

Comprehensive and Professional Solutions for all Heritage Related Matters  
**CK 2006/014630/23** **VAT NO.: 4360226270**

**REPORT ON THE ASSESSMENT OF STRUCTURES  
ON ERF 1163, GERMISTON EXT.4, EARMARKED FOR DEMOLITION  
GERMISTON, GAUTENG**

For:

***Strategic Environmental Services (Pty) Ltd  
P.O.Box 74785  
LYNNWOOD RIDGE  
0040***

**REPORT: APAC013/68**

by:

***A.J. Pelsler  
Accredited member of ASAPA  
Professional Member of SASCH***

***October 2013***

**P.O.BOX 73703  
LYNNWOOD RIDGE  
0040**

**Tel: 083 459 3091**

**Fax: 086 695 7247**

**Email: [pelseranton@gmail.com](mailto:pelseranton@gmail.com)**

Member: AJ Pelsler BA (UNISA), BA (Hons) (Archaeology), MA (Archaeology) [WITS]

**©Copyright**

**APELSER ARCHAEOLOGICAL CONSULTING**

**The information contained in this report is the sole intellectual property of APELSER Archaeological Consulting. It may only be used for the purposes it was commissioned for by the client.**

**DISCLAIMER:**

**Although all efforts are made to identify all sites of cultural heritage (archaeological and historical) significance during an assessment of study areas, the nature of archaeological and historical sites are as such that it is always possible that hidden or subterranean sites, features or objects could be overlooked during the study. APELSER Archaeological Consulting can't be held liable for such oversights or for costs incurred as a result thereof.**

## SUMMARY

A Pelser Archaeological Consulting (APAC) was appointed by Strategic Environmental Focus (Pty) Ltd, on behalf of Abland, to undertake a short assessment of demolished and existing structures on Erf 1163 (Portion 2 of the farm Elandsfontein 90IR), in Germiston, Gauteng. The aims of the assessment were to determine the heritage significance (if any) of these structures and to provide recommendations in terms of their proposed demolition.

The site is characterized by the presence of a number of demolished structures, as well as existing (and in some cases dilapidated) buildings. Currently a number of businesses related to recycling and others are also run from some of these. The area has been severely altered through development (mainly industrial) in the past, and as a result any significant archaeological & historical sites and features that might have existed here would have been severely damaged or destroyed. The existing buildings on the site are not of any heritage significance and through research have been found to be younger than 60 years of age.

**Based on the assessment, from a Heritage perspective, the demolition of these structures should be allowed, taking cognizance of the recommendations put forward at the end of this document.**

# CONTENTS

	page
SUMMARY .....	3
CONTENTS.....	4
1. INTRODUCTION .....	5
2. TERMS OF REFERENCE .....	5
3. LEGISLATIVE REQUIREMENTS .....	5
4. METHODOLOGY .....	8
5. DESCRIPTION OF THE AREA.....	9
6. DISCUSSION.....	12
7. CONCLUSIONS AND RECOMMENDATIONS .....	19
8. REFERENCES .....	19
APPENDIX A – DEFINITION OF TERMS .....	21
APPENDIX B – DEFINITION/ STATEMENT OF SIGNIFICANCE.....	22
APPENDIX C – SIGNIFICANCE AND FIELD RATING.....	23
APPENDIX D – PROTECTION OF HERITAGE RESOURCES.....	24
APPENDIX E – HERITAGE MANAGEMENT IMPACT ASSESSMENT PHASES.....	25

## **1. INTRODUCTION**

A Pelser Archaeological Consulting (APAC) was appointed by Strategic Environmental Focus (Pty) Ltd, on behalf of Abland, to undertake a short assessment of demolished and existing structures on Erf 1163 (Portion 2 of the farm Elandsfontein 90IR), in Germiston, Gauteng. The aims of the assessment were to determine the heritage significance (if any) of these structures and to provide recommendations in terms of their proposed demolition.

The site is characterized by the presence of a number of demolished structures, as well as existing (and in some cases dilapidated) buildings. Currently a number of businesses related to recycling and others are also run from some of these. The area can be described as industrial in nature.

The client indicated the location and boundaries of the study area and the assessment concentrated on this portion.

## **2. TERMS OF REFERENCE**

The Terms of Reference for the study was to:

1. Assess the heritage significance of existing and demolished structures located on this land parcel for the purposes of application for demolition
2. Review applicable legislative requirements;

## **3. LEGISLATIVE REQUIREMENTS**

Aspects concerning the conservation of cultural resources are dealt with mainly in two acts. These are the National Heritage Resources Act (Act 25 of 1999) and the National Environmental Management Act (Act 107 of 1998).

### **3.1 The National Heritage Resources Act**

According to the above-mentioned act the following is protected as cultural heritage resources:

- a. Archaeological artifacts, structures and sites older than 100 years
- b. Ethnographic art objects (e.g. prehistoric rock art) and ethnography
- c. Objects of decorative and visual arts
- d. Military objects, structures and sites older than 75 years
- e. Historical objects, structures and sites older than 60 years
- f. Proclaimed heritage sites
- g. Grave yards and graves older than 60 years
- h. Meteorites and fossils
- i. Objects, structures and sites of scientific or technological value.

The National Estate includes the following:

- a. Places, buildings, structures and equipment of cultural significance

- b. Places to which oral traditions are attached or which are associated with living heritage
- c. Historical settlements and townscapes
- d. Landscapes and features of cultural significance
- e. Geological sites of scientific or cultural importance
- f. Sites of Archaeological and palaeontological importance
- g. Graves and burial grounds
- h. Sites of significance relating to the history of slavery
- i. Movable objects (e.g. archaeological, palaeontological, meteorites, geological specimens, military, ethnographic, books etc.)

A Heritage Impact Assessment (HIA) is the process to be followed in order to determine whether any heritage resources are located within the area to be developed as well as the possible impact of the proposed development thereon. An Archaeological Impact Assessment (AIA) only looks at archaeological resources. An HIA must be done under the following circumstances:

- a. The construction of a linear development (road, wall, power line, canal etc.) exceeding 300m in length
- b. The construction of a bridge or similar structure exceeding 50m in length
- c. Any development or other activity that will change the character of a site and exceed 5 000m<sup>2</sup> or involve three or more existing erven or subdivisions thereof
- d. Re-zoning of a site exceeding 10 000 m<sup>2</sup>
- e. Any other category provided for in the regulations of SAHRA or a provincial heritage authority

### **Structures**

Section 34 (1) of the mentioned act states that no person may demolish any structure or part thereof which is older than 60 years without a permit issued by the relevant provincial heritage resources authority.

A structure means any building, works, device or other facility made by people and which is fixed to land, and includes any fixtures, fittings and equipment associated therewith.

Alter means any action affecting the structure, appearance or physical properties of a place or object, whether by way of structural or other works, by painting, plastering or the decoration or any other means.

### **Archaeology, palaeontology and meteorites**

Section 35(4) of this act deals with archaeology, palaeontology and meteorites. The act states that no person may, without a permit issued by the responsible heritage resources authority (national or provincial):

- a. destroy, damage, excavate, alter, deface or otherwise disturb any archaeological or palaeontological site or any meteorite;
- b. destroy, damage, excavate, remove from its original position, collect or own any archaeological or palaeontological material or object or any meteorite;

- c. trade in, sell for private gain, export or attempt to export from the Republic any category of archaeological or palaeontological material or object, or any meteorite; or
- d. bring onto or use at an archaeological or palaeontological site any excavation equipment or any equipment that assists in the detection or recovery of metals or archaeological and palaeontological material or objects, or use such equipment for the recovery of meteorites.
- e. alter or demolish any structure or part of a structure which is older than 60 years as protected.

**The above mentioned may only be disturbed or moved by an archaeologist, after receiving a permit from the South African Heritage Resources Agency (SAHRA). In order to demolish such a site or structure, a destruction permit from SAHRA will also be needed.**

### **Human remains**

Graves and burial grounds are divided into the following:

- a. ancestral graves
- b. royal graves and graves of traditional leaders
- c. graves of victims of conflict
- d. graves designated by the Minister
- e. historical graves and cemeteries
- f. human remains

In terms of Section 36(3) of the National Heritage Resources Act, no person may, without a permit issued by the relevant heritage resources authority:

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

Human remains that are less than 60 years old are subject to provisions of the Human Tissue Act (Act 65 of 1983) and to local regulations. Exhumation of graves must conform to the standards set out in the **Ordinance on Excavations (Ordinance no. 12 of 1980)** (replacing the old Transvaal Ordinance no. 7 of 1925).

Permission must also be gained from the descendants (where known), the National Department of Health, Provincial Department of Health, Premier of the Province and local police. Furthermore, permission must also be gained from the various landowners (i.e. where the graves are located and where they are to be relocated to) before exhumation can take place.

Human remains can only be handled by a registered undertaker or an institution declared under the **Human Tissues Act (Act 65 of 1983 as amended)**.

### **3.2 The National Environmental Management Act**

This act states that a survey and evaluation of cultural resources must be done in areas where development projects, that will change the face of the environment, will be undertaken. The impact of the development on these resources should be determined and proposals for the mitigation thereof are made.

Environmental management should also take the cultural and social needs of people into account. Any disturbance of landscapes and sites that constitute the nation's cultural heritage should be avoided as far as possible and where this is not possible the disturbance should be minimized and remedied.

## **4. METHODOLOGY**

### **4.1 Survey of literature**

A survey of available literature was undertaken in order to place the development area in an archaeological and historical context. The sources utilized in this regard are indicated in the bibliography.

### **4.2 Field survey**

The field assessment section of the study was conducted according to generally accepted HIA practices and aimed at locating all possible objects, sites and features of heritage significance in the area of the proposed development. The location/position of all sites, features and objects is determined by means of a Global Positioning System (GPS) where possible, while detail photographs are also taken where needed. In this case the focus was on existing and already demolished buildings on the land parcel.

### **4.3 Oral histories**

People from local communities are sometimes interviewed in order to obtain information relating to the surveyed area. It needs to be stated that this is not applicable under all circumstances. When applicable, the information is included in the text and referred to in the bibliography.

### **4.4 Documentation**

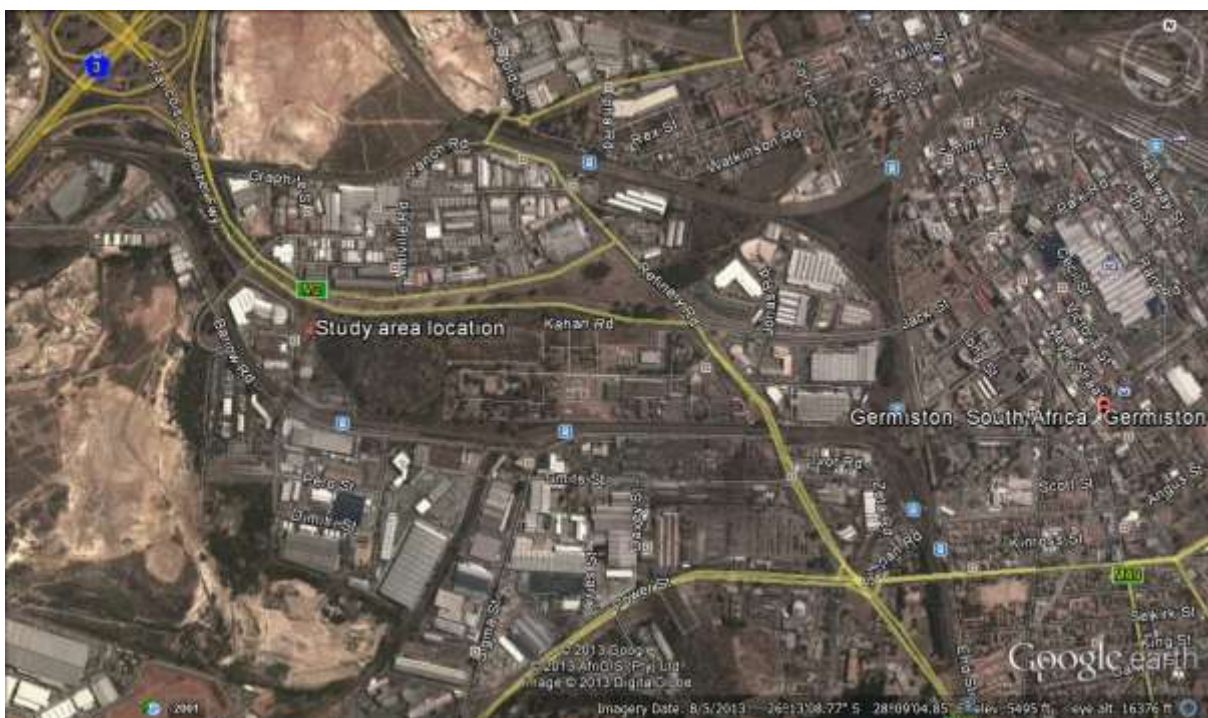
All sites, objects, features and structures identified are documented according to a general set of minimum standards. Co-ordinates of individual localities are determined by means of the Global Positioning System (GPS). The information is added to the description in order to facilitate the identification of each locality.



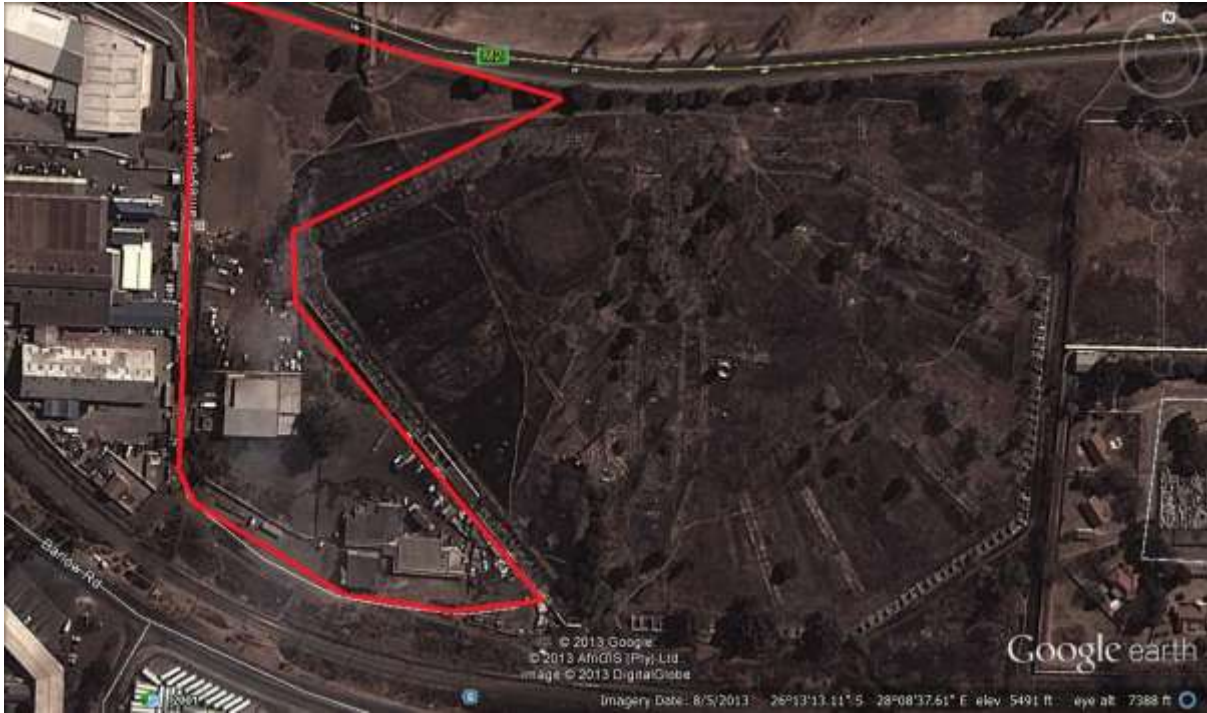
## 5. DESCRIPTION OF THE AREA

Erf 1163 (Germiston Extension 4) is located on the Remainder of Portion 2 of the farm Elandsfontein 90IR, in Germiston, Gauteng. The site is situated east of James Bright Street and north of Barlow road.

The topography of the area is flat and has been severely altered over the past, and if any sites, features or objects of cultural (archaeological & historical) significance did exist here in the past it would have been disturbed or destroyed to a large degree. Various demolished structures (mining/industrial related) are found on and adjacent to the land parcel under scrutiny, while some existing buildings are also present. The area is used for mainly industrial purposes (mostly recycling – Remade Recycling). The existing structures earmarked for demolition includes Simmer Wholesalers and American Outfitters (in the same building).



**Figure 1: Location of study area (Google Earth 2013 – Image date 2013/05/08).**



**Figure 2: Closer view of study area (in red). The demolished structures to the left of this appear in a 1952 aerial photograph of the area, while the study area contains none in that year (Google Earth 2013 – Image date 2013/05/08).**



**Figure 3: Closer view of area. Note the existing structures on the land portion (Google Earth 2013 – Image date 2013/05/08).**



**Figure 4: One view of the study site.**



**Figure 5: Another view.**



**Figure 6: View of a section of the area with already demolished structures visible.**

## **6. DISCUSSION**

The Stone Age is the period in human history when lithics (or stone) was mainly used to produce tools. In South Africa the Stone Age can be divided basically into three periods. It is important to note that these dates are relative and only provide a broad framework for interpretation. A basic sequence for the South African Stone Age (Lombard et.al 2012) is as follows:

Earlier Stone Age (ESA) up to 2 million – more than 200 000 years ago

Middle Stone Age (MSA) less than 300 000 – 20 000 years ago

Later Stone Age (LSA) 40 000 years ago – 2000 years ago

It should also be noted that these dates are not a neat fit because of variability and overlapping ages between sites (Lombard et.al 2012: 125).

There are no known Stone Age sites in the direct study area, with the closest ones being at Linksfield and Primrose (Bergh 1999: 4), dating to the MSA. No Stone Age sites or objects were recorded during the assessment of the area.

The Iron Age is the name given to the period of human history when metal was mainly used to produce artifacts. In South Africa it can be divided in two separate phases (Bergh 1999: 96-98), namely:

Early Iron Age (EIA) 200 – 1000 A.D.

Late Iron Age (LIA) 1000 – 1850 A.D.

Huffman (2007: xiii) indicates that a Middle Iron Age should be included. His dates, which are widely accepted in archaeological circles, are:

Early Iron Age (EIA) 250 – 900 A.D.  
Middle Iron Age (MIA) 900 – 1300 A.D.  
Late Iron Age (LIA) 1300 – 1840 A.D.

The closest known Iron Age sites are found at Melvillekoppies and Bruma Lake (Bergh 1999: 6-7).

The historical age normally starts with the first recorded oral histories in an area. It includes the moving into the area of people that were able to read and write. The earliest Europeans to move close to the area were the group of adventurer and hunter Cornwallis Harris in 1836. They were closely followed by the first Voortrekkers after that (Bergh 1999: 13-14). By 1906 Germiston was reckoned as the third largest town in the old Transvaal. It was surveyed as township in 1887, and was located on the farm Elandsfontein which was purchased in 1886 by the famous Simmer & Jack. When gold was found on Elandsfontein by one A.Knox, the town started its life (Praagh 1906: 393). No historically significant structures or features are located on the property, with the foundations of already demolished structures located here most probably related to earlier mining and other industrial activities.

### **Site Assessment**

Strategic Environmental Focus (Pty) Ltd was requested in 2010 by Abland to determine if the structures on Erf 1163 Germiston Ext 4 fell within the ambit of the National Heritage Resources Act (NHR) (Act No. 25 of 1999) due to their age SEF followed a process of investigation that included the following:

1. Site visit carried out on the 15th of July 2010
2. Studying of historic Aerial Photographs (1941 & 1952)

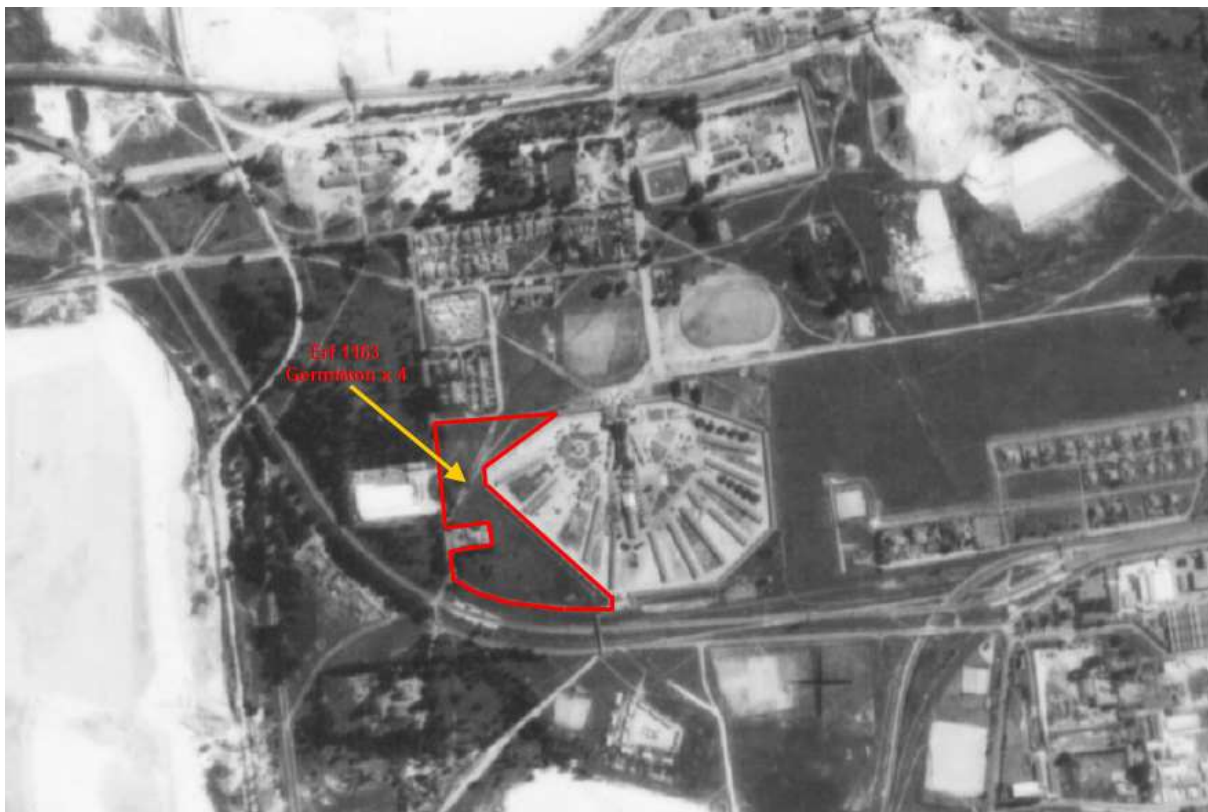
From the above process it was determined that the structures on site were not constructed prior to 1952. This was determined specifically through the photographic evidence of the 1952 Aerial photo of the area. From a visual inspection and determination of building style it would seem as if the buildings were constructed around the 1960's. The exact date of the buildings was not determined. Section 34 (1) of the NHR Act automatically include under its protection any buildings older than 60 years. It was concluded by SEF that as the buildings on Erf 1163 were not constructed prior to 1952 they are not currently older than 60 years and do not enjoy this automatic protection under the NHR Act. It was noted that the buildings were only assessed for their age and no claim was made as to their heritage value, while it was also indicated that their assessment does not preclude the developer from fully assessing the heritage value of the above structures as required under the NHR Act.

There was also an effort to obtain buildings plans by SEF in September 2010. In a letter to SAHRA on the 9<sup>th</sup> of September 2010 it is declared that no building plans for any of the demolished structures on the Remainder of Portion 2 of Elandsfontein could be obtained from either the Germiston or Edenvale Building Plan Office or property owner could be obtained. Mr. Floris van der Walt (a professional architect at SEF at the time) undertook the search, and also indicated in his letter that to his knowledge the buildings had been demolished around 10 years prior (therefore in about 2000) and that the building plans might have gotten lost at the time.

On the 22<sup>nd</sup> of September 2010 the Gauteng Provincial Heritage Resources Agency indicated their approval of SEF's Application for Demolition of remaining foundations on Remainder of Portion 2 of the farm Elandsfontein 90IR.

SEF, in conjunction with Abland, subsequently appointed APAC, to assess the possible heritage significance of the existing structures on the land parcel earmarked for demolition. Fieldwork was conducted during October 2013.

It is clear from the study that the structures located here are not older than 60 years of age and that it does not have any heritage significance. None of these buildings appear on the 1952 aerial photograph studied and provided by SEF. The only structures that do appear here (and clearly predates 1952) are the adjacent already demolished buildings and features. The Simmer Wholesalers and American Outfitters buildings, although partially in use, are in a bad state of repair and partially vandalized. The same applies some of the other structures in the area, and none are older than 60 years of age.



**Figure 7: 1952 Aerial photo of the study area. Note the absence of any buildings & the presence of large-scale industrial/mining structures now demolished (Courtesy SEF).**



**Figure 8: Aerial view of same area in 2013. Note the demolished structures & the “new” (post-1952) structures (Google Earth 2013 – Image date 2013/05/08).**



**Figure 9: Photo of Simmer Wholesalers & American Oufitters buildings taken by SEF in 2010 (courtesy Floris van der Walt). North Elevation.**



**Figure 10: West elevation (taken in 2010 by SEF).**



**Figure 11: Photo taken in 2013. Note the vandalism evident with windows broken etc.**





**Figure 12: View of the so-called Arcade in 2010 (courtesy SEF and Floris van der Walt).**



**Figure 13: Another view of the Simmer & Jack & American Outfitters building in 2013.**



**Figure 14: Other structures in the area.**



**Figure 15: More demolished structures in the area.**

**GPS Location:** S26 13 16.05 E28 08 33.93

**Cultural Significance:** Low

**Heritage Significance:** None

**Field Ratings:** General protection C (IV C): Phase 1 is seen as sufficient recording and it may be demolished (low significance)

**Mitigation:** Demolition Permit Application. Public Participation process that will include Site Notices, Legal Notice in Newspaper, Application at SAHRA and Final Approval.

## 7. CONCLUSIONS AND RECOMMENDATIONS

In conclusion it is possible to say that the assessment of the demolished and existing structures located on Erf 1163 (Remainder of Portion 2 of the farm Elandsfontein 90IR), Germiston Extension 4 was conducted successfully. The area has been changed in the historical and recent past through various developments (mainly industrial) and as a result any possible archaeological and historical sites and features that could have existed here would have been disturbed or destroyed to a large degree.

The structures on the land parcel earmarked for demolition (various buildings including the Simmer Wholesalers & American Outfitters) are younger than 60 years of age and fairly dilapidated and vandalized and as a result has no heritage significance. The Gauteng Provincial Heritage Resources Agency approved the application for demolition of the already demolished structures and features in October 2010 already. It is therefore recommended that the demolition be approved and that planned development be allowed to continue on Erf 1163.

In this regard the following is recommended:

1. that a Demolition Permit be applied for at SAHRA and the Gauteng-PHRA's Built Environment Section after obtaining comments from SAHRA. Part of the application would entail a Public Participation Process that will include the erection of Site Notices, the placement of a legal notice in a Newspaper and public consultation.

**Finally, from a cultural heritage point of view the development should be allowed to continue taking heed of the above. The subterranean presence of archaeological or historical sites, features or objects is always a possibility. Should any be uncovered during the development process and archaeologist should be called in to investigate and recommend on the best way forward.**

## 8. REFERENCES

Aerial views of study area and views of site and structures: Google Earth 2013 – Image Date: 2013/05/08.

1952 Aerial photograph of study area – Courtesy SEF.

Site photographs – Courtesy Mr. Floris van der Walt SEF 2010.

Bergh, J.S. (red.). 1999. **Geskiedenisatlas van Suid-Afrika. Die vier noordelike provinsies**. Pretoria: J.L. van Schaik.

Huffman, T.N. 2007. Handbook to the Iron Age: **The Archaeology of Pre-Colonial Farming Societies in Southern Africa**. Scottsville: University of KwaZulu-Natal Press.

Knudson, S.J. 1978. **Culture in retrospect**. Chicago: Rand McNally College Publishing Company.

Lombard, M., L. Wadley, J. Deacon, S. Wurz, I. Parsons, M. Mohapi, J. Swart & P. Mitchell.

2012. **South African and Lesotho Stone Age Sequence Updated (I)**. South African Archaeological Bulletin 67 (195): 120–144, 2012.

Praagh, L.V (ed). 1906. Praagh, L.V (ed). 1906. **The Transvaal and its Mines (The Encyclopedic History of the Transvaal)**. Praagh & Loyd: London & Johannesburg.

Republic of South Africa. 1999. **National Heritage Resources Act** (No 25 of 1999). Pretoria: the Government Printer.

Republic of South Africa. 1998. **National Environmental Management Act** (no 107 of 1998). Pretoria: The Government Printer.

**APPENDIX A**  
**DEFINITION OF TERMS:**

**Site:** A large place with extensive structures and related cultural objects. It can also be a large assemblage of cultural artifacts, found on a single location.

**Structure:** A permanent building found in isolation or which forms a site in conjunction with other structures.

**Feature:** A coincidental find of movable cultural objects.

**Object:** Artifact (cultural object).

(Also see Knudson 1978: 20).

**APPENDIX B**  
**DEFINITION/ STATEMENT OF HERITAGE SIGNIFICANCE:**

**Historic value:** Important in the community or pattern of history or has an association with the life or work of a person, group or organization of importance in history.

**Aesthetic value:** Important in exhibiting particular aesthetic characteristics valued by a community or cultural group.

**Scientific value:** Potential to yield information that will contribute to an understanding of natural or cultural history or is important in demonstrating a high degree of creative or technical achievement of a particular period

**Social value:** Have a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.

**Rarity:** Does it possess uncommon, rare or endangered aspects of natural or cultural heritage.

**Representivity:** Important in demonstrating the principal characteristics of a particular class of natural or cultural places or object or a range of landscapes or environments characteristic of its class or of human activities (including way of life, philosophy, custom, process, land-use, function, design or technique) in the environment of the nation, province region or locality.

## **APPENDIX C SIGNIFICANCE AND FIELD RATING:**

### **Cultural significance:**

- Low: A cultural object being found out of context, not being part of a site or without any related feature/structure in its surroundings.
- Medium: Any site, structure or feature being regarded less important due to a number of factors, such as date and frequency. Also any important object found out of context.
- High: Any site, structure or feature regarded as important because of its age or uniqueness. Graves are always categorized as of a high importance. Also any important object found within a specific context.

### **Heritage significance:**

- Grade I: Heritage resources with exceptional qualities to the extent that they are of national significance
- Grade II: Heritage resources with qualities giving it provincial or regional importance although it may form part of the national estate
- Grade III: Other heritage resources of local importance and therefore worthy of conservation

### **Field ratings:**

- i. National Grade I significance: should be managed as part of the national estate
- ii. Provincial Grade II significance: should be managed as part of the provincial estate
- iii. Local Grade IIIA: should be included in the heritage register and not be mitigated (high significance)
- iv. Local Grade IIIB: should be included in the heritage register and may be mitigated (high/medium significance)
- v. General protection A (IV A): site should be mitigated before destruction (high/medium significance)
- vi. General protection B (IV B): site should be recorded before destruction (medium significance)
- vii. General protection C (IV C): phase 1 is seen as sufficient recording and it may be demolished (low significance)

**APPENDIX D**  
**PROTECTION OF HERITAGE RESOURCES:**

**Formal protection:**

National heritage sites and Provincial heritage sites – Grade I and II

Protected areas - An area surrounding a heritage site

Provisional protection – For a maximum period of two years

Heritage registers – Listing Grades II and III

Heritage areas – Areas with more than one heritage site included

Heritage objects – e.g. Archaeological, palaeontological, meteorites, geological specimens, visual art, military, numismatic, books, etc.

**General protection:**

Objects protected by the laws of foreign states

Structures – Older than 60 years

Archaeology, palaeontology and meteorites

Burial grounds and graves

Public monuments and memorials



**APPENDIX E**  
**HERITAGE IMPACT ASSESSMENT PHASES**

1. Pre-assessment or Scoping Phase – Establishment of the scope of the project and terms of reference.
2. Baseline Assessment – Establishment of a broad framework of the potential heritage of an area.
3. Phase I Impact Assessment – Identifying sites, assess their significance, make comments on the impact of the development and makes recommendations for mitigation or conservation.
4. Letter of recommendation for exemption – If there is no likelihood that any sites will be impacted.
5. Phase II Mitigation or Rescue – Planning for the protection of significant sites or sampling through excavation or collection (after receiving a permit) of sites that may be lost.
6. Phase III Management Plan – For rare cases where sites are so important that development cannot be allowed.