical component. Longfields occurs on the 1964 and 2000 topographical map, but was demolished by 2011.

Management plan: The area will need to be monitored and/or sampled during any earthmoving activity, especially if old middens are found.

Extent: Local

Duration: Long term

Probability of occurrence: Definite

Significance: Low

Status of the impact: low

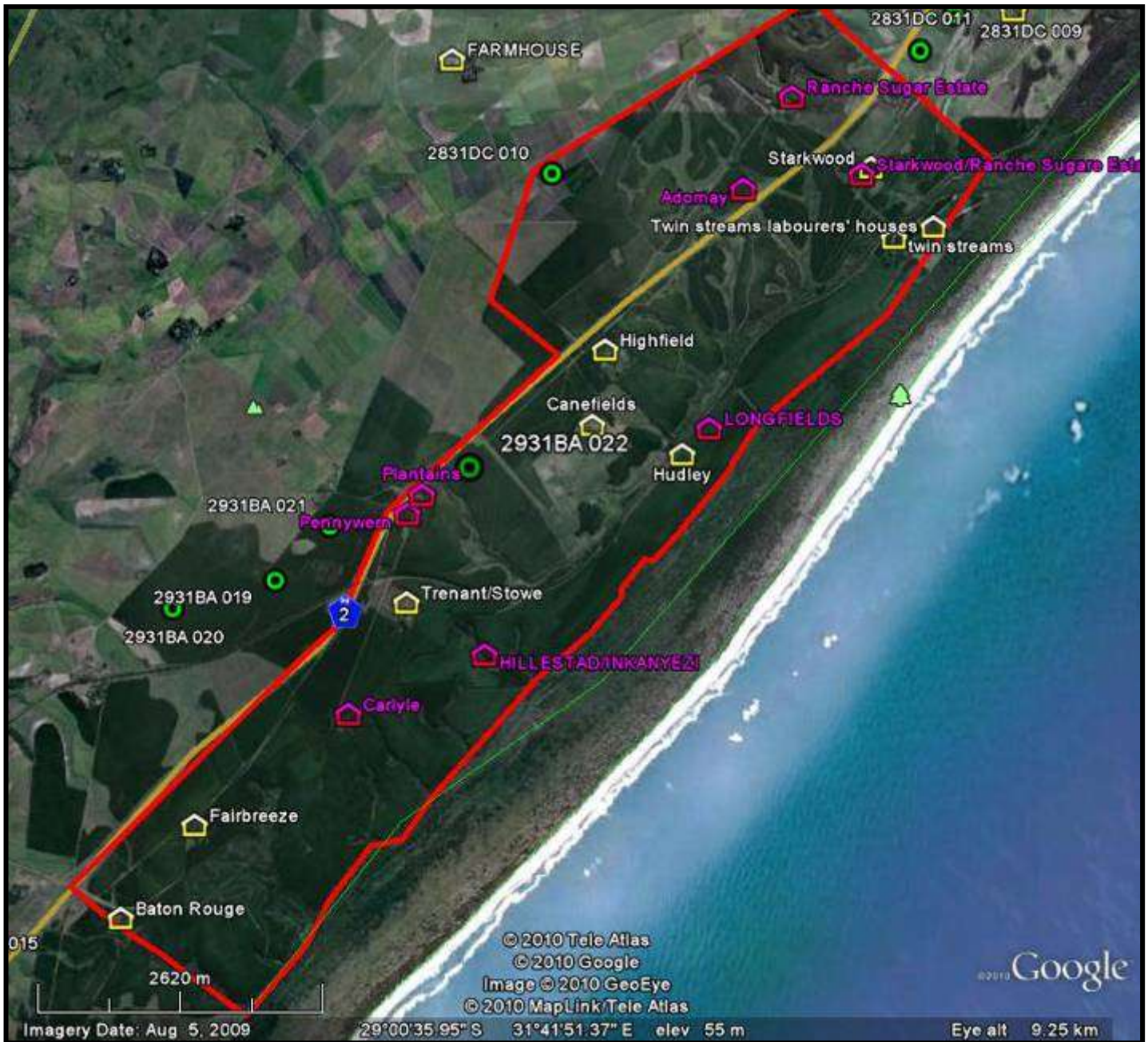
Degree of confidence in predictions: High

FIG. 11: LOCATION OF ORIGINAL AND CURRENT RAILWAY LINE⁴



⁴ Original railway = yellow, current railway = purple

FIG. 12: LOCATION OF VARIOUS FARM BUILDINGS IN THE MINING LEASE⁵



⁵ Purple = ruins or does not exist; Yellow = is currently occupied

CANEFIELDS: LOT 88 EMOYENI 9105

Some buildings may originally date to the late 1920s. However, there have been many modifications and the current house appears to be more recent. The garden is established suggestive of the earlier dates of occupation. The buildings are of low architectural significance.

The area is also associated with the growing of *ukhova*, or plantain, for King Cetswayo.

Management Plan: The current house does not appear to be significant and may be demolished depending on the outcome of the survey.

I have spoken to the current landowners who informed me of various historical rubbish dumps on the farm. This area will need to be monitored and/or sampled during any earthmoving activity.

Extent: Local

Duration: Long term

Probability of occurrence: Definite

Significance: Low

Status of the impact: Neutral

Degree of confidence in predictions: High

HIGHFIELD: LOT 89 UMLALAZI 9705

Archaic states: "This building is currently operating as a Bed and Breakfast under the name Highfield Country Home. It is a substantial structure, of plastered masonry under corrugated iron sheeting, in a Cape Dutch Revival Style. It was allegedly constructed after the fashion of Groote Schuur (Pers.comm Sarco le Roux). A central stair leads to a wide veranda. A hipped second story reinforces the symmetry which is then supported by matching wings topped with simple Cape Dutch gables, with typically Union period windows below. It is also noted that this building is positioned in a well established garden. Highfields was constructed in 1929 by Roelf van Rooyen for his second wife. The original first house was demolished by Mondi many years ago (Sarco Le Roux, pers comm.). Willem le Roux, a partner in the farm with Ackerman, moved into the house and it has been occupied by the Le Roux family ever since."

Archaic states:

“This structure falls within the 60 year clause and is thus protected in terms of the KwaZulu-Natal Heritage Act no 4 of 2008. Moving the house and reconstructing it on a separate site is meaningless since the quality of the site and the existing garden will be lost. Demolition is NOT recommended as:

- The property is substantial*
- The house and associated building form a tight complex*
- The property has close proximity to the road and has been operating as a guest house for many years*
- The buildings are little altered and are in excellent condition*
- There is a strong topophilia suggested by the site, the house and its associated garden.*
- This is an excellent example of Union Period architecture in Zululand.*

It is strongly recommended that Highfield House be adopted by Exxaro KZN Sands as corporate headquarters, given its proximity to the main road and easy public access. The siting, topophilia and integrity of the building add up to an architecturally interesting structure. Recycling this building in a responsible and appropriate fashion is an opportunity for corporate responsibility.”

Management Plan: The house should be viewed as a red flag as it is of high architectural significance and demolition is not recommended. The general area would also have early rubbish middens and these would need to be monitored and sampled during any earthmoving activity. Exxaro will need to approach KZN Heritage if they want to demolish this building.

Extent: Local

Duration: Long term

Probability of occurrence: Unknown

Significance: High

Status of the impact: Negative

Degree of confidence in predictions: High

SIYAYI: LOT 91 UMLALAZI 10011

The original name for this farm was Siyayi and some small buildings are visible on the 1937 aerial photographs. The original buildings have been demolished; however, the

labourers' houses may have some significance and were assessed by an architect historian. There may also be early rubbish dumps dating back to 1905 in this area, and thus any earthmoving activity would need to be monitored.

These buildings are not in the proposed mining lease; however, they are currently used as offices by Exxaro. The buildings and surrounding land was noted for this report, in case Exxaro does any building extensions.

Management Plan: The area should be monitored for historical middens during any earthmoving activity.

Extent: Local

Duration: Long term

Probability of occurrence: improbable - probable

Significance: low

Status of the impact: neutral

Degree of confidence in predictions: Medium

FAIRBREEZE: LOT 98 UMLALAZI 9667

Fairbreeze, also referred to as Baton Rouge before the subdivision, was built in 1921 by the Talmage family who occupied the land until ~2000. The original buildings had burnt down in the 1930's and various buildings have been added on since then. The buildings fall under the farm name of Baton Rouge, but are not of the same complex. According to the current owner, the area consisted of a complex of buildings that included a butchery and other stores used by various communities. Since the buildings originate from the 1920s, there will be several historical middens. The landowner also informed me that Mr and Mrs Talmage, who originally built the buildings, are buried under the current tennis court. This was confirmed by Earl Talmage.

Management Plan: The buildings are of low architectural significance. The area will need to be monitored if there is any earthmoving activity. The graves will need to be confirmed and removed.

Extent: Local

Duration: Long term

Probability of occurrence: probable

Significance: High for the graves, low for the buildings

Status of the impact: neutral

Degree of confidence in predictions: High

BATON ROUGE: LOT 98 UMLALAZI 9667

Baton Rouge falls on the boundary of the mining lease. It will probably not be affected. The buildings do not occur on the 1937 aerial photographs, but on the 1964 topographical map. If they are to be affected then these buildings will need to be assessed by an architect historian.

Management Plan: Buildings will need to be assessed if they are affected by mining.

Extent: Local

Duration: Long term

Probability of occurrence: Improbable

Significance: Not applicable

Status of the impact: Not applicable

Degree of confidence in predictions: Not applicable

TWIN SREAMS (AND ASSOCIATED BUILDINGS): LOT 100 UMLALAZI 12848

Twins streams consists of several building complexes ear each other. Some of these fall outside the mining lease, while others fall just inside it, or on the border. The buildings do not show up on the 1937 aerial photographs, but do on the 1964 topographical maps. Various buildings are still in existence by 2010. Given the property register information, some buildings may date back to the 1940s, and are thus protected by legislation. There may be historical middens in the area as well.

Management plan: The buildings will require an on-site assessment by an architect historian if they are to be affected. The area will need to be monitored during any earthmoving activity.

Extent: Local

Duration: Long term

Probability of occurrence: Not applicable

Significance: Not applicable

Status of the impact: Not applicable

Degree of confidence in predictions: Not applicable

STARKWOOD: THE RANCHE 11368

The buildings on Starkwood, and the ruins just below it, occur on the 1964 topographical map. The ruins appear to be modern in construction and of low significance. The main was assessed by an architect historian.

Extent: Local

Duration: Long term

Probability of occurrence: Definite

Significance: low and to be determined

Status of the impact: neutral

Degree of confidence in predictions: High

ADOMAY: THE RANCHE 11368

Adomay was built in the late 1960s and is now in ruin. The building is not protected by legislation and may be demolished.

Management Plan: No further management is required.

Extent: Local

Duration: Long term

Probability of occurrence: Definite

Significance: Low

Status of the impact: Neutral

Degree of confidence in predictions: High

RANCHE SUGAR ESTATE: THE RANCHE 11368

The farm buildings occur on the 1937 aerial maps, as well as the 1964 and 2000 topographical maps. The buildings had been demolished by 2010; hence, no architectural assessment was required. Given the early dates of this farm, there will be historical middens.

Management Plan: The area will need to be monitored and/or sampled during any earthmoving activity.

Extent: Local

Duration: Long term

Probability of occurrence: Definite

Significance: Low

Status of the impact: Neutral

Degree of confidence in predictions: High

GRAVES

There will probably be several graves in the mining lease that are younger than 100 years. I suggest that a specific management plan is initiated as soon as possible, as this will require a social impact assessment specifically dealing with the graves. Umlando will subcontract an archaeologist who is registered to deal with these graves. I must stress that Exxaro must follow the guidelines mentioned below otherwise the project may be brought to halt.

The process of grave removals is a complex one that requires community consultation, advertisements, several permits, and finally reburial. Moreover, those graves older than 60 years require a qualified archaeologists to undertake the entire process. This process is summarised as follows⁶:

In terms of the National Heritage Resources Act (No. 25 of 1999), and KZN Heritage Act of 1997 and 2008, graves older than 60 years (not in a municipal graveyard) are protected. Human remains younger than 60 years should be handled only by a registered undertaker or an institution declared under the Human Tissues Act. Anyone who wishes to develop an area where there are graves older than 60 years is required to follow the process described in the legislation (section 36 and associated regulations).

The specialist will require a permit from the heritage resources authority:

- Determine/ confirm the presence of the graves on the property. Normally the quickest way to proceed is to obtain the service of a professional archaeologist accredited to undertake burial relocations. The archaeologist will provide an estimate of the age of the graves. There may be a need for archival research and possibly test excavations (permit required).

⁶ Information supplied by SAHRA, and it applies to KZN, although falling under the KZN Heritage Act.

- The preferred decision is to move the development so that the graves may remain undisturbed. If this is done, the developer must satisfy SAHRA/KZN Heritage that adequate arrangements have been made to protect the graves on site from the impact of the development. This usually involves fencing the grave(yard) and setting up a small site management plan indicating who will be responsible for maintaining the graves and how this is legally tied into the development. It is recommended that a distance of 10-20 m is left undisturbed between the grave and the fence around the graves.
- If the developer wishes to relocate or disturb the graves:
 - A 60-day public participation (social consultation) process as required by section 36 (and regulations - see attachment), must be undertaken to identify any direct descendants of those buried on the property. This allows for a period of consultation with any family members or community to ascertain what their wishes are for the burials. It involves notices to the public on site and through representative media. This may be done by the archaeologist, who can explain the process, but for large or sensitive sites a social consultant should be employed. Archaeologists often work with undertakers, who rebury the human remains.
 - If as a result of the public participation, the family (where descendants are identified) or the community agree to the relocation process then the graves may be relocated.
 - The archaeologist must submit a permit application to SAHRA/KZN Heritage for the disinterment of the burials. This must include written approval of the descendants or, if there has not been success in identifying direct descendants, written documentation of the social consultation process, which must indicate to SAHRA's satisfaction, the efforts that have been made to locate them. It must also include details of the exhumation process and the place to which the burials are to be relocated. (There are regulations regarding creating new cemeteries and so this usually means that relocation must be to an established communal rural or formal municipal cemetery.)

- Permission must be obtained before exhumation takes place from the landowner where the graves are located, and from the owners/managers of the graveyard to which the remains will be relocated.
- Other relevant legislation must be complied with, including the Human Tissues Act (National Department of Health) and any ordinances of the Provincial Department of Health). The archaeologist can usually advise about this.

Three areas in the mining lease have known graves:

1. Fairbreeze: These graves date to anywhere between 1930s-1950s
2. Canefields: 2 graves dating to the 1990s – information supplied by the landowner. The remains are of foreigners who worked on the farm.
3. 2931BA022: several graves of farm labourers possibly dating from the 1960s
 - a. Dates need to be confirmed.
 - b. Graves need to be found and this may require systematic excavations under the supervision of an archaeologist.

I suggest a social impact assessment is undertaken for the entire mining lease. This will allow for a single assessment in one operation, as opposed to a new impact assessment for every new grave. The aim of the social impact assessment will be to obtain the identity of the people buried in the known graves. It will also obtain information for current unknown graves. This will allow people to come forward and 'claim' ancestral remains, and thus alert Exxaro as to the number of expected graves they will need to manage.

It would be better if all of the remains were reburied in an existing cemetery, otherwise Exxaro will need to undertake an EIA for a new cemetery.

I believe a general questionnaire should be distributed to all landowners and current farm labourers requesting information regarding graves on their lands. Exxaro must plan for unknown graves to occur in the mining lease.

Extent: Local

Duration: Long term

Probability of occurrence: Definite

Significance: High

Status of the impact: Neutral

Degree of confidence in predictions: High

TABLE 2: SUMMARY OF IMPACTS AND MITIGATION MEASURES

Heritage aspect	Impact	Significance without management	Significance with management	Status	Key management issues
Archaeological sites	Loss of a archaeological site	Low	Low	Neutral	Monitor and sample
Farm buildings	Loss of historical buildings – varies according to the buildings	High to low	Low	Negative	<ul style="list-style-type: none"> • More detailed investigation for some buildings • Need to be mapped, photographed • Site specific
Labourers' houses	Possible loss of a traditional homesteads	Low	Low	Neutral	<ul style="list-style-type: none"> • Possible occurrence of graves
Compounds	Possible loss of buildings related to (apartheid) socio-economy	Low	Low	Neutral	<ul style="list-style-type: none"> • Possible occurrence of graves • Map compounds if no drawing available • Photograph remains • sample middens
Railways & stations	Loss of stations and sliding	Low	Low	Neutral	<ul style="list-style-type: none"> • None required
Graves	Loss of ancestral and related graves	High	Low	Negative	<ul style="list-style-type: none"> • Requires a social impact assessment • Graves/Remains need to be removed and reburied • sample middens

MANAGEMENT PLAN

The mining lease consists of many heritage features dating to several periods. There should be a general monitoring program whereby an area is surveyed during or after earthmoving activity. A site-specific management plan is also required where sensitive areas are either monitored, sampled or excavated and mapped. All sites mentioned in the text should be considered as being sensitive and require monitoring. Table 2 summarises the management issues. Figure 13 summarises the significance of the sites.

Buildings:

Several buildings were surveyed, but only one building is of high significance and should not be damaged. All buildings should be adequately recorded before demolition, in the form photographs and basic measurements, indicating the various additions. The buildings may have historical middens and these need to be sampled and partially excavated.

Archaeological sites:

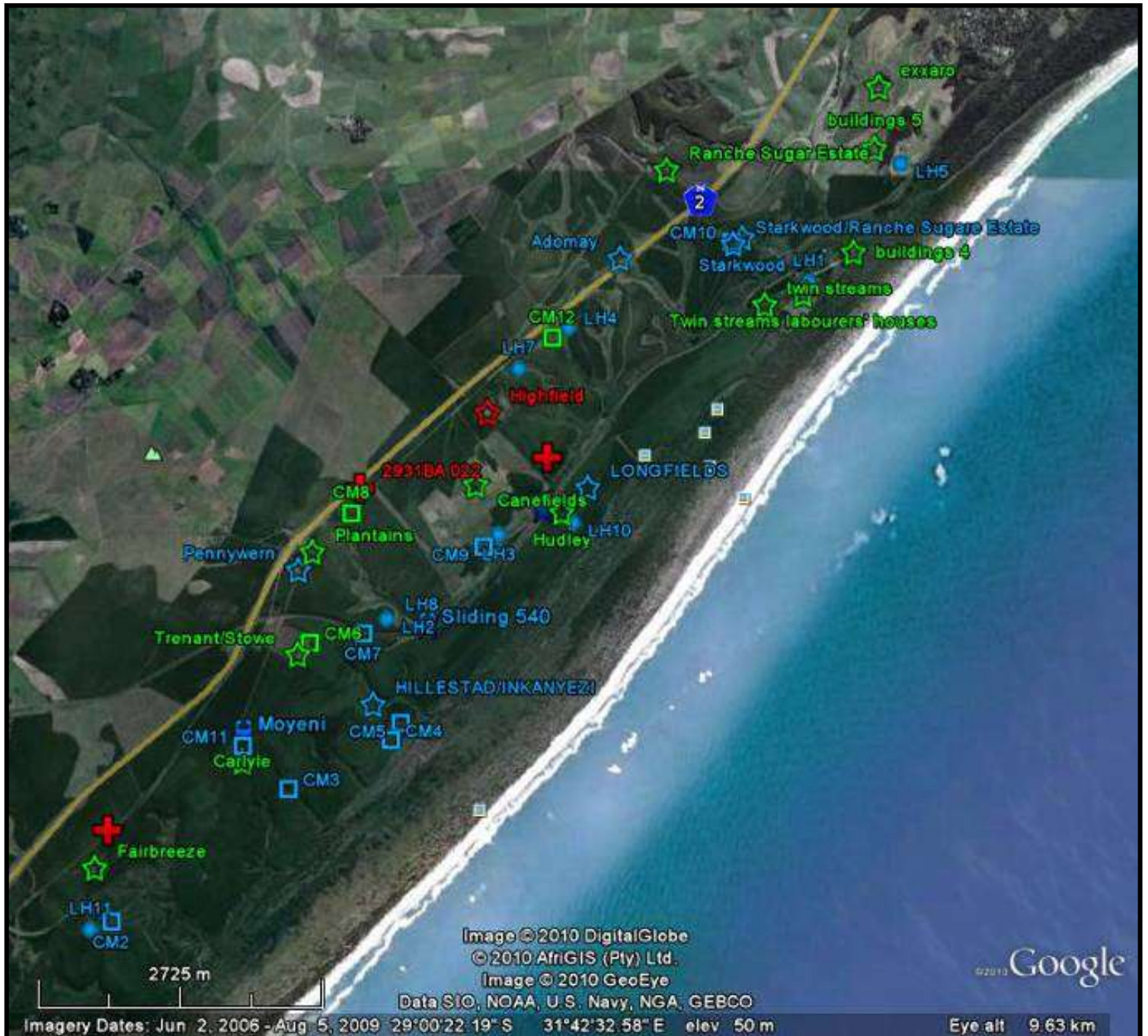
The area is of low archaeological significance, mostly due to afforestation. The entire area needs to be monitored on a regular basis during mining activity. This would occur after vegetation clearance and before actual mining. Any earthmoving activity should be monitored for archaeological sites.

Graves:

Several known graves exist in the mining lease. I suggest a social impact assessment is undertaken dealing specifically with the graves for the entire mining lease. I also suggest that a general letter is sent to all landowners requesting information regarding potential graves known to them in the mining lease. It is likely that more graves will be found in the mining lease during the operational phase, and thus social impact assessment would already be in place to deal with these remains, and save money.

Palaeontology: The mining lease is unlikely to yield palaeontological remains unless the mining operations reach the original seabed levels (Dr. Gideon Groenewald pers. comm.).

FIG. 13: LOCATION OF HERITAGE SITES AND THEIR SIGNIFICANCE⁷



⁷ Blue = low significance; Green = medium significance (requires basic mitigation if affected) Red = High significance (can mitigate)

CONCLUSION

Umlando undertook a heritage assessment of the proposed Fairbreeze mine. The aim was to revisit previously recorded archaeological sites and include new heritage aspects such as buildings and graves that was not previously covered. All sites were assessed in terms of the mining operations and management plans for each site was noted.

The assessment of buildings was at a desktop level to highlight potential buildings that may require further assessment and study. A select few of these buildings were visited: Highfields and Fairbreeze areas were the most notable buildings that required a more detailed study. Only Highfields is of high significance and was not recommended for demolition. Many of the older buildings have historical middens and these would need to be monitored and sampled, if not partially excavated. All buildings should be adequately photographed and measured before they are demolished. The aim would be to record older buildings and the processes involved in their upgrades. This can be undertaken with an historical architect and a land surveyor from Exxaro for the most accurate recordings.

The issue of human remains and graves needs to be dealt with in a sensitive manner. I provided a guide of how to deal with human remains, and noted that a social impact assessment regarding these graves will be required. I suggested subcontracting an archaeologist who has specialised in this field of work to oversee the issues of human remains. There are at least four known, and “several” unknown graves in the mining lease, and I believe more may occur as the project continues. It is for this reason that I suggested the areas that have labourers’ houses and compounds are carefully monitored during any earthmoving operations, in case more remains occur. The social consultation process may yield further graves as communities and landowners are consulted.

I suggested that all 36 sensitive areas are noted for mining operations and that an archaeologist monitors these during any earthmoving operations. This monitoring is in addition to the general monitoring on a monthly basis during the actual mining phase.

The archaeological excavations can only occur once the architectural mitigation is completed, as this could indicate where middens are likely to occur. Interviews with landowners may also assist in the locations of the historical middens. Similarly, graves

can only be removed once the social impact study has been completed. This is a long process and Exxaro should begin the study as soon as possible, as a permit to remove the human remains will not be issued until the social assessment process is complete.

REFERENCES

Anderson 1996. *Archaeological survey of the proposed Fairbreeze Mine*. Report submitted to the CSIR.

Van Jaarsveld, F.A. (1998). *Mtunzini. A history, from earliest times to 1995*

**APPENDIX A
ARCHITECTURAL REPORT**

Assessment of historic and contemporary structures on Siyayi 10011, Carlyle 9707, Enyezane 9470 , Baton Rouge 9667 and Highfield 9705, Lot 100, Lot 87 10344 and Lot 88, 9105 Fairbreeze district, Zululand

Prepared for: Umlando
November 2010



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1.

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1. Introduction

Deborah Whelan of Archaic Consulting was approached by Mr. Gavin Anderson of Umlando Archaeological Tourism and Resource Management with the view to carrying out a Phase 1 Desktop Report on the heritage value of structures on properties intended for mining by Exxaro KZN Sands. These structures would necessarily be demolished in the event of mining operations being carried out, and the context of their demolition is compliance with the KwaZulu-Natal Provincial Heritage Act no 4 of 2008.

The field of study is a number of farms in the Fairbreeze area, close to Mtunzini in Zululand. These farms operated as sugar concerns and many were latterly purchased by Mondi. Mondi Forests operated using a policy of demolishing structures that were not directly used, and structures that formed part of these early settlements were possibly victims of this destruction, leaving the Architectural Heritage Impact Assessment to deal largely with ruins and mounds of demolished buildings.

2. Method

The photographs of the structures intended for demolition were sent to Archaic Consulting by e-mail. These were cross-referenced using Google Earth to ensure that no other structures of any immediate value were missed. Archaic Consulting was ensured that no other structures besides those provided would be affected. The farms were then investigated using the tools of the land registers, establishing their history. Published works, especially by Minnaar (1992) and Van Jaarsveld (1998) were used to try to dovetail information. However, the scope of the brief was limited, and there are areas which would determine greater scrutiny. The investigation was followed up looking at the 1937 aerial photographs, which indicate structures which could be over 60 years of age and thus be protected by the Provincial Heritage Act no 4 of 2008. However, these are vague and inconclusive.

3. Brief history of the Fairbreeze area

As with most of the rest of Zululand, this district was opened up for white settlement as a result of the Zululand Delimitation of Lands Commission in 1905. This is reinforced by the survey dates of the affected farms evident on the survey diagrams (see individual assessments). The Zululand Coastal Lands, of which the affected lots form part, were some of the earliest surveys and allotments. Grouped, as described by Minaar (1992: 3)

lots 89 to 99 from the Umlalazi lots. Minaar notes that 'Originally the farms in this area were surveyed in larger areas than normal at the time because the area was considered more suitable for cattle and cotton than for cane. The farms on the coastal side of the main road were largely third grade farms with large areas of marsh and swampland' (Minaar;1992: 14) This factor could possibly be the reason for the discrepancy in allottee, in 1906, and grantee in the 1920s.

4. Individual assessments

The information presented is compiled from a number of sources, both empirical and secondary. The assessment of each particular structure affected is dealt with in the body of the discussion, and reiterated in the final section of this report. Recourse is made to the land registers found in the Provincial Deeds Office in Pietermaritzburg to establish the date of the first grant, and to dovetail this information with the original survey diagrams. These establish the earliest possible dates for structures on the site. It must be noted that the date of grant is usually the date when full title is achieved after completing the quit rent payments, and this is often many years after the property was originally inhabited. Thus, using both dates to establish and historical value is appropriate. Please note that there are discrepancies in the land registers with regard to names, and they are sometimes unclear and difficult to interpret.

Lot 91 of Umlalazi, later renamed Siyayi, was originally surveyed in March 1905 by Carl Hall. This was an early farm survey, and it is suspected that it was inhabited reasonably early, given the proximity to Empangeni Mission and Port Durnford.

The Land Registers for Siyayi 10011 read thus:

Parent farm and Remainder:

1922 Crown Grant of 1037 acres to Frank Herbert Carr⁸

1951 registered in the name of Siyayi Estates (Pty) Ltd

1951 Subdivision 1 of 5 acres created to Zululand Cillcrete (Pty) Ltd

1954 Subdivision 2 of 396 acres created to Overssant Estates (Pty) Ltd

1962 Remainder of 636 acres to Frank Herbert Carr and Raymond John Carr

1962 Subdivision 3 of 304 acres to Raymond John Carr

1962 Remainder now 332 acres to Frank Herbert Carr

⁸ Note that Albert van Jaarsveld indicates allotment of this property to one A Silbury on 27 March 1906 (Van Jaarsveld; 1998:50). This is reinforced by 1906 archival reference (SGO III/1/236 SG177D/1908) Arthur Silburn (sic?), Durban: applies for Lot no. 91, Zululand Coast Lands.

1963 Remainder registered in the name of FH Carr (Pty) Ltd

1976 Subdivision 4 9 ha registered in the name of FH Carr (Pty) Ltd

1984 Remainder to Raymond John Carr

1985 Subdivision 8 to Republic of South Africa (Roads and Transport)

4.1 Assessment of structures on Lot 91 Umlalazi Siyayi 10011

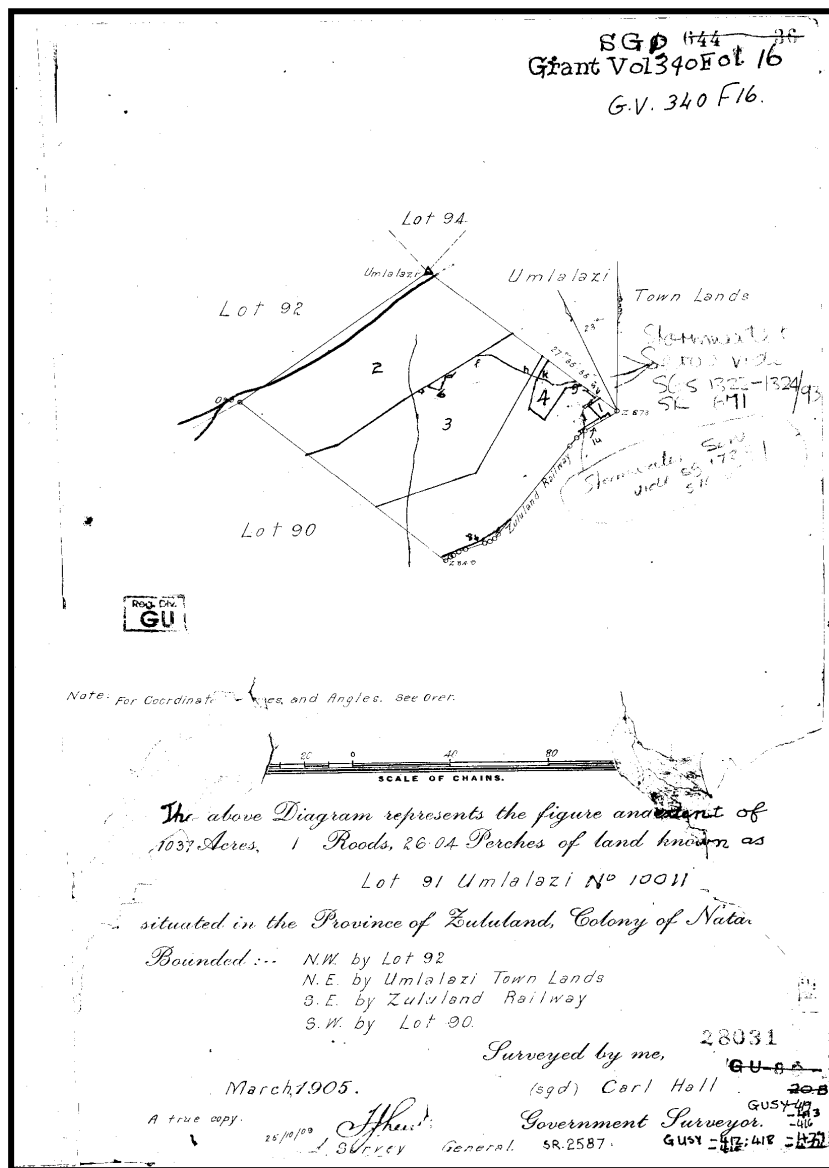


Fig 1: Survey diagram of Lot 91 Umlalazi 10011

On Subdivision 1

1951 Zululand Cillcrete (Pty) Ltd

1957 registered in the name of Siyayi Estates (Pty) Ltd

1962 Remainder now 636 acres to Frank Herbert Carr and Raymond John Carr

1962 Partition Frank Herbert Carr

1963 Remainder registered in the name of FH Carr (Pty) Ltd

1973 George Benjamin van Schalkwyk

On Subdivision 2

1954 Subdivision 2 of 396 acres was registered in the name of Overssant Estates (Pty) Ltd. There is no update in the land register, suggesting that the *status quo* remained until the mid- 1980s.

On Subdivision 3

1962 Subdivision 3 of 304 acres registered in the name of Raymond John Carr. There is no update in the land register, suggesting that the *status quo* remained until the mid- 1980s.

Subdivision 4

1978 FH Carr (Pty) Ltd.

1984 Antoinette Investments (Pty) Ltd.

Subdivision 5

1981 Xaxaza Investments (Pty) Ltd.

This property was transferred to Mondi Forests post- 1986.

The house pictured in the figure below currently houses the offices of Mondi Shanduka. It is of contemporary mixed material construction, in a fenced enclosure under a Marseille tile roof. It has little architectural merit, composed as it is of *ad hoc* structural elements. The only photographic evidence supplied to the author is the visual below.

Statement of value: House on Lot 91

House: Lot 91	Local	Regional	National	International
Architectural importance	low	low	low	low
Historical importance	low	low	low	low
Technical importance	low	low	low	low
Social importance	low	low	low	low
Scientific importance	low	low	low	low

FIG 2: AFFECTED STRUCTURE ON LOT 91 UMLALAZI (PHOTO: SUPPLIED)



Recommendations: There is little to recommend the retention of this structure. It is of recent construction and reveals little historic texture. However, given the limited nature of the evidence provided to Archaic Consulting it is recommended that if and when demolition commences, a qualified historical architectural professional is consulted more closely with respect to other structures on the site.

- ***Demolition is an option.***

4.2 Assessment of Structures on Lot 99 Umlalazi Carlyle 9707

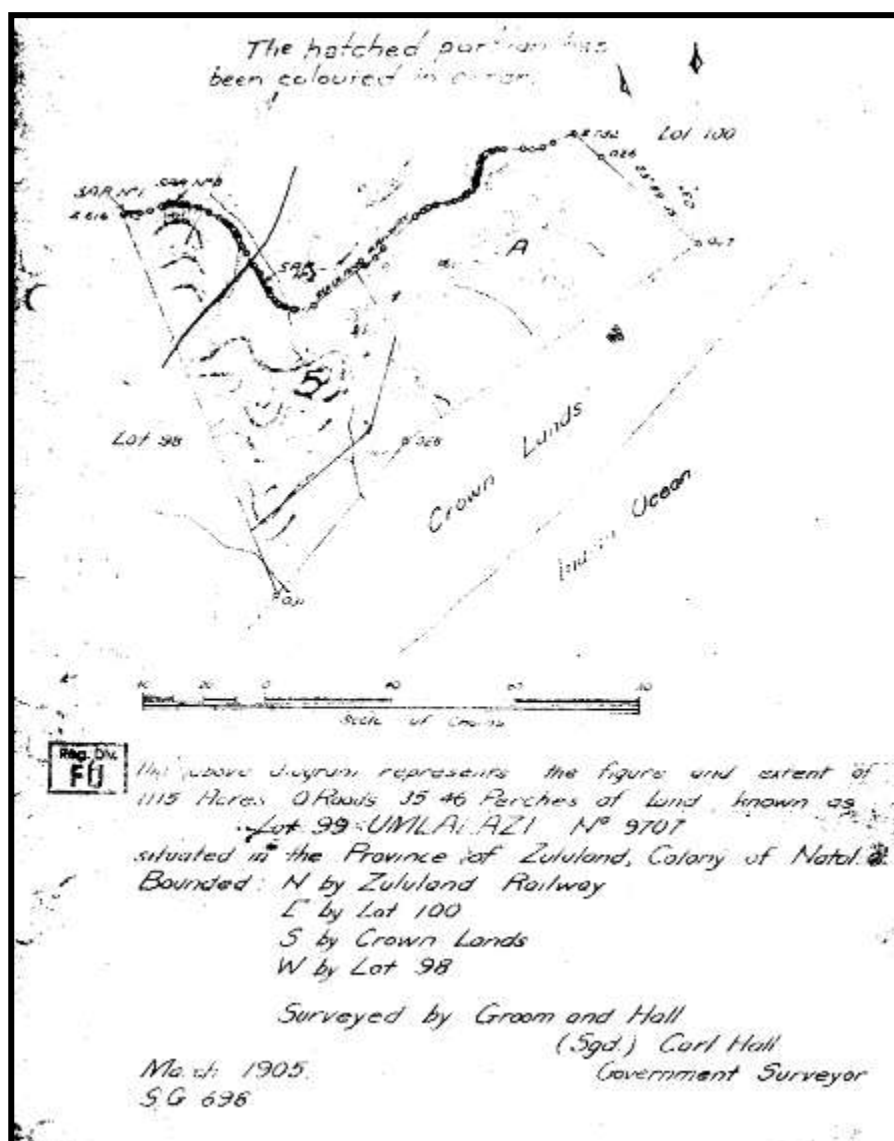


FIG 3: SURVEY DIAGRAM OF LOT 99 UMLALAZI 9707

The land registers for Lot 99 Umlalazi read thus:

Parent farm and Remainder:

1920 Crown Grant of 1115 acres to Reginald Laing Paige⁹

1920 Subdivision A of 518 acres created to James Mason

1927 Remainder now 596 acres Delville Estates Ltd¹⁰.

1935 Subdivision SAR No 1

⁹ Note that Albert van Jaarsveld indicates allotment of this property to one HH Howe on 27 March 1906 (Van Jaarsveld; 1998:50)

¹⁰ A company formed by JL Hulett and Sons Ltd (Minaar; 1992:15)

1935 Subdivision SAR No 2

1935 Subdivision SAR No 3

1951 Subdivision 5 350 acres Certificate of Registered Title to Delville Estates

1951 Subdivision 6 130 acres Certificate of Registered Title to Delville Estates

Subdivision 1

1920 James Mason

1924 Wilfred Emanuel Desplace

1938 Martha Ackerman

1952 Duncan Crookes

1956 Hillestad Estates (Pty) Ltd.

1974 DAC Havies ? Estates (Pty) Ltd

Subdivisions SAR 1, 2 and 3 were re-granted to Trenant (Pty) Ltd in 1982

Subdivison 5

1951 Delville Estates (Pty) Ltd.

1978 Michael Ronald Miller

1981 Carlyle Sugar Estates

Subdivision 6

1951 Delville Estates (Pty) Ltd.

1978 Michael Ronald Miller

1981 Carlyle Sugar Estates (Pty) Ltd.



**FIG 4: MOUND SHOWING DEMOLISHED STRUCTURES: LOT 99 UMLALAZI
(PHOTO: SUPPLIED)**

Statement of value: House on Lot 99

Ruin: Lot 99	Local	Regional	National	International
Architectural importance	low	low	low	low
Historical importance	low	low	low	low
Technical importance	low	low	low	low
Social importance	low	low	low	low
Scientific importance	low	low	low	low

Recommendations: *There is little to recommend the retention of this ruin. However, given the limited nature of the evidence provided to Archaic Consulting it is recommended that if and when site clearing commences, a qualified historical architectural professional is consulted more closely with respect to other structures on the site.*

- **Demolition is an option.**

4.3 Assessment of Structures on Enyezane 9470

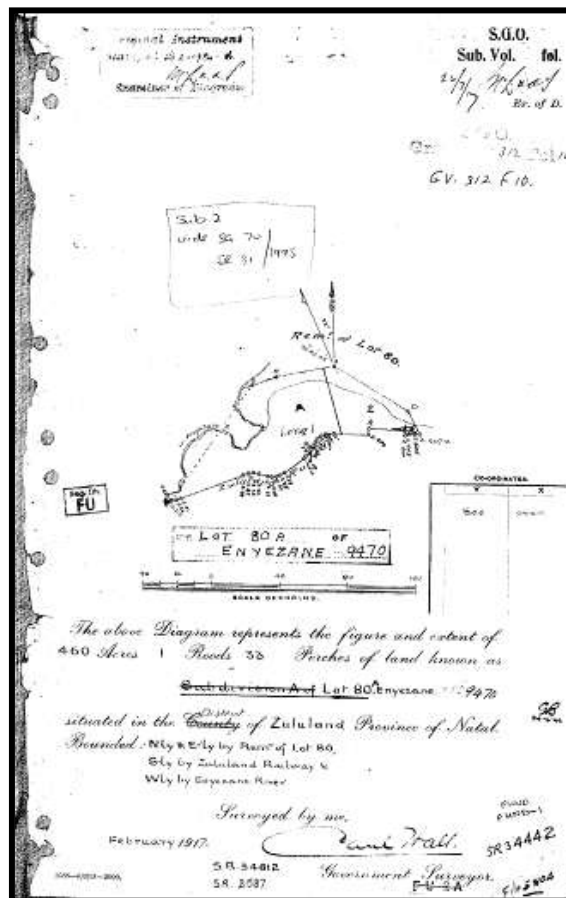


FIG 5: SURVEY DIAGRAM LOT 80 A ENYEZANE 9470



FIG 6: SHOWING REMAINS OF STATION BUILDING (PHOTO: SUPPLIED)

The structure is a roofless utilitarian building, possibly a station for the 1986 expropriation. This suggests that the building was constructed at this time, reinforced by the stretcher bond face brickwork and windows made to hold steel- framed windows. It has little architectural merit, and limited historical, social or technical value.

Recommendations: *There is little to recommend the retention of this ruin. However, given the limited nature of the evidence provided to Archaic Consulting it is recommended that if and when site clearing commences, a qualified historical architectural professional is consulted more closely with respect to other structures on the site.*

- **Demolition is an option.**

Railway structure: Lot 80A	Local	Regional	National	International
Architectural importance	low	low	low	low
Historical importance	low	low	low	low
Technical importance	low	low	low	low
Social importance	low	low	low	low
Scientific importance	low	low	low	low

4.4 Assessment of structures on Lot 98 Umlalazi Baton Rouge, 9667

Lot 98 Umlalazi was surveyed by Carl Hall in 1905. Minnaar (1992) and Van Jaarsveld (1998) both note CE Smith as being the 1906 allottee. However, the land register shows differently.

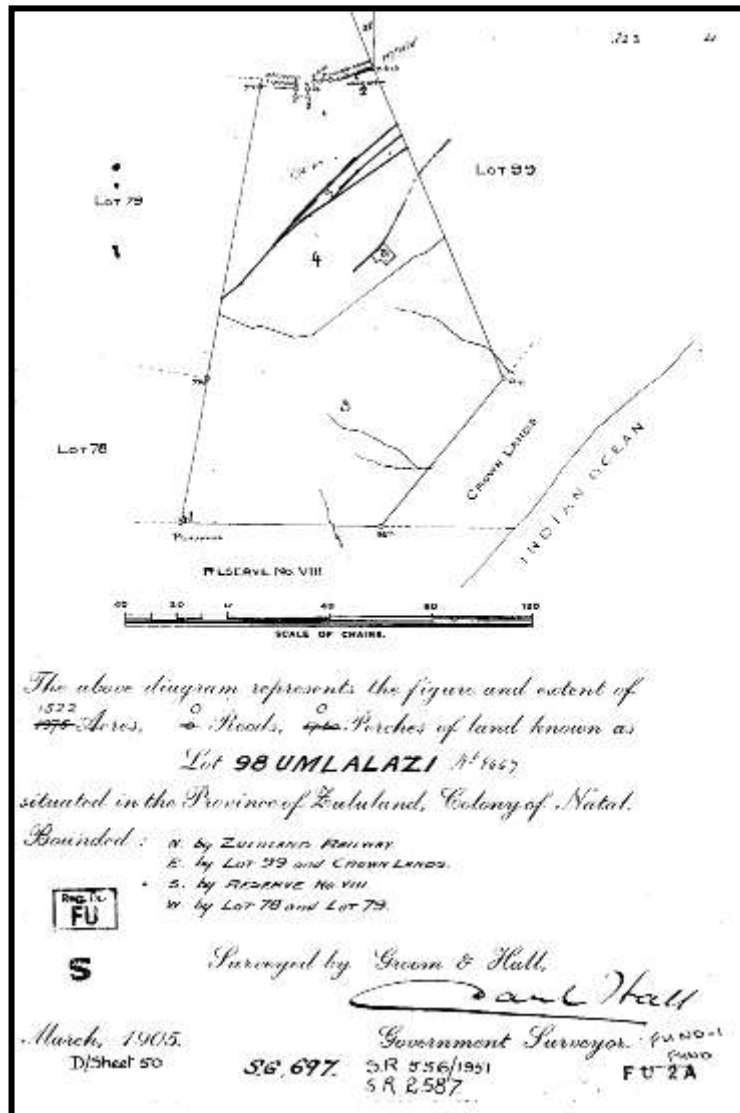


FIG 8: SURVEY DIAGRAM OF LOT 98 UMLALAZI 9667

Parent farm and Remainder:

1920 Crown Grant of 1522 acres to Kenneth Anderson MacMinn¹¹

1921 Percy Talmage

1935 Subdivision SAR 1

1939 Subdivision A created to Josiah Harvey

1948 Remainder now 1521 acres Edwin A Talmage¹²

1958 Malcolm Albert Talmage and Graeme Goodhall Talmage

1960 Subdivision 3 of 887 acres to Graeme Goodhall Talmage

1960 Remainder now 633 acres to Malcolm Albert Talmage

1978 Fairbreeze Estates

1981 Eckhardt Wilhelm Meyer

Subdivision A

1939 Josiah Harvey

1980 Michael Norman Harvey

Subdivision SAR 1

1982 re-granted to Trenant

Subdivision 3

1960 Graeme Woodhall Talmage

1977 Baton Rouge Estates

Building 1:

At face value, this homestead is not of vast architectural importance, but it is connected with the Talmage family who constructed it in 1921 and who are still resident. It is constructed of masonry under corrugated iron.

¹¹ Note that Albert van Jaarsveld notes Lot 98 as being allotted to CE Smith (Van Jaarsveld: 1998:50). Certainly, by 1910, MacMinn was involved (SGO III/1/293 SG6300/1910 KA MacMinn, Emoyeni, Zululand: subdivision of Lot nos. 98 and 99 of the Zululand Coast Lands).

¹² A member of the Emoyeni Planters Association in 1931(Minnaar; 1992: 137)



FIG 9: TALMAGE HOMESTEAD (PHOTO: SUPPLIED)



FIG 10: TALMAGE HOMESTEAD (PHOTO: SUPPLIED)



FIG 11: WATER TOWER (PHOTO: SUPPLIED)



FIG 12: OUTBUILDING- TALMAGE HOMESTEAD (PHOTO: SUPPLIED)

House 1: Lot 98 Umlalazi	Local	Regional	National	International
Architectural importance	medium	low	low	low
Historical importance	unknown	low	low	low
Technical importance	low	low	low	low
Social importance	unknown	low	low	low
Scientific importance	low	low	low	low

Recommendations: *This structure falls within the 60-year clause. Given the substantial nature of this property, as well as the condition of the buildings, and the topophilia suggested by the site, it is strongly recommended that a more in-depth assessment be carried out of this structure in order to assess its value locally.*

- *Demolition is not recommended at this point until further information is obtained*

Starkwood; The Ranche: Building no 2:



FIG 12: REMAINS OF CONTEMPORARY STRUCTURE ON LOT 98 UMLALAZI 9667 (PHOTO: SUPPLIED)

The 'structure' on lot 98 is the remains of a ruin, possibly a victim of the Mondi policy of destruction. However, the brickwork is indicative of recent construction, and would not be protected in terms of the KwaZulu-Natal Heritage Act no 4 of 2008.

Remains of ruin: building 2	Local	Regional	National	International
Architectural importance	low	low	low	low
Historical importance	low	low	low	low
Technical importance	low	low	low	low
Social importance	low	low	low	low
Scientific importance	low	low	low	low

Recommendations: *There is little to recommend the retention of this ruin. However, given the limited nature of the evidence provided to Archaic Consulting it is recommended that if and when site clearing commences, a qualified historical architectural professional is consulted more closely with respect to other structures on the site.*

- **Demolition is an option.**

4.5 Assessment of structures on Lot 89 Umlalazi Highfield 9705

Although the survey diagram indicates early survey, Van Jaarsveld does not indicate Lot 89 as being allotted by 1906, noting that the gaps in the record indicate, rather, unallotted land.

The Land register reads thus:

Parent farm and Remainder:

1920 Grant 1172 acres to Roelf van Rooyen¹³

1948 1/3 shares to Dirk Ackerman Willem le Roux, Johannes Stander

1948 Certificate of Registered Title to Dirk Ackerman

1953 Stander's share passes to Dirk Ackerman and Willem le Roux

1959 Subdivision 1 of 587 acres created in partition to Dirk Hoffman Ackerman

1959 Remainder now 584 acres Willem Johannes le Roux

1969 Remainder passed to four Le Roux descendents

1978 Remainder registered to Sarcola (Pty) Ltd

1984 Subdivision 3 to Republic of South Africa (Transport)

¹³ A member of the Emoyeni Planters Association in 1931(Minnaar; 1992: 137)

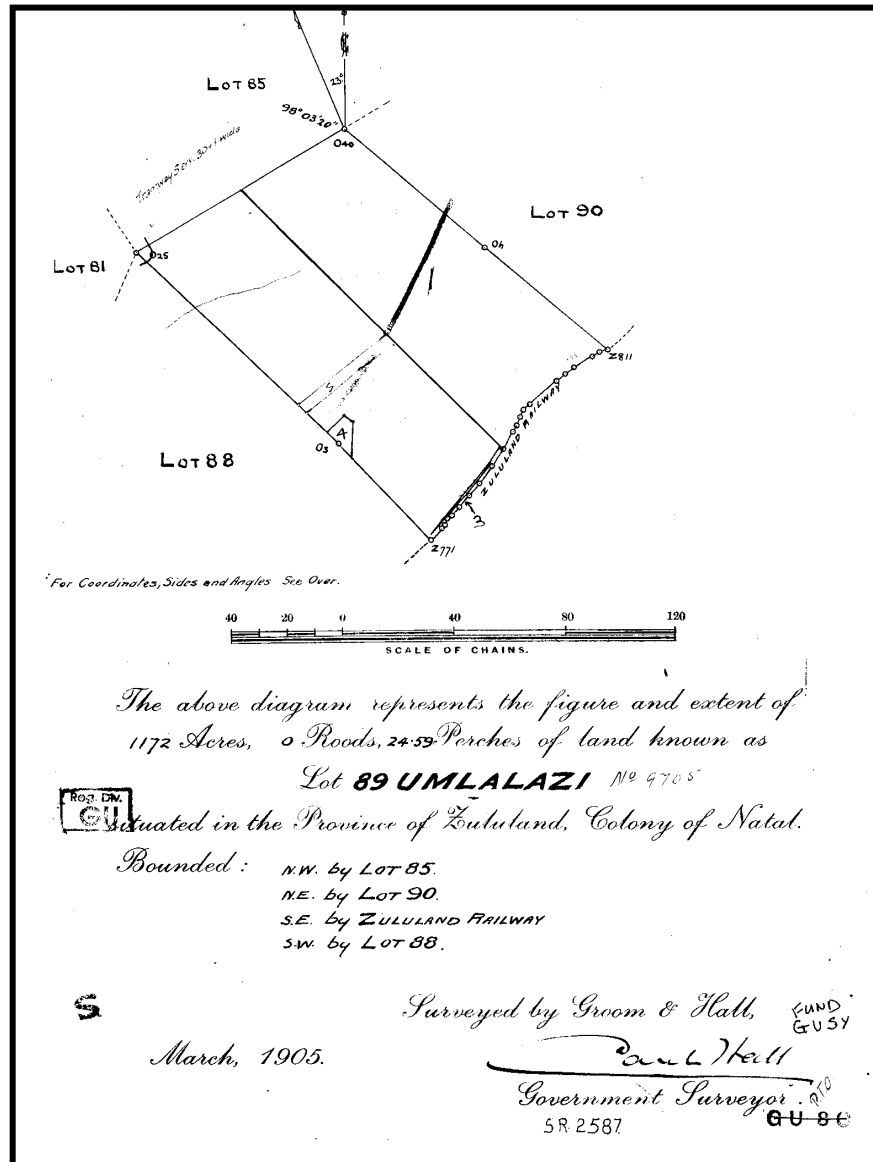


Fig 13: Survey diagram of Lot 89 Umlalazi 9705

Subdivision 1

1953 Dirk Hoffman Ackerman

1969 Adomay Estate (Pty) Ltd

1984 Subdivision 2 to Republic of South Africa (Transport)

Building no 1: Highfield Country House

This building is currently operating as a Bed and Breakfast under the name Highfield Country Home. It is a substantial structure, of plastered masonry under corrugated iron

sheeting, in a Cape Dutch Revival Style. It was allegedly constructed after the fashion of Groote Schuur (Pers.comm Sarco le Roux). A central stair leads to a wide veranda. A hipped second story reinforces the symmetry which is then supported by matching wings topped with simple Cape Dutch gables, with typically Union period windows below. It is also noted that this building is positioned in a well established garden. Highfields was constructed in 1929 by Roelf van Rooyen for his second wife. The original first house was demolished by Mondi many years ago (Sarco Le Roux, pers comm.). Willem le Roux, a partner in the farm with Ackerman, moved into the house and it has been occupied by the Le Roux family ever since.



**FIG 14: SHOWING FRONT ELEVATION OF HIGHFIELD COUNTRY HOUSE
(PHOTO: SUPPLIED)**



FIG 15: REAR OF HIGHFIELD COUNTRY HOUSE (PHOTO: SUPPLIED)



FIG 16: REAR VIEW OF HIGHFIELD COUNTRY HOUSE (PHOTO: SUPPLIED)



Fig 17: Veranda of main structure- Highland House (photo: supplied)

House 1: Lot 89 Umlalazi	Local	Regional	National	International
Architectural importance	high	low	low	low
Historical importance	unknown	low	low	low
Technical importance	low	low	low	low
Social importance	unknown	low	low	low
Scientific importance	low	low	low	low

Recommendations: *This structure falls within the 60-year clause. Given the substantial nature of this property, as well as the condition of the buildings, and the topophilia suggested by the site, it is strongly recommended that a more in-depth assessment be carried out of this structure in order to assess its value locally.*

- *Demolition is not recommended at this point until further information is obtained*

Pennywern Road: Building no 2:

This is a second homestead on Lot 100. It is a complex of recent construction in modern materials and in a modern idiom. The building has been ransacked for the steel door and

window frames. There is little of architectural, social or historical merit in these structures.



FIG 18: HOUSE 2 (PHOTO: SUPPLIED)



FIG 19: HOUSE 2 (PHOTO: SUPPLIED)



FIG 20: HOUSE 2 LABOURERS COTTAGE (PHOTO: SUPPLIED)

House 2: Lot 89 Umlalazi	Local	Regional	National	International
Architectural importance	low	low	low	low
Historical importance	low	low	low	low
Technical importance	low	low	low	low
Social importance	low	low	low	low
Scientific importance	low	low	low	low

Recommendations: *There is little to recommend the retention of this ruin. However, given the limited nature of the evidence provided to Archaic Consulting it is recommended that if and when site clearing commences, a qualified historical architectural professional is consulted more closely with respect to other structures on the site.*

- **Demolition is an option.**

Adomay

Adomay was the name given to the 1969 subdivision which dates the house to the late 1960s. The house is semi- demolished.



Fig 21: house at Adomay (photo: supplied)

House 3: Lot 89 Umlalazi	Local	Regional	National	International
Architectural importance	low	low	low	low
Historical importance	low	low	low	low
Technical importance	low	low	low	low
Social importance	low	low	low	low
Scientific importance	low	low	low	low

Recommendations: *There is little to recommend the retention of this ruin. However, given the limited nature of the evidence provided to Archaic Consulting it is recommended that if and when site clearing commences, a qualified historical architectural professional is consulted more closely with respect to other structures on the site.*

- **Demolition is an option.**

4.6 Assessment of structures on Lot 100 Umlalazi 12848.

Lot 100 was surveyed in 1905 by Carl Hall. Although Minnaar notes that the 1906 allotment was to DL Woolf, as with many of the other farms locally, the land registers tell differently.

The land registers read thus:

Parent farm and remainder:

1938 Johannes Prozesky 1938 grant 1473 acres to Estate late George Hudson

1941 Arnisa (?) Prozesky

1944 Lewis P Addison and H Garland

1946 ½ share Addison to Ian Frederick Garland

1949 HB Garland to Ian Frederick Garland

1956 Sub 1 Union Government (railway)

1958 615 acres registered in the name of Garland Wood (Pty) Ltd

1985 Sub 9 and 10 (86 ha) to Republic of South Africa¹⁴

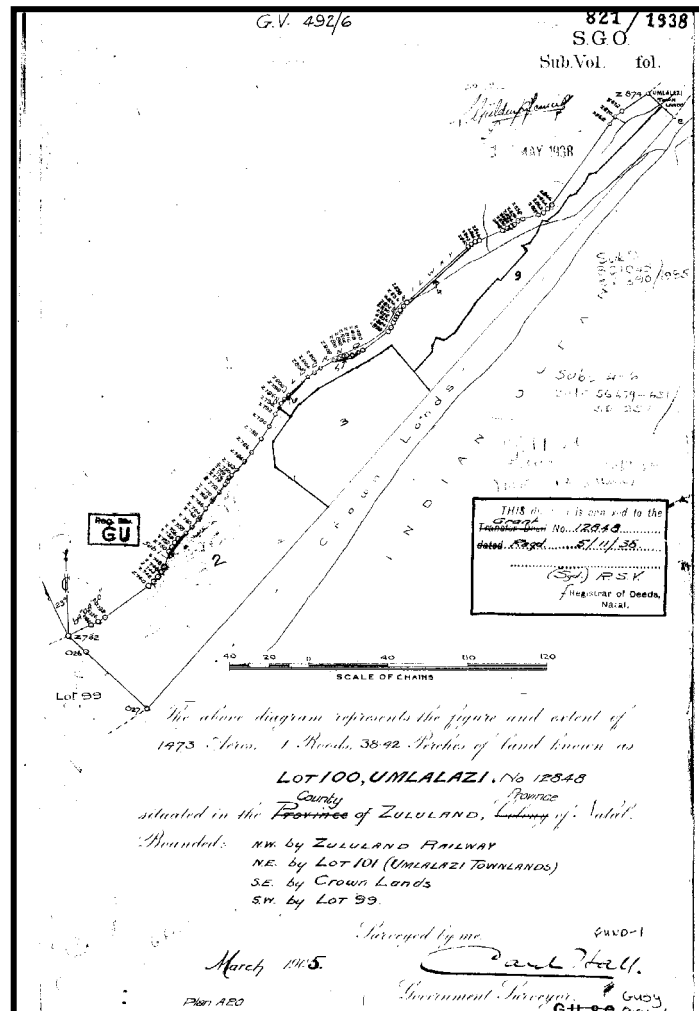


FIG 22: SURVEY DIAGRAM FOR LOT 100 UMLALAZI

¹⁴ Sale of land to the Natal Parks Board for conservation of rare orchid species (A de V Minnaar; 1992: 15)

The only pictures of structures received were the labourer's compounds at Canelands, near Hudley Station. These are of recent construction and have little merit.



FIG 23: CANEFIELDS COMPOUNDS (PHOTO: SUPPLIED)

Hudley: Lot 100 Umlalazi	Local	Regional	National	International
Architectural importance	low	low	low	low
Historical importance	low	low	low	low
Technical importance	low	low	low	low
Social importance	low	low	low	low
Scientific importance	low	low	low	low

Recommendations: *There is little to recommend the retention of these buildings. However, given the limited nature of the evidence provided to Archaic Consulting it is recommended that if and when site clearing commences, a qualified historical architectural professional is consulted more closely with respect to other structures on the site.*

- **Demolition is an option.**

Cultural Heritage:

However, given the evidence of the Land registers, the strong connection with Ian Garland and the conservation efforts of his renowned project at Twin Streams is cause for concern. His parent property was sold to Mondi in 1988 (Minnaar; 1992:15). Given the date of allotment and the date of grant, and the reasonably intact line of ownership by members of the Garland family since the mid- 1040s, early structures which fall under

the protection imposed by the Provincial Heritage Act no 4 of 2008 are likely, and would require further mitigation.

Recommendations: Given the limited nature of the material evidence provided to Archaic Consulting it is recommended that further investigation be carried out on this property. The issue of conservation initiatives is also important from a cultural heritage perspective, and it is recommended that further investigation should to be carried out on the impacts in this regard.

- ***Mitigation can only be advised with the receipt of further information***

4.7 Assessment of structures Lot 87 Emoyeni 10344

Lot 87 was surveyed in 1905 by Groom and Hall. It was originally allotted to W Fentiman (Minnaar; 1992:156). However, it was only first granted in 1923. This property is now known as Tenant 15321.

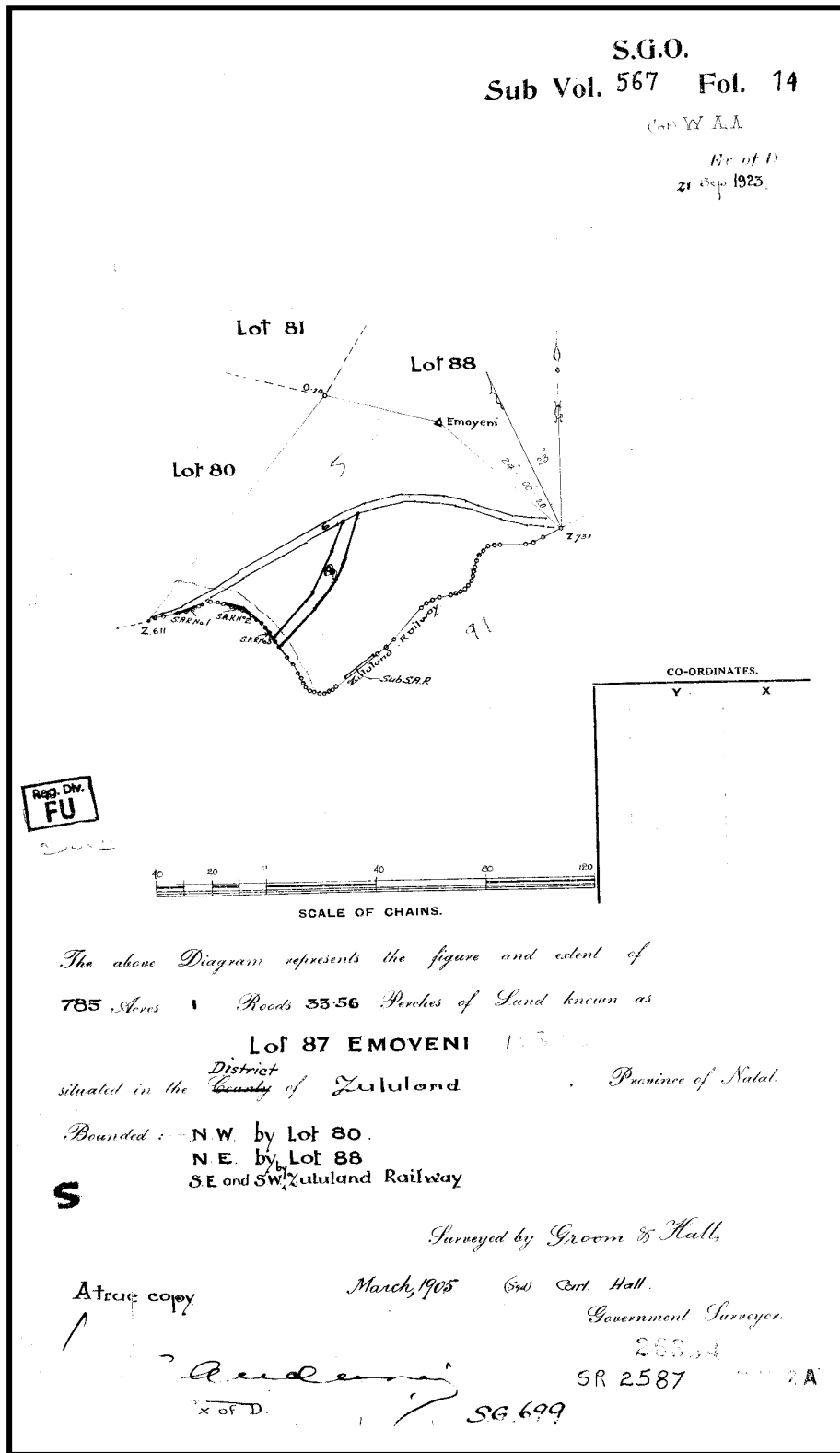


Fig 24: Survey diagram for Lot 87 Emoyeni

The land register for Lot 87 Emoyeni read thus;

Parent farm and Remainder:

1923 Grant of 785 acres to Geraldine Mary Murray Macgregor

1925 Subdivision SAR of 1 acre Union Government (railway)

1927 Remainder now 784 acres transferred to Victor Nicholl

1933 Remainder to Geoffery Essery

1935 SAR 1, 2 and 3 transferred to Union Government

1942 Remainder now 783 acres transferred to Henry Offer and Geoffery Essery

1950 Remainder transferred to Henry Offer

1952 Remainder transferred to Geoffery Chennels

1964 Remainder transferred to Trenant (Pty) Ltd

In 1982 all SAR subdivisions were regranted to Trenant (Pty) Ltd.

The structure, described as 'Pennywern Road' is largely demolished. It is of recent and common construction. However, the established garden points at earlier settlement and remnants of any earlier structures may still be visible.



FIG 25: 'PENNYWERN ROAD' (PHOTO: SUPPLIED)

ruin: Lot 87 Emoyeni	Local	Regional	National	International
Architectural importance	low	low	low	low
Historical importance	low	low	low	low
Technical importance	low	low	low	low
Social importance	low	low	low	low
Scientific importance	low	low	low	low

Recommendations: *There is little to recommend the retention of this ruin. However, given the limited nature of the evidence provided to Archaic Consulting it is recommended that if and when site clearing commences, a qualified historical architectural professional is consulted more closely with respect to other structures on the site.*

- **Demolition is an option.**

4.8 Assessment of structures Lot 88 Emoyeni 9105

This property was first surveyed by Carl Hall in 1905, and was originally unallotted.

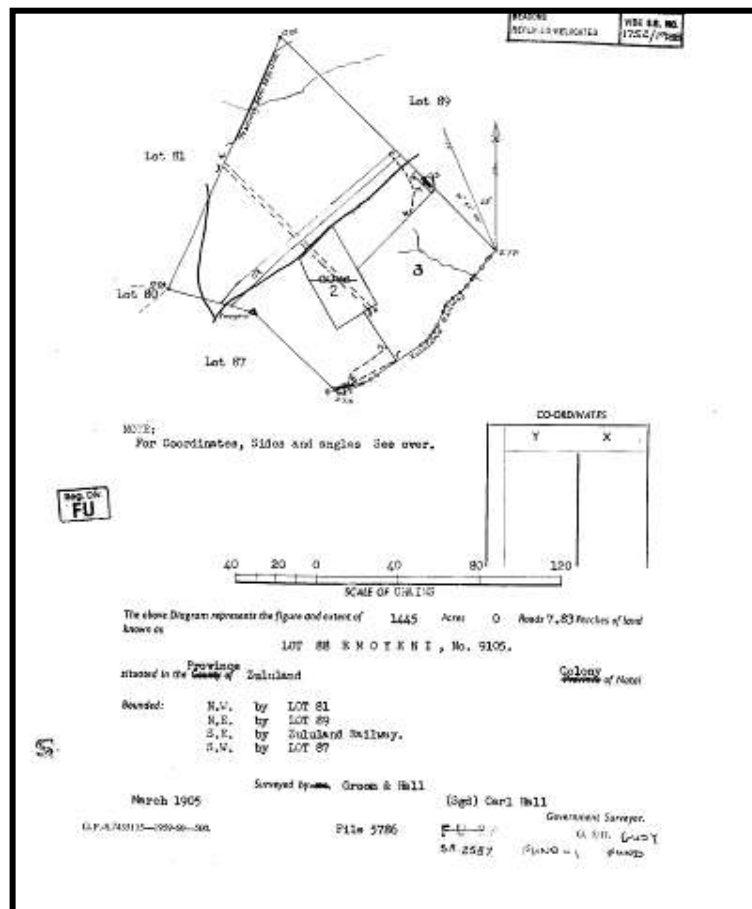


Fig 26: Survey diagram for Lot 88 Emoyeni

The land registers for Lot 88 Emoyeni read thus:

Parent farm and remainder:

1917 Grant of 1445 acres to Cornelius Christoffel Martens

1919 Subdivision A of 3 acres to Roelf van Rooyen

1920 Remainder now 1442 acres to Victor Nicholl

1938 Registered in the name Plantains (Pty) Ltd

1947 Subdivision 3 of 300 acres to Gerald K Garland

1957 Remainder now 1142 acres to Plantains (Pty) Ltd

1985 9000m² subdivision transferred to Republic of South Africa (railway)

Subdivision 1

1919 transfer to Roelf van Rooyen

1948 1/3 shares to Dirk Ackerman, Willem le Roux and Johannes Stander

1948 CRT Dirk Ackerman

1953 JH Stander to Ackerman and Le Roux

1959 partition to Willem Johannes Le Roux

1969 Divided amongst Le Roux heirs

1978 Sarcola (Pty) Ltd

Subdivision 3

1947 Gerald Garland

1853 Mark Beauchamp Peacock

1955 Ian George Younger Murray

1954 Subdivision 4 Union Government (railway)



FIG 27: OUTBUILDING (PHOTO: SUPPLIED)



FIG 28: MAIN HOUSE (PHOTO: SUPPLIED)

The buildings are of recent construction of brick and mortar under a Roman tile roof. The garden is established. The buildings have little architectural merit.

House: Lot 88 Emoyeni	Local	Regional	National	International
Architectural importance	low	low	low	low
Historical importance	low	low	low	low
Technical importance	low	low	low	low
Social importance	low	low	low	low
Scientific importance	low	low	low	low

Recommendations: *At face value, there is little to recommend the retention of this homestead. However, given the limited nature of the evidence provided to Archaic Consulting it is recommended that if and when site clearing commences, a qualified historical architectural professional is consulted more closely with respect to other structures on the site.*

- **Demolition is an option.**

Other cultural heritage: It is noted that this property was owned by a company named Plantain (Pty) Ltd, and that there are also Garland connections. It is known by the author that Ian Garland spoke of this area being the place in which the Dube family grew the plantain or *ukhova*, a Kings crop, for Cetswayo.

Recommendations: *It is recommended that the connections between the plantain and the Dube family as official growers for the King be followed up in order to correctly interpret the cultural landscape.*

5. Conclusions and mitigation

- **Structures on Lot 91 Umlalazi Siyayi 10011- Fairbreeze offices**

Demolition is an option

- **Structures on Lot 99 Umlalazi Carlyle 9707- rubble**

Demolition is an option

- **Structures on Lot 80A Umlalazi Enyezane 9470- station building**

Demolition is an option

- **Structures on Lot 98 Umlalazi Baton Rouge, 9667**

Fairbreeze: Talmage homestead: needs further investigation

Demolition is not an option at this point- needs further research

Building 2: ruined walls

Demolition is an option

- **Structures on Lot 89 Umlalazi Highfields 9707**

Building 1- Highfield Country House: needs further investigation

Demolition is not an option at this point- needs further research

Building 2- houses and labourers cottages sans doors and windows

Demolition is an option

Building 3: Adomay - house sans doors and windows

Demolition is an option

- **Structures on Lot 100 Umlalazi 12848**

Hudley compounds:

Demolition is an option

Cultural Heritage:

Demolition is not an option at this point- needs further research as well as the impact on the Twin Streams conservation area.

- **Structures Lot 87 Emoyeni 10344- ruins**

Demolition is an option with added monitoring for extra structures

- **Structures on Lot 88 Emoyeni 9105**

Building: Demolition is an option with added monitoring for extra structures.

Cultural Heritage: additional information regarding the growing of *ukhova* is recommended

6. References

Lloyds (1906) *Twentieth century impressions of Natal : its people, commerce,*

industries, and resources

London, Lloyd's Greater Britain

Minnaar, A de V (1992) *Ushukela. A history of the growth and development of the Sugar Industry in Zululand; 1905 to the present.*

Pretoria, HSRC

Van Jaarsveld, A (1998) *Mtunzini. A history, from earliest times to 1995*

Mtunzini, Van Jaarsveld

Archival material:

SGO III/1/293 SG6300/1910- KA MacMinn, Emoyeni, Zululand: subdivision of Lot nos. 98 and 99 of the Zululand Coast Lands.

SGO III/1/236 SG177D/1908- Arthur Silburn, Durban: applies for Lot no. 91, Zululand Coast Lands.

APPENDIX B
PHASE 2 ARCHITECTURAL REPORT

**PHASE II ASSESSMENT OF HISTORIC AND CONTEMPORARY STRUCTURES ON
BATON ROUGE 9667 AND HIGHFIELD 9705 - FAIRBREEZE DISTRICT, ZULULAND
December 2010**

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Highfield Country House: Lot 89 Umlalazi (photo:Author December 2010)

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1.	Introduction and Methodology	2
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6.	References	18

1. Introduction and methodology

Deborah Whelan of Archaic Consulting was approached by Mr. Gavin Anderson of Umlando: Archaeological Tourism and Resource Management with the view to carrying out a Phase I Desktop Report on the heritage value of structures on properties intended for mining by Exxaro KZN Sands.

In Phase I of the Heritage Report, Gavin Anderson from Umlando Archaeological Tourism and Heritage Management supplied photographs and geographical positioning to Archaic Consulting. These structures would necessarily be demolished in the event of mining operations being carried out, and the context of their demolition is compliance with the KwaZulu-Natal Provincial Heritage Act no 4 of 2008. This desktop report which covered all the farms intended for mining was completed, and conclusions drawn. These conclusions are presented in Section 2 of this report. None of the other background information presented in the phase I report will form part of this document except for the salient homesteads since this presents a single, discrete body of relevant information.

As noted in Section 2, two particular homesteads demanded closer investigation. One is the old Talmage homestead on the farm Baton Rouge, and the other Highfield Country House on Lot 89 Umlalazi. Other elements of cultural heritage were also identified, such as Twinstreams and the possible history of *ukhova* production.

A map was then provided which elaborated on the extent of the ore beds, and this was used to hone in on priority sites. The latter two cultural heritage sites would not be affected, but the two homesteads Talmage and Highfield, would be in line for demolition.

A site inspection was carried out on the 14th December, together with Gavin Anderson of Umlando. The affected homesteads were visited and photographically documented. This was important in order to establish the context of the sites, as well as the condition and authenticity of the buildings themselves. This information forms the basis of the following report.

2. Conclusions and mitigation from Phase I Heritage Report

- **Structures on Lot 91 Umlalazi Siyayi 10011- Fairbreeze offices**

Demolition is an option

- **Structures on Lot 99 Umlalazi Carlyle 9707- rubble**

Demolition is an option

- **Structures on Lot 80A Umlalazi Enyezane 9470- station building**

Demolition is an option

- **Structures on Lot 98 Umlalazi Baton Rouge, 9667**

Building 1- Talmage homestead: needs further investigation

Demolition is not an option at this point- needs further research

Building 2: ruined walls

Demolition is an option

- **Structures on Lot 89 Umlalazi Highfields 9707**

Building 1- Highfield Country House: needs further investigation

Demolition is not an option at this point- needs further research

Building 2- houses and labourers cottages sans doors and windows

Demolition is an option

Building 3: Adomay - house sans doors and windows

Demolition is an option

- **Structures on Lot 100 Umlalazi 12848**

Hudley compounds:

Demolition is an option

Cultural Heritage:

Demolition is not an option at this point- needs further research as well as the impact on the Twin Streams conservation area.

- **Structures Lot 87 Emoyeni 10344- ruins**

Demolition is an option with added monitoring for extra structures

- **Structures on Lot 88 Emoyeni 9105**

Building: Demolition is an option with added monitoring for extra structures.

Cultural Heritage: additional information regarding the growing of *ukhova* is recommended

3. Phase II Assessment: Talmage Homestead, Baton Rouge

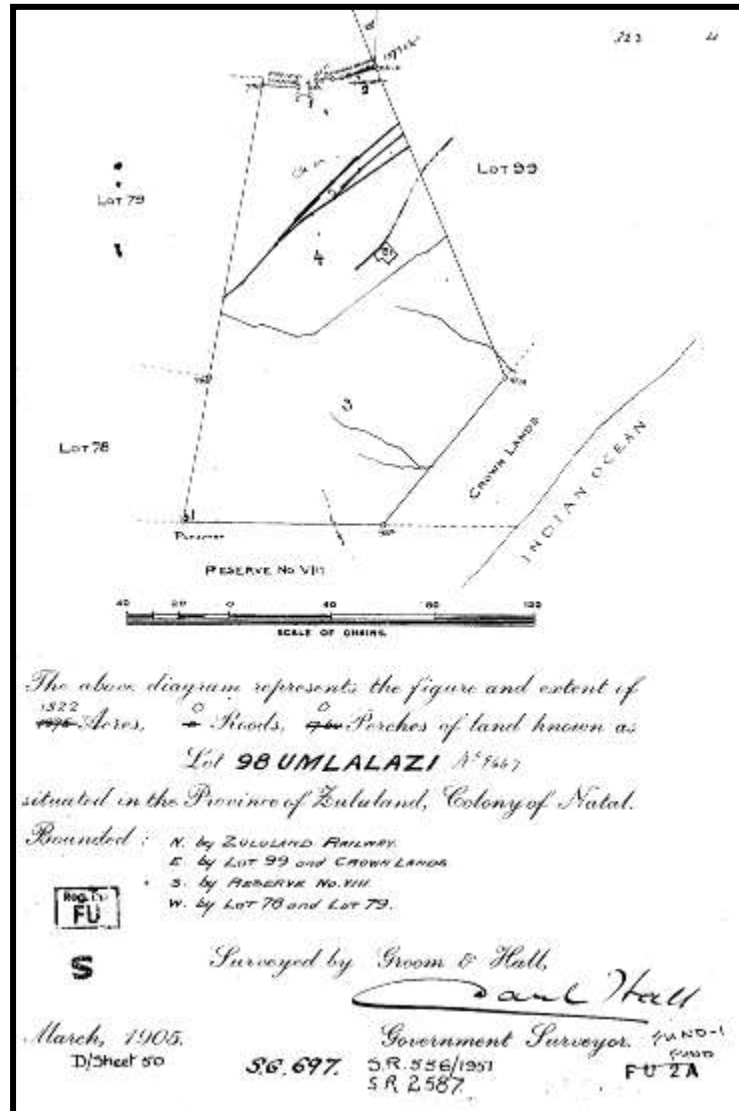


Fig 8: Survey diagram of Lot 98 Umlalazi 9667

Lot 98 Umlalazi was surveyed by Carl Hall in 1905. Minnaar (1992) and Van Jaarsveld (1998) both note CE Smith as being the 1906 allottee. However, the land register shows differently.

Parent farm and Remainder:

1920 Crown Grant of 1522 acres to Kenneth Anderson MacMinn¹⁵

1921 Percy Talmage

¹⁵ Note that Albert van Jaarsveld notes Lot 98 as being allotted to CE Smith (Van Jaarsveld: 1998:50). Certainly, by 1910, MacMinn was involved (SGO III/1/293 SG6300/1910 KA MacMinn, Emoyeni, Zululand: subdivision of Lot nos. 98 and 99 of the Zululand Coast Lands).

1935 Subdivision SAR 1

1939 Subdivision A created to Josiah Harvey

1948 Remainder now 1521 acres Edwin A Talmage¹⁶

1958 Malcolm Albert Talmage and Graeme Goodhall Talmage

1960 Subdivision 3 of 887 acres to Graeme Goodhall Talmage

1960 Remainder now 633 acres to Malcolm Albert Talmage

1978 Fairbreeze Estates

1981 Eckhardt Wilhelm Meyer

Subdivision A

1939 Josiah Harvey

1980 Michael Norman Harvey

Subdivision SAR 1

1982 re-granted to Trenant

Subdivision 3

1960 Graeme Woodhall Talmage

1977 Baton Rouge Estates

The homestead:

The Talmage homestead on Baton Rouge forms part of a larger collection of associated farm buildings together with a trading store that was constructed in 1951. The complex is hidden in the plantation, owned by Mondi Forests.

The main house is currently occupied by a tenant of Mondi Forests, who has been resident for the last twelve years. This tenant is an active apiarist, keeping large numbers of bees. There are few structures of any value that form part of this complex, and as a group they are dissociated, consisting of varied materials and construction types.

¹⁶ A member of the Emoyeni Planters Association in 1931(Minnaar; 1992: 137)



Fig 3.1 Main house east elevation



Fig 3.2 Main house from east

Both photographs by author: 2010

The main house is of conventional masonry construction under a corrugated fibre-cement (asbestos) roof. The windows and doors are all recent meranti standard issue and there are few diagnostic features which reveal its origin in the 1930. the house is painted a striking blue, and has limited views of the ocean, facing rather into the plantation.



Fig 3.3 north east elevation (author 2010)



Fig 3.4 Old tennis court (author 2010)



Fig 3.5: north elevation



Fig 3.6: south west elevation

The original homestead apparently burnt down in the 1930s. The house which stands today has some period doors and fittings inside it which were rescued from the original house. Little else of the house is original, except for the staircase handrail and the kitchen. Elements have been added on over the years to create a rambling utilitarian homestead with little architectural merit.



Fig 3.7: internal doors



Fig 3.8: doors reused from first house



Fig 3.9: internal windows



Fig 3.10: Handrail to staircase



Fig 3.11: Kitchen with fittings—possibly original



Fig 3.12: Water tower (Photo: supplied)

Possibly the oldest structural remnant on the site is the elegantly gabled garage/shed, which is also of conventional construction under corrugated asbestos. It has a date in the centre of the gable declaring that it was constructed in 1921. Its only relationship with the main house is its blue colour.



Fig 3.13: garage/ shed constructed in 1921.



Fig 3.14: animal sheds/ store



Fig 3.15: trading store and butchery, 1951.



Fig 3.16: Butchery



Fig 3.17: second dwelling, 1950's 1960's conventional materials under corrugated asbestos sheeting

The surrounding garden is established and typical of the area, but is not a striking example of horticultural expertise. There is a story that Talmage family members were buried under the tennis court.

This homestead remains of minimal architectural importance. The house is much altered, and what elements remain which are older than 60 years are not evident amongst the accretions. It is in reasonable condition. It is suggested that demolition be condoned, and that the internal doors and windows which have merit be offered to *Amafa- aKwaZulu-Natali* for lodging in the Built Environment Materials Bank for reuse on other old structures.

The garage is whimsical and nostalgic. However, it has little historical architectural context and it is suggested that demolition is condoned.

The trading store and butchery are on the brink of falling within the 60 year protection clause. The trading store is considerably designed, with a gabled and projected façade laid against the veranda typical of the trading store. They are both of solid and conventional construction and have more social than architectural merit. The trading store was opened in 1951. It is suggested that there are many other such examples and that demolition be condoned.

The second dwelling and rondawel are both on conventional construction, have little architectural merit and do not fall within the 60 year protection clause.

The livestock /store sheds are dilapidated and of mixed and irregular construction and it is suggested that demolition be condoned.

It must be noted that this was the homestead of the Talmage family who owned the property shortly after its alienation until relatively recently. This social component must not be overlooked in the final assessment.

House 1: Lot 98 Umlalazi	Local	Regional	National	International
Architectural importance	medium	low	low	low
Historical importance	unknown	low	low	low
Technical importance	low	low	low	low
Social importance	unknown	low	low	low
Scientific importance	low	low	low	low

Recommendations:

This structure falls within the 60 year clause. Demolition is an option as:

- ***The homestead is distant from the main road rendering it difficult for practical and adaptive reuse.***
- ***The constructions of the buildings that comprise the farmstead have mixed idioms and are all utilitarian and of functional design.***
- ***The only structure which is convincingly within the 60 year clause is the garage, and it is impractical to fight for this modest structure which needs a sustained context for its survival.***
- ***The house is much altered and little material fabric over the age of 60 years remains.***

Demolition is an option for all structures comprising the farmstead.

4. Phase II Assessment: Highfield House

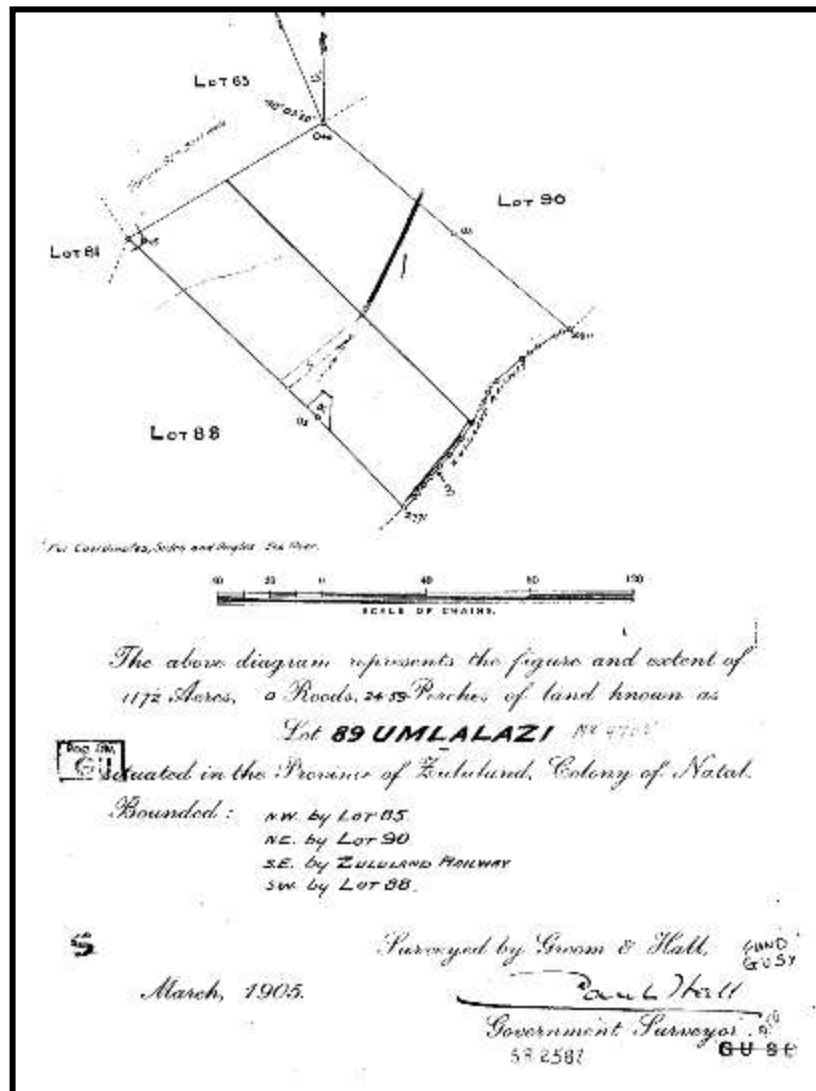


Fig 13: Survey diagram of Lot 89 Umlalazi 9705

Although the survey diagram indicates early survey, Van Jaarsveld does not indicate Lot 89 as being allotted by 1906, noting that the gaps in the record indicate, rather, unallotted land. The Land register reads thus:

Parent farm and Remainder:

1920 Grant 1172 acres to Roelf van Rooyen¹⁷

1948 1/3 shares to Dirk Ackerman Willem le Roux, Johannes Stander

1948 Certificate of Registered Title to Dirk Ackerman

¹⁷ A member of the Emoyeni Planters Association in 1931 (Minnaar; 1992: 137)

1953 Stander's share passes to Dirk Ackerman and Willem le Roux

1959 Subdivision 1 of 587 acres created in partition to Dirk Hoffman Ackerman

1959 Remainder now 584 acres Willem Johannes le Roux

1969 Remainder passed to four Le Roux descendents

1978 Remainder registered to Sarcola (Pty) Ltd

1984 Subdivision 3 to Republic of South Africa (Transport)

Subdivision 1

1953 Dirk Hoffman Ackerman

1969 Adomay Estate (Pty) Ltd

1984 Subdivision 2 to Republic of South Africa (Transport)

Highfield House

The description in the first Heritage Report reads thus:

'This building is currently operating as a Bed and Breakfast under the name Highfield Country Home. It is a substantial structure, of plastered masonry under corrugated iron sheeting, in a Cape Dutch Revival Style. It was allegedly constructed after the fashion of Groote Schuur (Pers.comm Sarco le Roux). A central stair leads to a wide veranda. A hipped second story reinforces the symmetry which is then supported by matching wings topped with simple Cape Dutch gables, with typically Union period windows below. It is also noted that this building is positioned in a well-established garden. Highfields was constructed in 1929 by Roelf van Rooyen for his second wife. The original first house was demolished by Mondi many years ago (Sarco Le Roux, pers comm.). Willem le Roux, a partner in the farm with Ackerman, moved into the house and it has been occupied by the Le Roux family ever since.'



Fig 4.1: Showing front elevation of Highfield Country House (photo: supplied)



Fig 4.2: Rear of Highfield Country House, garage and conservatory (photo: supplied)

On inspection, the following was noted. Highfield consists of a number of buildings situated in close proximity. These consist of the substantial main house, which has views across an established and notable garden towards the sea. The house and the garden are intimately connected and together they demonstrate an extraordinary *topophilia*. Close to the house are the combined conservatory (perhaps a name much smarter than its function) and the garages. Labourers cottages exist on the property but these are both distant and modest and not worthy of retention. Adjacent to the garage is a water tower of mixed construction and uncertain date. It is however, both nostalgic and monumental. The house and grounds are in immaculate condition, and the building is structurally sound.



Fig 4.3: Rear view of Highfield Country House (photo: supplied)



Fig 4.4: Veranda of main structure- Highfield House(photo: supplied)



Fig 4.5: view of the south west corner from the garden



Fig 4.6: view on veranda



Fig 4.7: view along hallway



Fig 4.8: Downstairs bathroom

The plan of the house is characterized by a double-loaded wide hallway. Intersecting this hall at the entrance is a cross-passage which creates the symmetry of the building and enhances the focus of the views out across the garden towards the ocean. The timber internally is teak and mahogany, and the Union Period theme revisits the architecture of Groote Schuur. Downstairs has bedrooms, all with basins, a pristine bathroom and reception rooms and dining and cooking areas. One gains access to the second floor up an elaborate staircase. The second floor has much smaller spaces and is much less grand than downstairs.

Alterations: The hallway floor has been covered with an unfortunate ceramic tile, which could possibly be replaced. The other changes are minor; the short veranda to the north has been enclosed to form a games room, and two *en-suites* have been constructed in the attic space upstairs in each of the short elevations. The effort of the owners according to Mrs. Le Roux, was to interfere as little as possible with the authenticity of the building.



Fig 4.9: The enclosed veranda to the north forming a games room.



Fig 4.10: the hallway towards the kitchen and dining areas Fig 4.11: Staircase

The garden:

As mentioned earlier in this report, this garden is noteworthy and forms part of the sense of place created by the main house. The plant material is not solely indigenous, but the

creation of separate spaces with their own identity and the views across the ocean are commendable.



Fig 4.12 and 4.13 garden views



Fig 4.14 and 4.15 front lawn views



Fig 4.16: house in front garden



Fig 4.17: Pergola and planting



Fig 4.18: view across to sea

The conservatory/ garage:

This is a smaller, modest and elongated orthogonal structure which is situated at the rear of the house, where one arrives on the property. It is of conventional construction under a ridged corrugated sheeting and would appear to date to the construction of the main house.



Figs 4.19, 4.20 and 4.21: The conservatory/ garage

Water tower:

This is monumental and of such mixed construction that it is difficult to date as it is suspected that it was also built out of rubble and second- hand bricks. As noted, it has nostalgia value rather than any serious architectural merit.



Fig 4.21: Water tower

Labour quarters:**Fig 4.22: Labourers quarters**

These are situated distant from the house, have little or no architectural merit, are on the edge of the garden and their demolition could be condoned.

House 1: Lot 89 Umlalazi	Local	Regional	National	International
Architectural importance	high	low	low	low
Historical importance	unknown	low	low	low
Technical importance	low	low	low	low
Social importance	unknown	low	low	low
Scientific importance	low	low	low	low

Recommendations:

This structure falls within the 60 year clause and is thus protected in terms of the KwaZulu-Natal Heritage Act no 4 of 2008. Moving the house and reconstructing it on a separate site is meaningless since the quality of the site and the existing garden will be lost. Demolition is NOT recommended as:

- *The property is substantial*
- *The house and associated building form a tight complex*
- *The property has close proximity to the road and has been operating as a guest house for many years*
- *The buildings are little altered and are in excellent condition*
- *There is a strong topophilia suggested by the site, the house and its associated garden.*
- *This is an excellent example of Union Period architecture in Zululand.*

It is strongly recommended that Highfield House be adopted by Exxaro KZN Sands as corporate headquarters, given its proximity to the main road and easy public access. The siting, topophilia and integrity of the building add up to an architecturally interesting structure. Recycling this building in a responsible and appropriate fashion is an opportunity for corporate responsibility.

5. Conclusions and mitigation Phase II

Talmage Homestead:

Demolition is an option for all structures comprising the farmstead.

Highfield House:

It is strongly recommended that Highfield House be adopted by Exxaro KZN Sands as corporate headquarters, given its proximity to the main road and easy public access. The siting, topophilia and integrity of the building add up to an architecturally interesting structure. Recycling this building in a responsible and appropriate fashion is an opportunity for corporate responsibility.

6. References

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