

4. HERITAGE IMPACT ASSESSMENT

4.1 Approach

4.1.1 Definitions and assumptions

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

- *Cultural (heritage) resources* are all non-physical and physical human-made occurrences, as well as natural occurrences that are associated with human activity. These include all sites, structures and artefacts of importance, either individually or in groups, in the history, architecture and archaeology of human (cultural) development.
- The *cultural significance* of sites and artefacts is determined by means of their historical, social, aesthetic, technological and scientific value in relation to their uniqueness, condition of preservation and research potential. It must be kept in mind that the various aspects are not mutually exclusive, and that the evaluation of any site is done with reference to any number of these.
- The *value* is related to concepts such as *worth, merit, attraction or appeal*, concepts that are associated with the (current) usefulness and condition of a place or an object. Hence, in the development area, there are instances where elements of the place have a high level of significance but a lower level of value.
- It must be kept in mind that significance and value are not mutually exclusive, and that the evaluation of any feature is based on a combination or balance between the two.
- Isolated occurrences: findings of artefacts or other remains located apart from archaeological sites. Although these are noted and samples are collected, it is not used in impact assessment and therefore do not feature in the report.
- Traditional cultural use: resources which are culturally important to people.
- All archaeological remains, artificial features and structures older than 100 years and historic structures older than 60 years are protected by the relevant legislation, in this case the National Heritage Resources Act (NHRA) (Act No. 25 of 1999). No archaeological artefact, assemblage or settlement (site) and no historical building or structure older than 60 years may be altered, moved or destroyed without the necessary authorisation from the South African Heritage Resources Agency (SAHRA) or a provincial heritage resources authority. Full cognisance is taken of this Act in making recommendations in this report.
- The guidelines as provided by the NHRA (Act No. 25 of 1999) in Section 3, with special reference to subsection 3, and the Australian ICOMOS Charter (also known as the Burra Charter) are used when determining the cultural significance or other special value of archaeological or historical sites.
- It should be kept in mind that archaeological deposits usually occur below ground level. Should artefacts or skeletal material be revealed at the site during construction, such activities should be halted, and it would be required that the heritage consultants would be required to be notified in order for an investigation and evaluation of the find(s) to take place (*cf.* NHRA (Act No. 25 of 1999), Section 36 (6)).

4.1.2 Limiting/Restricting factors

The investigation has been influenced by the following factors related to the overall HIA:

- Unpredictability of buried archaeological remains (absence of evidence does not mean evidence of absence)
- Unpredictability of the knock-on effects of the development on the surrounding historical townscape. These have been addressed by the Developer.

4.1.3 Field work

The approach used in the study entailed foot investigations of the study area.

4.1.4 Desktop study

Published literature was sourced and an assessment of archival information was done and historic aerial images were studied. This included the collections of the Department of Architecture at the University of Pretoria as well as the Van der Waal Collection of the University of Pretoria and the Pretoria Journal. An internet search was also conducted.

4.2 General issues of site and context

4.2.1 Context		
	<i>(check box of all relevant categories)</i>	<i>Brief description/explanation</i>
x	Urban environmental context	Former sports field with residual structure visible, containing historic elements such as a clubhouse and residual landscape features. Located between established neighbourhoods with historic landscape character.
	Rural environmental context	
	Natural environmental context	
Formal protection (NHRA)		
	Is the property part of a protected area (S. 28)?	No
	Is the property part of a heritage area (S. 31)?	No
Other		
x	Is the property near to or visible from any protected heritage sites?	Yes – Various structures protected under S.34 in the neighbourhood.
	Is the property part of a conservation area or special area in terms of the Zoning Scheme?	No
x	Does the site form part of a historical settlement or townscape?	Yes – Site once formed part of Eastern Sports Fields, later Loftus Sports Fields, adjacent to townscapes of Arcadia and Clydesdale.
	Does the site form part of a rural cultural landscape?	No
	Does the site form part of a natural landscape of cultural significance?	No
	Is the site within or adjacent to a scenic route?	No
	Is the property within or adjacent to any other area which has special environmental or heritage protection?	No
	Does the general context or any adjoining properties have cultural significance?	Yes – See Development Context (Section 2) above.

4.2.2 Property features and characteristics		
	<i>(check box if YES)</i>	<i>Brief description</i>
x	Have there been any previous development impacts on the property	Yes – the site has been in use for over 100 years.
x	Are there any significant landscape features on the property?	Yes: The historic gate, 'Sprit of Sport' plinth and historic granite kerb stones.
	Are there any sites or features of geological significance on the property?	No

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4.2.2 Property features and characteristics		
	Does the property have any rocky outcrops on it?	No
	Does the property have any fresh water sources (springs, streams, rivers) on or alongside it?	No
	Does the property have any sea frontage?	No
	Does the property form part of a coastal dune system?	No
	Are there any marine shell heaps or scatters on the property?	No
	Is the property or part thereof on land reclaimed from the sea?	No

4.2.3 Heritage resources on the property		
	<i>(check box if present on the property)</i>	<i>Name / List / Brief description</i>
Formal protections (NHRA)		
	National heritage site (S. 27)	No
	Provincial heritage site (S. 27)	No
	Provisional protection (s.29)	No
	Place listed in heritage register (S. 30)	No
General protections (NHRA)		
x	structures older than 60 years (S. 34)	Yes: Club House. To be conserved and re-used. Currently derelict. Structural analysis required to provide guidance on the appropriate measures required to preserve the structure.
	archaeological site or material (S. 35)	No
	palaeontological site or material (S. 35)	No
	graves or burial grounds (S. 36)	No
	public monuments or memorials (S. 37)	Plaque commemorating the location of the 'Spirit of Sport' statue. To be relocated.
Other		
x	Any heritage resource identified in a heritage survey (state author and date of survey and survey grading/s)	No. Adjacent heritage resource (Substation) described. All resources are contained in: - Coetzee, FP. 2012. Cultural Heritage Survey of the Historic Eastern Sports Ground, Clydesdale, Pretoria, Tshwane Metropolitan Municipality, Gauteng. (Commissioned by Abland (Pty) Ltd. - Coetzee FP. 2012. Cultural Heritage Survey of the Loftus Power Substation, Clydesdale, Pretoria, Tshwane Metropolitan Municipality, Gauteng BOTH SUBMITTED WITH THIS HIA
	Any other heritage resources (describe)	No

4.2.4 Property history and associations		
	<i>(check box if YES)</i>	<i>Brief description/explanation</i>

4.2.4 Property history and associations		
x	Provide a brief history of the property (e.g. when granted, previous owners and uses).	See 2.3.1
x	Is the property associated with any important persons or groups?	Yes – Property associated with Mr Loftus Versfeld (See and Blue Bulls Rugby Union (co-developer.)
x	Is the property associated with any important events, activities or public memory?	Yes. - Many people will have memories of the ‘Sinbin’ restaurant (was located in the Club House) and associate the site with Rugby matches on the Loftus Stadium. - Some local memory may remain of the use of the site as community sports fields - Bowls and croquet.
	Does the property have any direct association with the history of slavery?	No
x	Is the property associated with or used for living heritage?	No
x	Are there any oral traditions attached to the property?	Possible See association above.

4.3 Significance assessment of physically impacted areas

Heritage grading: Heritage parameters Subject to Act: 25 of 1999	Local	Regional	National	Comment
Rate: H = High; M = Medium; L = Low				
(a) its importance in the community, or pattern of South African history	M	L	L	The site lost its historical use almost 20 years ago.
(b) its possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage	M	L	L	The Club House building is a rare example of sports clubhouses from the time in the city.
(c) its potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage	L	L	L	None
(d) its importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects	L	L	L	The remnant sports fields illustrates the spatial intent of the original composition, though this has lost its function and is of low grade
(e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group	M	L	L	The Club House building is a good example of Cape Dutch Revival architecture of which many examples exist in the context.
(f) its importance in demonstrating a high degree of creative or technical achievement at a particular period	L	L	L	
(g) its strong or special association with a particular community or cultural group for social, cultural or spiritual reasons	M	L	L	Associated with Blue Bulls (Northern Transvaal) Rugby.
(h) its strong or special association with the life or work of a person, group or organisation of importance in the history of South Africa	M	L	L	Associated with the person of Loftus Versfeld

(i) sites of significance relating to the history of slavery in South Africa	N/A	N/A	N/A	N/a
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4.4 Description and assessment of heritage impacts

This section will describe impacts on the already identified resources, and concurrently propose mitigatory measures to be taken to minimise the impact or balance the loss of significance. Mitigation is here included in the methodology, and not presented as separate category to allow for ease of access in presentation of both impact and effect.

4.4.1 Direct Impacts - On-Site resources.

Identified resources

1 – The 1920’s Club House (Sinbin)



Figure 42, The c.1920 Club House.

- I. *Proposed Impact*
The Club House Building is in a poor state of preservation and under potential threat of structural failure. This is in part due to a rising water table on destabilising the structure. The intention is that the building will be conserved and reused as a commercial function, currently as micro-brewery-cum-restaurant. This necessitates the execution of a thorough investigation by a qualified structural engineer to determine the required steps to be undertaken to conserve the structure. The exact process required to conserve the structure will only be known after a thorough investigation and will be communicated to the PHRA_G. The building will be materially restored, elements that contribute to its authenticity (such as the roof, gables and aesthetics) will be conserved and, where required, sympathetically added to. Unsympathetic accretions that have been added over time will be removed.
- II. *Significance and Impact Assessment*
High Local Significance. Positive impact. *Resultant heritage impact = medium positive.* The impact will be positive and medium. At the moment the building is in a poor state of conservation, structurally under threat and becoming derelict. New use is required that will contribute to the continued permanence of the structure. Its use as part of a large commercial project will contribute to this.
- III. *Mitigation already included in proposal*
The proposal already includes:
Conservation with adaptive re-use of the building.
- IV. *Additional Mitigation Proposed*
 - The conservation must be carried out under the guidance of a heritage architect with experience in both restoration and adaptive re-use.
 - A conservation policy, based on Burra Charter guidelines and in response to the expected structural engineers report, will need to be composed to inform the design process.

- A continuous photo-documentation of the restoration process and adaptive re-use should be kept and lodged with both the PHRA-G and the Department of Architecture at the University of Pretoria.

2 – The Sandstone Column and circle



Figure 43. The sandstone column and circle where the 'Spirit of Sport' used to stand.

- I. *Proposed Impact*
The proposal necessitates the removal of both the circle and the sandstone column leading to the destruction of the elements there. These elements contain the 'memory' of the location of the 'Spirit of Sport' which was removed in 1995 and still exists.
- II. *Significance and Impact Assessment*
Medium local significance, medium negative impact. Resultant heritage impact = medium.
The impact will be high negative on the physical fabric, but can be mitigated as the physical fabric in this case only memorialises that the statue stood here for a period of 59 years. The statue still exists and is still located in the Public realm.
- III. *Mitigation already included in proposal*
The proposal already includes:
- None
- IV. *Additional Mitigation Proposed*
 - The sandstone column and plaque should find a new home on the site, as part of the larger site interpretation.
 - The history of the statue, including visual material which is non-existent on site now, should be presented on site in the form of an interpretative display, possibly linked to the history of the larger site.

3 – The original entrance gate posts



Figure 44 The posts of the gates to the sports fields on Park Street, just off the corner of Kirkness Street.

- I. *Proposed Impact*
Relocation of the stone piers on site
- II. *Significance and Impact Assessment*
Medium local significance, medium negative impact. Resultant heritage impact = medium.
- III. *Mitigation already included in proposal*
The proposal already includes:
- The intention of the project is to reconstruct these gates in a new position on site although the detail of this has not been clarified in detail.
- IV. *Additional Mitigation Proposed*
 - The relocation of the gates should be planned as part of the wider interpretation of the site and included in such an interpretation

4 – Granite kerbs



Figure 45. Vehicular pathway, an extension of Eastwood Street, with granite kerbs.

- I. *Proposed Impact*
Removal as part of the redevelopment of the site.
- II. *Impact assessment*
- III. Low significance, medium negative impact. Resultant heritage impact = low.
They are representative but not rare.
- IV. *Mitigation already included in proposal*
The proposal already includes:
- None
- V. *Additional Mitigation Proposed*
 - *Reuse of the kerb elements are prosed in the landscape design. This can include:*
 - *Reuse as kerbs (also completing kerb-edges where there are elements missing currently)*
 - *Placing the kerbs up-right as bollards*
 - *Creative use as sculptural elements*
 - *The re-use should however have a permanent nature and contain an element in interpretation.*

4 – Remnant footprints of playing fields



Figure 46 Aerial Photograph (Google) of the development site on which the structure of the former sports fields can still be traced.

- I. *Proposed Impact*
Destruction to complete the construction.
- II. *Significance and Impact Assessment*
Low local significance, medium negative impact. Resultant heritage impact = low.
- III. *Mitigation already included in proposal*
The proposal already includes:
- None
- IV. *Additional Mitigation Proposed*
 - Document. Include as part of the on-site commemoration of the history of the site and precinct.

4.4.2 Indirect Impacts - proximate resources

The indirect impacts of a development of this size can be substantial. To limit general adverse affects, including the potential possible heritage affects, the developer has undertaken extensive consultations with the Clydesdale Village Association (CVA), leading to the signing of an agreement between the developer and the CVA. This agreement, signed on 10 October 2014 relates to aspects of security, stakeholder communication, traffic management, use rights, noise, construction volumes, town planning impacts and heritage interpretations.

1) *Abland will be able to proceed with Township Establishment, and thus the Loftus Park project at once;*

2) *Abland will initiate the process of establishing a Forum that will deal with Safety, Security, Traffic and Stormwater management of the area;*

The Forum will comprise of the following stake holders:

- *Abland*
- *Clydesdale Village Association;*
- *Pretoria High School for girls;*
- *Afrikaans Hoër Meisieskool;*

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- Afrikaans Hoër Seunskool;
- Pretoria Boys High;
- Blue Bulls Rugby Union;
- Blou Bulle Maatskappy (Pty) Ltd (Registration Number: 1997/021796/07);
-

The Forum will assist in producing a Safety and Security as well as Traffic Management plan (this being a prerequisite in terms of the EMP in any event);

Abland will pay their consultants to write the above plans;

3) Abland will upgrade the storm water system in Kirkness street (this being a condition of Roads and Storm water in any event);

4) Abland will install traffic calming measures in four of the Streets in Clydesdale as may be agreed upon on a consensus bases by the Forum and if approved by the various authorities. This will include speed bumps; mini-circles and/or boom gates;

5) Abland will install CCTV cameras as may be agreed upon by the Forum on a bases of consensus. These cameras will be linked to the already present CCTV network as operated by the Blue Bulls Rugby Company via their security service provider namely SEMS and the CID's CCTV network if

possible and if agreed to on a basis of consensus. 6) Abland remains responsible for safety and security on site during the construction period (as per the EMP in any event).

The Mediation Agreement (referred to in point B above)

1) Abland will pay Holm Jordaan Architects and Urban Designers to draft and Urban Design Framework that will be tabled to the City of Tshwane for their consideration;

2) Abland will instruct Alex van der Schyff to include the following restrictions into the Town Planning Scheme:

- *No Casino rights may be granted on the property;*
- *No high density residential rights may be granted on the property that will allow for high density student accommodation;*
- *The noise levels will be restricted to that of the Bylaws for a residential area;*
- *The height of buildings be restricted to the height of the Loftus Versfeld stadium except for one building adjacent to the PHSG land that may be 3 stories higher;*

3) Abland will instruct Balthi du Plessis to consult with the CVA in terms of the heritage narrative of their area and to represent this somehow in the narrative of the development;

4) The design style and exterior finishes to be as per the latest architectural 3 D images.

The above, the result of a long process of consultation, agreed to between the CVA and ABLAND is intended to limited and mitigate adverse negative effects of the development. The impact of the development on individual identified resources will be discussed below:

5 – Arcadia suburb and the proximate heritage resources, Kingston House and Netball SA House

I. Proposed Impact

- Visual increase in scale and density,
- Visual Impact on street profile

II. Significance and Impact Assessment

- These two houses are significant in their own right, Kingston House more so than the Netball SA House. Kingston House is of high local significance, the Netball SA house of medium local significance. The suburb of Arcadia is a historic townscape with characteristics that include: The southern portion of Arcadia has also for a number of years been transforming from residential to commercial functions.
- The area of Arcadia adjacent to and in the immediate vicinity of the commercial development of the Loftus Northern Sportsfields has already undergone the transition from residential to commercial and institutional use. The development of the Loftus Northern Sportsfields will lead to the longer term feasibility of economic use of the area for commercial and institutional application, benefitting the area and boosting investment in the heritage fabric there, but could also have a long-term negative impact in the area by creating additional developmental pressure, which in turn could lead to the destruction of heritage resources to allow for the redevelopment of sites. This is not a factor under the control of the developer, but requires mitigation.

III. Mitigation already included in proposal

The proposal already includes:

- The bundling of bulk at the back (south-east) of the project site.
- The creation of a strong Forum to act as interested and affected party in the vicinity, therefor acting as guardian over the identified resources.

IV. *Additional Mitigation Proposed*

- The mapping and grading of important heritage resources in are area should be undertaken by the City of Tshwane Metropolitan Municipality as mandated under S.9(c) of the NHRA (25 of 1999). Additionally a development plan for the area should be developed as directed by the NHRA S.30(5)
 - *At the time of the compilation or revision of a town or regional planning scheme or a spatial development plan, or at any other time of its choosing, or at the initiative of a provincial heritage resources authority where in the opinion of a provincial heritage resources authority the need exists, a planning authority shall compile an inventory of the heritage resources which fall within its area of jurisdiction and submit such 55 inventory to the relevant provincial heritage resources authority, which shall list in the heritage register those heritage resources which fulfil the assessment criteria under subsection (1).*
- This heritage register should be provided to the PHRA-G in order for the PHRA-G to fulfil its legal obligations under S.30(1), namely:
 - *A provincial heritage resources authority must compile and maintain a heritage register listing the heritage resources in the province which it considers to be conservation-worthy in terms of the heritage assessment criteria set out in section 3(3) and prescribed under section 7.*
- In the compilation of a planning scheme the utilising of the UNESCO Historic Urban Landscapes approach is recommended

6 – Loftus Stadium

I. *Proposed Impact*

- Remodelling of the Northern pavilion increasing the usefulness of this, now closed, volume.
- Visual increase in scale and density,

II. *Significance and Impact Assessment*

- The northern pavilion is not a protected heritage resource.
- The whole development will however contribute to the relevance and maintenance of the Loftus stadium. On-site interpretation will include the history of the Loftus Precinct and its role in SA Rugby and Football.

III. *Mitigation already included in proposal*

- None

IV. *Additional Mitigation Proposed*

- None

7 – Clydesdale

I. *Proposed Impact*

- Visual increase in scale and density,
- Visual Impact on street profile
- Potential spill-over of commercial development pressure putting this in-tact residential neighbourhood at risk of transformation to a commercial/office precinct.

II. *Significance and Impact Assessment*

- Clydesdale is an intact neighbourhood with strong social, architectural and historic identity and is of high importance on the local level
- The development could lead to increased development pressures on Clydesdale, eroding the social, architectural and historic values of the neighbourhood.
- Adversely the development could increase the popularity of Clydesdale as residential neighbourhood, increasing its appeal and boosting property prices through its proximity to commercial and leisure functions.

III. *Mitigation already included in proposal*

- The *AGREEMENT BETWEEN ABLAND AND THE CLYDESDALE VILLAGE ASSOCIATION (CVA)* includes the provision of a Urban Design Framework, commissioned by ABLAND and executed by Holm Jordaan Architects and Urban Designers aimed at maintaining the qualities of Clydesdale and mitigating or negating potential negative impacts. This is to be submitted to the City of Tshwane for their consideration for implementation. This process should include the identification of heritage resources and their assessment and listing on a register. This register should be provided to:
 - The City of Tshwane Heritage Department
 - The Provincial Heritage Resources Agency - Gauteng
 - Lodged in repositories:
 - The City of Tshwane Library
 - The Department of Architecture Archive at the University of Pretoria

- Made available digitally (potentially through the CVA website and the Institutional repository of the Department of Architecture Archive at the University of Pretoria
 - Additionally the *AGREEMENT* includes the provision for discussions around the on-site interpretation of the history and traditions of the area in the larger development, including the public open space and streets.
- IV. *Additional Mitigation Proposed*
- No additional mitigation is proposed.

8 – Pretoria High School for Girls School grounds

- I. *Proposed Impact*
- Visual increase in scale and density,
- II. Significance and Impact Assessment
- The Pretoria High School for Girls main building is of high provincial significance. This will not be physically impacted on but the visual environment will alter. The distances between the development and the school are however quite large and the Visual impact is expected to be negligible. The development will bring investment to the area, thereby helping to retain the attractiveness of the area which, without investment, might lose its attractiveness, thereby potentially placing the longevity of the school in its current location under threat.
- III. *Mitigation already included in proposal*
- The proposal already includes:
- None
- IV. *Additional Mitigation Proposed*
- None. The Pretoria High School for Girls will be a member of the Forum as included in the CVA ABLAND Agreement.

9 – The Loftus Transformer Building

- I. *Proposed Impact*
- Visual increase in scale and density,
- II. Significance and Impact Assessment
- The transformer building is of medium local significance. The development has been planned to step away from the Transformer building, positioning the building as an object in space. This will increase the visual appeal of the building. Impact = Low positive.
- III. *Mitigation already included in proposal*
- The proposal already includes:
- The bundling of bulk at the back (south-east) of the project site, thereby drawing back from the Kirkness Street edge and allowing for space around the transformer building.
- IV. *Additional Mitigation Proposed*
- The mapping and grading of important heritage resources in the area as part of the Clydesdale Development Framework should include the architectural significance of this structure, thereby helping to maintain the aesthetic of the building in future.

9 – Street Upgrades

- I. *Proposed Impact*
- Limited widening (Park Street) and limited widening and reconfiguration of Kirkness Street
- II. Significance and Impact Assessment
- Both streets are important transit routes. Both contain Jacaranda trees and granite kerbs, identity-giving attributes. Seeing as both these attributes are to be retained (even if they need to be relocated) the impact is neutral. However for Kirkness Street, the intention is to upgrade the street to include a narrative landscape incorporating the precinct history, the identities of the educational institutions around it and provide for improved pedestrian environment, linking the development to the Tshwane Rapid Transit bus system in Jorison Street (Afrikaans Hoër Seunsskool). This will have a positive impact.
- III. *Mitigation already included in proposal*
- The proposal already includes:
- Retention of all Jacaranda trees and Granite Kerbs
 - Incorporation of narrative historic interpretation as part of the redesign of Kirkness Street.
- IV. *Additional Mitigation Proposed*
- None

4.4.3 Summarised identification of heritage features, impacts and impact management measures

TABLE 3: Identification of heritage features, impacts and impact management measures

S 3(2) NHRA heritage resource	(a) Identification	(b) Significance	(c) Impact	(f) Recommended impact management
	Site			
Buildings, structures, places and equipment of cultural significance	The Club House	High local	Medium Positive	<ul style="list-style-type: none"> •The restoration/adaptive re-use must be carried out under the guidance of a heritage architect with experience in both restoration and adaptive re-use. •A conservation policy, based on Burra Charter guidelines, will need to be composed BEFORE the design of the intervention is stated to inform the design process. •A contractor with experience in conservation measures should by preference be employed on the restoration of this building. •A continuous photo-documentation of the restoration process and adaptive re-use should be kept and lodged with both the PHRA-G and the Department of Architecture at the University of Pretoria
	The Sandstone Column	Medium local	Medium negative	<ul style="list-style-type: none"> •The sandstone column and plaque should find a new home on the site, as part of the larger site interpretation. •The history of the statue, including visual material which is non-existent on site now, should be presented on site in the form of a interpretative display, possibly linked to the history of the larger site.
	The Original Gate Posts	Medium local	Medium negative	The relocation of the gates should be planned as part of the wider interpretation of the site and included in such an interpretation
	Granite kerbs	Low local	Medium negative	<ul style="list-style-type: none"> •Reuse of the kerb elements are prosed in the landscape design. This can include: •Reuse as kerbs (also completing kerb-edges where there are elements missing currently) •Placing the kerbs up-right as bollards •Creative use as sculptural elements
	Remnant footprints of playing fields	Low local	Medium negative	• Document. Include as part of the on-site commemoration of the history of the site and precinct.
Areas to which oral traditions are attached or which are associated with intangible heritage	Entire precinct	Medium regional	Positive	On-site interpretation centre planned (exhibition centre) and street level interpretative narrative landscape that will present the history of the site.
Areas of significance related to labour history	None	-	-	-
Historical settlements and townscapes	Whole site (as part of a larger context)	High local	Positive	Development will contribute to security and vitality of the neighbourhood. Developer to commission a Development Framework for Clydesdale. Development will contribute to the urban street scape and the presentation of the cultural and historical nature of its context.
Landscapes and natural features of cultural significance	Various spatial axes, including eth Pine Avenue adjacent to the site	High local	Visual	Pine avenue: Development stands adjacent to the Pine Avenue. No physical impact.
Geological sites of scientific or cultural importance	None	-	-	-

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Archaeological artefacts	None	-	-	-
Movable objects	None	-	-	-

4.5 Alternatives

The process of developing a proposal for the site has been informed by heritage aspects from the beginning, and was initiated by the commissioning of a Scoping Report for the site. No alternatives have been taken into consideration as the development has already responded to issues.

4.6 Social and economic benefits

The proposed development will have direct socio-economic and urban benefits.

Economic

- During the construction phase the development will:
 - Provide jobs in the construction and allied industries.
- The development will result in a large investment (estimated at Rbn1,3) in the area which will in turn:
 - Provides positive impetus in an economically at-risk area
 - Increase property prices in the vicinity
 - Contribute to the appeal of neighbouring residential areas, thereby contributing to their longer term resilience,
 - Contribute to the appeal of the educational institutions that surround it.

Social

- The development will contribute to the creation of a social hub in relating to sport and fitness at the Loftus Stadium precinct, supporting current social functions.
- Through the establishment of a Forum the development will contribute to communication and control of the precinct.
- The development will contribute to safety and security in the precinct through the active engagement of the developer.
- The development will provide for a public social meeting space for the precinct, a public function that is lacking in the vicinity.
- The development will provide a regular income for the Blue Bulls rugby Union which in turn undertakes Youth Sport development in the northern provinces of South Africa.

Cultural

Retention of historic fabric

- The development will include the conservation of the in-danger Club House (Sinbin) building
- Fabric such as granite kerbs and the posts of the old entrance gates will be re-used and their relocation absorbed in the on-site narratives.
- Historic trees, Jacaranda's, will be relocated and not removed.

Commemoration and interpretation:

- The development will contribute to the memorialising of the history of the Eastern Sports Fields and the history of sports on the site through the inclusion of an Exhibition Centre presenting these histories on site.
- Additionally the larger landscape development will include a narrative landscape which will connect the site to the larger institutional landscape, incorporating elements that relate to the schools and University in the precinct.

Related to the conservation of the larger cultural landscape:

- The development will bring about the compilation of a Development Framework for the Clydesdale area which will contribute in a large way to the retention of the important qualities of that neighbourhood. The completion of a heritage register for the area is a part of this process.

4.7 Consultation with affected communities

This consultation process has been on-going 2012 and is still in process. A final Public Participation Report will be lodged as standalone appendix to this HIA after comment on this HIA has been received from I&AP's registered for the process.

The response to the Notification of intent to develop, received from the PHRA-G on 26 November 2013 continued instructions for the process (See Appendix A)

The timeline for the Public Participation is as follows:

- 06 February 2014. Commencement of 30 day advertising period calling for I&AP's to register their intent. Notification sent to Ms Tebogo Molokomme and cc'd to Elsbeth Eksteen, then chair of the CVA.
- At the same time laminated notices were placed on site.

Received notifications of interest from:

- On 06 March 2014 a letter (by email) to Ms Tebogo Molokomme and in copy to Nicholas Clarke for Cultmatrix (Pty) Ltd, signed by the then CVA chair, Ms Elsbeth Eksteen, by person of the email address of Ms Rina van Niekerk, to Ms Tebogo Molokomme, signed by the then chair Ms Eksteen, requesting that the CVA be registered as I&AP in the HIA Process (This email was copied by Ms. Rina van Niekerk to: njc.arch@gmail.com, JuanitaDP@TSHWANE.GOV.ZA, elsbeth.eksteen@gmx.net, liesl.dyson@up.ac.za, sonja.fisher975@gmail.com, Kotzedj@unisa.co.za, hartmut@lufttechnik.co.za, graham@msunguli.co.za, linda.tyrrell@hpc.co.za).
- On 06 March 2014 a letter (by email) a letter from Mr Wynand Claassen, Park Street 918, Arcadia, to Ms Tebogo Molokomme and in copy to Nicholas Clarke for Cultmatrix (Pty) Ltd.

ALSO NOTE: information about the development has been in the Public since the Notification of Intent to Develop was posted on the SAHRA SAHRIS database on 11 August 2013 (<http://www.sahra.org.za/cases/loftus-park-redevelopment-arcadia-pretoria-tshwane>). By 19 August 2014 the posting had reviewed 236 'reads'. The location of this information was advertised as part of the PPP. See Appendix B for proof of calls for I&AP's to register.

Agreement reached between the CVA and the developer on 10 October 2014 and is appended to this document. See Appendix D which contains a summary of the agreements reached.

4.8 Identification of risk sources

The following project actions will not likely impact negatively on any potential palaeontological and archaeological sites and remains as the site has been developed for over 100 years:

- Bulk earthworks and excavations may expose or uncover objects and artefacts and unmarked human burials.

4.9 Key mitigation and enhancement measures before and during construction

Club House:

- The structural stability of the Club House should be assessed before renovation is undertaken. Guidelines following from this structural analysis will be used as informant in the conservation process which is to be communicated to the PHRA-G once the appropriate procedure has been developed.
- The detail planning of the internal reconfiguration of the Club House should be developed according to the mitigation measures outlined.

4.10 Consideration of alternatives

No alternatives have been considered.

4.11 Summarised findings and recommendations

The proposed development is located in a historic urban landscape classified primarily as (modern) built environment landscape. This type of landscape is of relatively high heritage sensitivity because of the potential density of heritage resources and the relationships of places and spaces to each other. Additionally the development is located within an institutional precinct which serves the wider city context.

The project team has taken cognisance of this in the development of a project proposal, and attempted to balance the benefits of development against the potential negative impacts. This includes the willingness of the developer to:

1. Conserve the Club House based on recommendations pending a structural analysis.
2. Relocate heritage fabric where this is feasible

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3. Invest in the area through direct physical investment and through the creation of planning and decision-making mechanisms that will contribute to heritage conservation.

The only heritage resources located on the development area that will be directly affected are the:

- Clubhouse
- Sandstone Column and circle where the Spirit of Sport used to be located
- Gate Posts of the entrance gate to the Loftus precinct.
- Granite kerb stones
- Remaining footprints of the sports fields of the Northern Sports fields, which have not been in use since 1995.

Those resources that will be affected are located outside the boundaries of the development, these are:

- The larger cultural urban landscape. Densification might occur. This requires mitigation, which has already been provided for through the public participation process and the signing of an Agreement between the CVA and ABLAND on 10 October 2014.
- Kirkness and Park Streets where limited street widening will occur. This is offset by the beautification project that is to be undertaken by the developer.

From an archaeological perspective no finds or artefacts of significance were identified or are expected seeing as the site has undergone extensive development in the past.

The nature and significance of those heritage resources identified has led to the conclusion that a medium impact is expected but that the planned activity (extension of an existing building) is of such positive impact that it offsets the medium negative impacts.

Cultmatrix recommends that the proposed actions may proceed as the activity has positive benefits which outweigh the negative impacts in heritage and economic terms, and carries low risk, provided that the following mitigation measures are considered:

1. The recommendation above is conditional to the execution of the content of the Agreement between ABLAND and the Clydesdale Village Association.
2. The recommendation above is conditional to the execution of the mitigatory measures proposed.
3. The Club House be carefully analysed by a structural engineer who should recommend the required steps to be taken to conserve the heritage value of the structure.
4. The Entrance gate, and granite kerbs be repositioned.
5. The sandstone column be photo-recorded and the history of the Spirit of Sport statue be presented in a public place on site.
6. Should any other human remains be disturbed, exposed or uncovered during excavations for the proposed project (unlikely), these should immediately be reported to Cultmatrix. Burial remains should not be disturbed or removed until inspected by an archaeologist.
7. Site preparation activities must be monitored for the occurrence of any other archaeological material (Stone Age tools, Iron Age artefacts, historic waste disposal sites etc.,) and similar hidden/buried chance finds and an archaeologist should be asked to inspect the area when this has reached an advanced stage in order to verify the presence or absence of any such material.

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APPENDIX A: RESPONSE TO THE 2013 NID



PROVINCIAL HERITAGE RESOURCES AUTHORITY - GAUTENG

PRIVATE BAG X33, JOHANNESBURG, 2000
38 RISSIK STREET, NBS BUILDING,
JOHANNESBURG, 2000
TEL: 011 355 2500 – FAX: 011 355 2878

Ref.: H111/13

Enquiries: Ms Tebogo Molokomme

Date: 18 October 2013

Cultmatrix

Contact Person: Nicholas Clarke

E-mail: njc.arch@gmail.com



Dear Sir / Madam

Notification of Intent to Develop: Planned Commercial Development on Portions 418, 1552 and a portion of Portion 397 Arcadia, Pretoria, City of Tshwane

This serves to confirm that the above-mentioned application was discussed by the PHRA-G Heritage Impact Assessment (HIA) Committee on Friday, 18 October 2013.

The Committee's response:

- Although a heritage report was included, the Committee still needs an impact study showing how the two buildings will be impacted as well as the other heritage resources mentioned in the report.
- The study must be done by an Architect with an experience of dealing with heritage buildings.
- A Site Development Plan (SDP) must also be submitted.
- Submit the Public participation report or proof after the 30 day (public comments) period calling for comments from the interested and affected parties. An advertisement must be put in the local newspaper, which must also include our details: tebogo.molokomme@gauteng.gov.za. Tel: 011 355 2545.

For further clarity, please do not hesitate to contact us at the above-mentioned details.

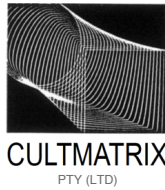
Kind Regards

Tebogo Molokomme

For the Heritage Impact Assessment (HIA) Committee

Provincial Heritage Resources Authority – Gauteng (PHRA-G)

APPENDIX B: RECORD OF PUBLIC PARTICIPATION PROCESS



06 February 2014

Ms T Molokomme
The Provincial Heritage Resources Agency - Gauteng
38 Rissik Street, NBS Building
Johannesburg
2000

by email:

cc. Elsbeth Eksteen – Clydesdale Village Association: elsbeth.eksteen@gmx.net
cci. Thinus Delport Thinus.Delport@Abland.co.za,
cciii. Lize Claassens Lize.Claassens@abland.co.za,
cciv. Helen Henzen helen@studio3architects.co.za

Dear Ms Molokomme

NOTIFICATION OF COMMENCEMENT OF ADVERTISING OF CALL FOR INTERESTED AND AFFECTED PARTIES TO REGISTER FOR PARTICIPATION IN THE SECTION 38 HERITAGE IMPACT ASSESSMENT PROCESS: Portions 418, 1552 and a portion of Portion 397 Arcadia. Loftus Park, Pretoria. C/o .Park and Kirkness Streets, Arcadia, Pretoria, City of Tshwane.

Our client, Abland (Pty) Ltd has appointed us to undertake the actions prescribed under Section 38(1) of the National Heritage Resources Act (Act 25 of 1999) (NHRA) with relation to their intention to redevelop the Loftus Park site located on the above mentioned portions. Please note that a SAHRIS Case (ID: 3232) has also been created and contains all the relevant information regarding the project.

The Notification of Intent to Develop was submitted to the PHRA-G on 18 September 2013.

Please be notified that the advertisement of the call for interested and affected parties to register to participate in the HIA process was advertised in The Star newspaper of 05 February 2014 and on site in the form of an A3 laminated poster in both English and Afrikaans. The 30-day period was calculated as ending on 07 March 2014.



Figure 1. Photograph taken on -5 February 2014 of notice posted on the fence of the Loftus Park Northern Sports fields, Corner of Park and Kirkness Streets, Arcadia.

We kindly request the PHRA-G record all registrations received.

The wording of the advertisement:

Notification in terms of Section 38 of the National Heritage Resources Act (Act 25 of 1999) (SAHRIS CASE ID 3232)

Abland (Pty) Ltd. plan to develop the Loftus Park Northern Sportsfields (Portions 418, 1552 and R/200 Arcadia. Loftus Park, Pretoria. C/o/ Park and Kirkness Streets, Arcadia, Pretoria, City of Tshwane.) This development will include parking basements, shopping and leisure facilities, offices and a heritage facility. Information on the development is available on: <http://sahra.org.za/content/loftus-park-redevelopment-arcadia-pretoria-tshwane>.

Any party interested in registering for the Public Participation Process of the Heritage Impact Assessment is invited to do so in writing with the Provincial Heritage Resources Authority, Ms. Tebogo Molomomme at: tebogo.molokomme@gauteng.gov.za or Tel: 011 355 2545 . The heritage consultant Nicholas Clarke can be contacted at njc.arch@gmail.com for further details. The closing date for registration is **07 March 2014**.

Kennigsgewing in terme van Artikel 38 van die Nasionale Wet op Erfenisulbronne (Wet 25 van 1999) (SAHRIS Rekord ID: 3232)

ABLAND (Edms.) Bpk. is van plan om die Loftus Noordelike Sportvelde (Gedeeltes 418, 1552 en r/200, Arcadia. Loftus Park, Pretoria. H/v Park- en Kirknessstraat, Arcadia, Pretoria, Stad Tshwane) te herontwikkel. Die ontwikkeling sluit in parkeerkeiders, winkel-, ontspannings-, kantoor- en erfenis voorsienings. Inligting

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hieroor is beskikbaar op: <http://sahra.org.za/content/loftus-park-redevelopment-arcadia-pretoria-tshwane>.

Enige party wat wil registreer om deel te neem aan die Publieke Deelnameproses word hiermee uitgenooi om die Provinsiale Erfenishulpbronne-Outoriteit in skrif hiervan te verwittig by Me Tebogo Molkomme: tebogo.molokomme@gauteng.gov.za of Tel: 011 355 2545 . Die erfenis consultant Nicholas Clarke kan by njc.arch@gmail.com gekontak word vir meer besonderhede. Die sluitingsdatum vir registratsie is **07 Maart 2014**.

With kind regards and thanks for the assistance of the PHRA-G in this matter.

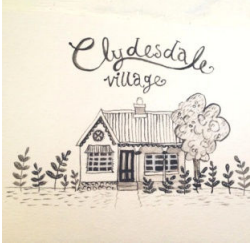
Yours sincerely



Nicholas Clarke, Pr. Arch
for Cultmatrix Pty Ltd.

APPENDIX C: REGISTER OF INTERESTED AND AFFECTED PARTIES

1



Clydesdale Village Association
c/o 10 Minni Street
Clydesdale 0002
Telephone: +27 (12) 344-6240
Facsimile: 086-671-4256
e-mail: elsbeth.eksteen@gmx.net
website: <http://www.clydesdalevillage.co.za>

6th March 2014

Per e-mail

Ms. T. Molokomme,
The Provincial Heritage Resources Agency – Gauteng,
38 Rissik Street, NBS Building
Johannesburg,
2000

Tebogo.molokomme@gauteng.gov.za
Tel: 011 355 2545

Dear Ms. Molokomme,

**NOTICE TO REGISTER THE CLYDESDALE VILLAGE ASSOCIATION AS AN INTERESTED AND AFFECTED PARTY IN THE SECTION 38 HERITAGE IMPACT ASSESSMENT PROCESS:
Portions 418, 1552 and a portion of Portion 397 Arcadia, Loftus Park, Pretoria c/o Park and Kirkness Streets, Arcadia, Pretoria, City of Tshwane.**

The Clydesdale Village Association (CVA) was formed in 1989 to represent the residents of Clydesdale (Sunnyside) with the aim of preservation of the residential Clydesdale with its historical architecture and tree lined streets.

As mandated by the community and the Clydesdale Village Association Committee, the CVA herewith formally requests registration as an interested and affected party for the public participation process of the Heritage Impact Assessment for the planned development of Loftus Park Northern Sportsfields (Portions 418, 1552 and a portion of Portion 397 Arcadia, Loftus Park, Pretoria c/o Park and Kirkness Streets, Arcadia, Pretoria, City of Tshwane).

Kindly acknowledge receipt of this letter and confirm the Clydesdale Village Association as registered as an interested and affected party with regard to the above mentioned matter of interest and concern.

Yours faithfully

ELSBETH EKSTEEN
Chairperson Clydesdale Village Association
e-mail: elsbeth.eksteen@gmx.net / mobile: 083-218-5610 or 060-525-7454

WYNAND CLAASSEN

Parkstraat 918 Park Street, Arcadia,
Pretoria. 0083 Tel. 082 562 9383
Tel: 012-342 3967 Faks: 086 605 6692

06 March 2014

Ms Tebogo Molokomme
The Provincial Heritage Resources Authority - Gauteng
NBS Building
38 Rissik Street
Johannesburg
2000

Per email: tebogo.molokomme@gauteng.gov.za

Dear Ms Molokomme,

REGISTRATION of AFFECTED PARTIES for PARTICIPATION in the SECTION 38 HERITAGE IMPACT ASSESSMENT PROCESS:- PORTION 418, 1552 and a portion of PORTION 397, ARCADIA – LOFTUS PARK, PRETORIA. C/o Park & Kirkness Streets, Arcadia, Pretoria, City of Tshwane.

As the owner of one of the adjacent properties, I would like to register for the Public Participation Process of the Heritage Impact Assessment for the development of the above property.

Yours faithfully,

Wynand Claassen

c.c. Nicholas Clarke – njc.arch@gmail.com

**APPENDIX D: AGREEMENT BETWEEN THE CLYDESDALE VILLAGE
ASSOCIATION AND ABLAND (PTY) LTD.**

The process of public participation between the developer and the Clydesdale Village and Ratepayers Association has lead to a number of agreements being signed, summarized below and appended to this report as a stand-alone document.

**LOFTUS PARK:
AGREEMENT BETWEEN ABLAND AND THE CLYDESDALE VILLAGE
ASSOCIATION (CVA)**

On 27 February 2013 the CVA brought and objection against the Application for Township Establishment on Portions 414 and 418 of the farm Elandspoort 357 JR: Arcadia Extension 11

The parties have negotiated for several months and after 12 mediated session have reached an agreement consisting of:

- A) A MoU Regarding the Safety, Security, Traffic and Stormwater Management;
- B) A Mediation Agreement

The CVA withdrew the objection by signing of these two agreements along with its annexures as attached hereto on Friday 10 October 2014.

The implications for Abland are as follows: MOU (referred to in point A above)

- 1) Abland will be able to proceed with Township Establishment, and thus the Loftus Park project at once;
- 2) Abland will initiate the process of establishing a Forum that will deal with Safety, Security, Traffic and Stormwater management of the area;
 - a. The Forum will comprise of the following stakeholders:
 - i. Abland
 - ii. Clydesdale Village Association;
 - iii. Pretoria High School for girls;
 - iv. Afrikaans Hoër Meisieskool;
 - v. Afrikaans Hoër Seunskool;
 - vi. Pretoria Boys High;
 - vii. Blue Bulls Rugby Union;
 - viii. Blou Bulle Maatskappy (Pty) Ltd (Registration Number: 1997/021796/07);
 - b. The Forum will assist in producing a Safety and Security as well as Traffic Management plan (this being a prerequisite in terms of the EMP in any event);
 - c. Abland will pay their consultants to write the above plans;
- 3) Abland will upgrade the stormwater system in Kirkness street (this being a condition of Roads and Stormwater in any event);
- 4) Abland will install traffic calming measures in four of the Streets in Clydesdale as may be agreed upon on a consensus bases by the Forum and if approved by the various authorities. This will include speed bumps; mini-circles and/or boom gates;
- 5) Abland will install CCTV cameras as may be agreed upon by the Forum on a bases of consensus. These cameras will be linked to the already present CCTV network as operated by the Blue Bulls Rugby Company via their

security service provider namely SEMS and the CID's CCTV network if possible and if agreed to on a basis of consensus.

- 6) Abland remains responsible for safety and security on site during the construction period (as per the EMP in any event).

The Mediation Agreement (referred to in point B above)

- 1) Abland will pay Holm Jordaan Architects and Urban Designers to draft and Urban Design Framework that will be tabled to the City of Tshwane for their consideration;
- 2) Abland will instruct Alex van der Schyff to include the following restrictions into the Town Planning Scheme:
 - a. No Casino rights may be granted on the property;
 - b. No high density residential rights may be granted on the property that will allow for high density student accommodation;
 - c. The noise levels will be restricted to that of the Bylaws for a residential area;
 - d. The height of buildings be restricted to the height of the Loftus Versfeld stadium except for one building adjacent to the PHSG land that may be 3 stories higher;
- 3) Abland will instruct Balthi du Plessis to consult with the CVA in terms of the heritage narrative of their area and to represent this somehow in the narrative of the development;
- 4) The design style and exterior finishes to be as per the latest architectural 3 D images.

Thank You.

Laetitia Cook

APPENDIX E: GLOSSARY OF TERMS

Conservation (Burra Charter)

Conservation means all the processes of looking after a place so as to retain its cultural significance

Cultural significance (Burra Charter)

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

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

Cultural significance is assessed in terms of the following criteria, some of which are embodied in the NHRA:

- Historic value: Material or intangible evidence resulting from changing social, political and environmental circumstances or conditions
- Rarity: Unique or unusual features also possess rarity value, apart from their age. Section 34 of the NHRA provided general protection for all structures older than 60 years. This does not imply that recently erected structures cannot possess rarity, or for that matter cultural value.
- Scientific value: Indicates research potential (the capacity to yield more knowledge)
- Typical: Indicates that the feature is a good example of a certain class or type of heritage resource
- Aesthetic: Other than artistic or architectural expression, aesthetic value can also be evident in craftsmanship, technique, visual cohesion (harmony), visual evidence of permanence and stability, setting etc.
- Technological: Indicates value in terms of a technological achievement
- Personal/Community: Indicates value in terms of association with a certain person, community, organisation or cultural group
- Landmark: A sense of place or belonging involves the physical and visual relationship between a feature and its environment.
- Condition (material integrity): Indicates substantial evidence of authentic fabric with minor degree of lost or obliterated fabric; also refers to a structure's restoration potential
- Sustainability: The potential for lasting economic viability (use) and the perpetuation of the original use or part thereof.

Heritage resources/features (NHRA)

Any place or object of cultural significance, including:

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

(i) objects recovered from the soil or waters of South Africa, including archaeological and palaeontological objects and material, meteorites and

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

Heritage significance (NHRA)

(a) its importance in the community, or pattern of South Africa's history;
(b) its possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage;
(c) its potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage;
(d) its importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects;
(e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;
(f) its importance in demonstrating a high degree of creative or technical achievement at a particular period;
(g) its strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;
(h) its strong or special association with the life or work of a person, group or organisation of importance in the history of South Africa; and
(i) sites of significance relating to the history of slavery in South Africa.

Historic period

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

Impact

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

Impact assessment

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

Intangible heritage

Defined in terms of the UNESCO Convention for the Safeguarding of the Intangible Cultural Heritage (2003) as:

- Oral traditions and expressions, including language as a vehicle of the intangible cultural heritage;
- Performing arts;
- Social practices, rituals and festive events;
- Knowledge and practices concerning nature and the universe;
- Traditional craftsmanship.

The "intangible cultural heritage" means the practices, representations, expressions, knowledge, skills – as well as the instruments, objects, artefacts and cultural spaces associated therewith – that communities, groups and, in some cases, individuals recognize as part of their cultural heritage. This intangible cultural heritage, transmitted from generation to generation, is constantly recreated by communities and groups in response to their environment, their interaction with nature and their history,

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and provides them with a sense of identity and continuity, thus promoting respect for cultural diversity and human creativity.

Visual and social impact assessments as part of an HIA are directly associated with intangible cultural heritage.

Iron Age

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

Issue

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

Maintenance

Keeping something in good health or repair

Management actions

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

Preservation

Conservation activities that consolidate and maintain the existing form, material and integrity of a cultural resource

Reconstruction

Re-erecting a structure on its original site using original components

Rehabilitation

Re-using an original building or structure for its historic purpose or placing it in a new use that requires minimal change to the building or structure characteristics and its site and environment.

Restoration

Returning the existing fabric of a place to a known earlier state by removing additions or by reassembling existing components

SAHRA - South African Heritage Resources Agency

Stone Age

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

Value

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