

**HERITAGE IMPACT ASSESSMENT FOR THE FARM  
294 AMANZI ESTATE, PORTION 4 OF THE FARM 296  
AMANZI MOOI WATER, ERF 296 PORTION 3 OF  
RIETHEUVEL AND ERF 296 RIETHEUVEL, IN THE  
NELSON MANDELA BAY MUNICIPALITY, EASTERN  
CAPE**

(Assessment conducted under Section 38 of the  
National Heritage Resources Act No 25 of 1999)

Prepared for  
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## EXECUTIVE SUMMARY

The Archaeology Contracts Office at the University of Cape Town was asked to coordinate the Heritage Assessment for 'Amanzi Country Estate' which is located near Uitenhage in the Nelson Mandela Bay Municipality, Eastern Cape. The intention of the developers is to expand and diversify the existing agricultural activities of the farm (currently mainly citrus production) but to add residential, recreational and resort components. The developers estimate that some 25% of the 1 758 ha farm will be affected by the development.

This Heritage Impact Assessment was undertaken in terms of Section 38 of the National Heritage Resources Act No 25 of 1999. The identification of heritage sites on the Amanzi Country Estate was undertaken by Dr J Binneman (Archaeology), Dr R Gess (Palaeontology), Mrs J Bennie (Built Environment) and Mr M Molapisi (Living Heritage). Their assessment of significance, impact of development and mitigation proposals is summarized here.

The hillside behind the main Homestead contains Early Stone Age archaeological deposits excavated in the 1960s. These deposits are of great *scientific significance* for dating the ESA and providing information on early environments. There are numerous buildings and structures on the property which are of *historical significance*. These include the "Homestead" which was built in 1909 on the ruins of a 19<sup>th</sup> century Victorian Spa. It became the home of Sir Percy Fitzpatrick, the author of the South African classic "Jock of the Bushveld" in 1913 and he lived on the property until his death in 1931. There are a number of historical items (memorabilia) related to the Fitzpatrick and Niven families in the Homestead and they have great historical importance.

During the 19<sup>th</sup> century, the Estate was associated with General Nixon (who represented the Uitenhage Constituency in the Cape Legislative Assembly) who built a miniature castle (named Balmoral Castle) on the Estate. The building is significant because of its unusual architecture. There are a number of other buildings and features (such as irrigation canals) which are older than 60 years and some trees which have historical association with members of the Fitzpatrick and Niven families.

There are two cemeteries associated with the farm workers on the Estate and they have *spiritual significance* for the local community. Sites of *living heritage* significance include an Abakhwetha bush site used for the initiation of young boys, an area used by a local diviner to collect medicinal plants and a significant site within the settlement used for ancestral ritual performance.

The farm has significance because of its association with many milestones in the South African citrus industry. There is the citrus packing shed dating to 1920 and associated structures. Some of this historical association is of an *intangible* nature and includes the introduction to Amanzi of the first citrus root stock from the USA in the 19<sup>th</sup> century, the involvement of the Fitzpatrick and Niven families in the establishment of the Citrus Exchange, the production of the first issues of "The Citrus Grower" and the initial development of the term "Outspan" as a brand name for South African citrus products. This intangible heritage gives meaning and value to the Amanzi Estate.

When considering the impact of development on the heritage of the Estate it is important to state that the No-Go option would result in deterioration and loss of heritage as the estate is no longer occupied and buildings are not being maintained.

While no development is planned for the hill containing the Early Stone Age archaeological site of Amanzi Springs, an increase in construction activities and population settlement is likely to have a negative impact on the archaeological site. The reports recommend that the Amanzi Springs hill site is fenced and a management plan is established for its conservation.

Other structures on the Estate and features on the landscape will be directly impacted by the development. The Homestead will become a Clubhouse with a portion (possibly the Library) being retained to exhibit the family memorabilia, etc. Any restoration of the Homestead or associated outbuildings (many of which are older than 60 years) or any landscaping of the formal gardens are likely to impact negatively on earlier structures such as the ruins of the Spa baths. The developers have proposed that the remains of the 19<sup>th</sup> century Balmoral Castle (presently functioning as the Amanzi Estate Farm Office be incorporated in the Country Club node. There are a number of other buildings (manager's house, etc) on the property which are older than 60 years and recommendations are made for each of them in the report.

In terms of the legislation a permit will be required from the Eastern Cape PHRA for restoration and/or destruction of any structures older than 60 years. The report recommends that the developers employ the services of an historical architect during restoration and that an historical archaeologist is present to assist with interpreting sub-surface remains and to determine the building sequence of specific significant structures.

The report considers the transformation of the Amanzi Estate from a farming enterprise to an urban agri-estate resulting in a possible loss of historical "linkages" between the agricultural landscape and heritage sites, specifically with reference to the development of the citrus industry in South Africa. In order to conserve the origins of the "Outspan" brand it is recommended that the *intangible heritage* of Amanzi is retained through displays and pamphlets.

While the farming community has agreed to be relocated, a number of sites of heritage importance will be lost. The anthropologist has recommended the following mitigation: ensuring the availability of bush for the community to continue practising the Abakhwetha ceremony, ensuring bush medicines are available for the diviner to collect in the new area and ensuring that poles with horns used for ritual purposes should be taken with to the new location.

The Amanzi Farm is an example of a *rural cultural landscape*, and therefore the placement of the roads, hedges and orange orchards (some possibly dating to the 1870s) also forms part of the heritage of the estate. The construction of new buildings will have varying degrees of *visual impact on the heritage sites* at Amanzi and recommendations are made to mitigate this.

Finally, it is recommended that the owners of the property consider applying to SAHRA Eastern Cape to have both the Homestead and the Amanzi Spring archaeological site declared *Provincial Heritage Sites*.

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APPENDIX 1 (PALAEONTOLOGY)

APPENDIX 2 (ARCHAEOLOGY)

APPENDIX 3 (BUILT ENVIRONMENT)

APPENDIX 4 (LIVING HERITAGE).

## **1. INTRODUCTION**

Amanzi Country Estate (Amanzi Lifestyle Estate (Pty) Ltd) proposes to develop the following adjoining properties in the Nelson Mandela Metropole:

- Farm 294 Amanzi Estate (854 Ha)
- Portion 4 of the Farm 296 Amanzi Mooi Water (171 Ha)
- Erf 296 Portion 3 Rietheuvel (635 Ha)
- Erf 296 Rietheuvel (96 Ha)

They are situated to the north-west of Port Elizabeth near the Sundays River Valley and the town of Addo in the Eastern Cape Province. Amanzi is located along the northern and southern banks of the Coega River (Figure 1).

This development has been influenced by the proximity to the Coega Development Zone (IDZ) and the fact that two properties to the south-east of the Amanzi Estate, namely Papenkuils Vley 299 and Klein Gras Rug 317 have been proposed for residential development to form the Coega Ridge Development (Figure 2).

Amanzi is currently zoned for agriculture and has been used for citrus growing for many generations. The intention is that the properties, measuring 1 758 hectares, should be developed so that agricultural activities will continue, while other sections of the farm will be developed to include residential units, a hotel and wellness centre, recreational nodes as well as a club house and convenience facilities. The lifestyle development (which includes the agricultural component) will comprise approximately 25% of the farm; with the remaining sections of the farm approximately 75% is set aside as open space (Figure 3).

A Heritage Impact Assessment is mandatory in terms of Section 38 of the National Heritage Resources Act of 1999 which provides for a compulsory HIA when an area exceeding 5000 m<sup>2</sup> in extent is developed. The Final Scoping Report identified the need for an HIA because of various heritage sites on the property which are described in greater detail in Section 5 below.

## **2. TERMS OF REFERENCE**

The Environmental Feasibility Studies and Landscape Sensitivity Atlas for the Amanzi Lifestyle Project were conducted in 2006. The Draft Scoping Report was presented in January 2008 and then made available for public comment. A specialist workshop was held in March 2008 and the Final Scoping Report presented in July 2008. This specialist report forms part of the environmental assessment phase of the EIA process which is initiated in parallel with the Scoping Process.

Dr Lita Webley of the Archaeology Contracts Office at the University of Cape Town was requested to co-ordinate the Heritage Impact Assessment, which contains the following reports by the following specialists:

Palaeontological Report: Dr R Gess (Bernard Price Institute)

Archaeological Report: Dr J Binneman (Albany Museum)

Historical Background: (Mrs J Benny: Bayworld Museum)

### **3. LEGISLATION**

The National Heritage Resources Act of 1999 (Section 38) makes provision for a compulsory HIA when constructing a road or similar linear developments exceeding 300m in length or developing an area exceeding 5000 m<sup>2</sup> in extent. The responsible heritage resources authority or SAHRA must be notified and SAHRA will in turn advise whether an impact assessment report is needed before development can take place.

Section 34 of the Act stipulates that no person may alter or demolish any structure or part of a structure, which is older than 60 years without a permit issued by the relevant provincial heritage resources authority.

In terms of Section 35 of the Act all archaeological objects, palaeontological material and meteorites are the property of the State. Any person who discovers any of these materials in the course of development must immediately inform the responsible heritage resources authority. No person may, without a permit issued by the responsible heritage authority destroy, damage, excavate, alter, deface or disturb any archaeological sites and material, palaeontological sites and meteorites.

With regard to burial grounds and graves, Section 36 (3) of the Act clearly stipulates that no person may, without a permit issued by the relevant heritage authority or SAHRA, (a) destroy, damage or exhume the grave of the victim of conflict; (b) destroy, damage or exhume any grave or burial ground older than 60 years which is situated outside a formal cemetery administered by a local authority.

Subject to the provision of any other law, any person who in the course of development discovers the location of a grave, the existence of which was previously unknown, must immediately cease such activity and report the discovery to the relevant heritage authority which must, in co-operation with the South African Police Service and in accordance with the regulations of the responsible heritage authority, carry out an investigation to determine whether the grave is protected in terms of the Act or is of significance to any community

Living heritage (defined in the Act as including cultural tradition, oral history, performance, ritual, popular memory, skills and techniques, indigenous knowledge systems and the holistic approach to nature, society and social relationships) is also given protection under the Act.

### **4. DESCRIPTION OF THE DEVELOPMENT**

The developers of Amanzi Country Estate propose that the *agricultural node* on the farm will consist of sections of the existing citrus orchards, packing and processing plants. In addition, further orchards for fruit production will be planted with their associated packaging plants. There will also be a bottled water facility. The *residential node* will comprise around 900 units of varying densities. There will be a hotel and wellness centre node, a country club and convenience centre node, a sports node and a large area of public open space.



The development plans do not elaborate on the intentions of the developers regarding the built environment and there are very few direct comments in the Draft Scoping Report. The latter however recognises the importance of the historical homestead. “The site contains the original homestead of the Sir Percy Fitzpatrick family which may be an historical monument and an application, if applicable, would be made to SAHRA to have it declared as such” (Final Scoping Report, July 2008: 15).

The area around the existing estate office and stores is currently being assessed for a Country Club and Convenience centre: “The proposed footprint for the Country Club node is located around the current Amanzi Estate Farm Office, a building affectionately known as “Balmoral Castle”. This building may be of historical significance and may be incorporated into the Country Club and Convenience Facilities node” (Final Scoping Report, July 2008: 40). The Scoping Report notes that the area is bisected by a number of roads and contains old farm infrastructure – for this reason it was rated of low sensitivity in the Scoping Report.

Nearby Balmoral Castle, the Final Scoping Report records “are the associated pack houses and service infrastructure for citrus production. The pack houses are in a state of disrepair due to citrus crops no longer being packed on the Amanzi farm. This area has been identified as a potentially suitable area for the club house and related sporting and convenience facilities” (Final Scoping Report, July 2008: 25). The developers intend to upgrade this structure and integrate it into the convenience node.

There are no written conclusions on the future of the Dumbles residence, Addie’s Cottage, Managers’ houses, schools and various farm buildings and sheds. During the site visit, Mr P Niven indicated that the Dumbles farmhouse might be altered to become a restaurant while the various managers’ houses would be upgraded and re-used but no information is available in this regard.

## **5. BACKGROUND TO STUDY AREA**

The Coega River cuts through the property from north-west to south-east (lowest point 70 m above sea level) and the river is reported to run for about 4 months of the year (Figure 2 & 3). The highest point on the property is the little koppie to the south of the homestead at a height of 188 m above sea level. The area is geologically interesting because of the quartzitic sandstone inselbergs such as the one on which the ESA remains were found. There are currently eight boreholes on the property which make use of artesian water at depth. The Amanzi springs represents an outflow of groundwater where the groundwater penetrates the surface due to hydrostatic pressure. Approximately 120 ha of land have been transformed during the last 100 years due to agricultural practises. A large section of the estate is therefore still under indigenous vegetation (such as Sundays Valley Thicket).

### **5.1 Palaeontological Background**

The lowest stratigraphic unit in the study area is the buried Table Mountain Group sandstone that is present on the farm as the peak (hill) behind the main homestead. This is the place where the aquifer reaches the surface. According to Gess (Appendix 1), this stratigraphic unit was deposited some 500-400 million years ago and while

fossils have been found in the Pakhuis Formation of this unit in the Western Cape, they have not been found in the Eastern Cape. The Table Mountain Group is overlain by the Kirkwood and Sundays River Formations of the Uitenhage Group. Amanzi is therefore underlain by strata of the Kirkwood and Sundays River Formations. The former is of terrestrial origin while the latter is of marine origin. Gess has reported that the Kirkwood Formation is South Africa's premier location for Cretaceous dinosaur fossils and he refers to the stegosaurus remains found in the Bushman's River. Other remains from this formation include fossilised wood and well preserved plant remains. To the north of the property is a capping of the lime rich strata of the Alexandria Formation. This stratum is rich in marine invertebrates. The stratigraphic record for the Amanzi estate suggests that the potential does exist to recover palaeontological material.

## **5.2 Archaeological Background**

There is a small hill overlooking the present homestead, the location of the original Main Borehole, where warm spring water bubbles out at a constant temperature of 20 C. It is here that the Stone Age implements were discovered. The site was first mentioned by early travellers such as Barrow (1801). Barrow described a bog around the spring and this explains the preservation of the organic remains. According to Meiring (1987 unpublished), two of the old "craters" observed by Fitzpatrick near the spring were converted into "high-land reservoirs" (Meiring 1987:14) and in the process stone implements were discovered and first noticed by Fitzpatrick.

The springs at Amanzi were investigated by Inskeep in 1963 and subsequently excavated by HJ Deacon in 1964 and 1965. The excavations were carried out in the spring deposits on the side of the hill. Two cuttings were made around two springs where layers of clay and sand were exposed. Deacon believed that the stone tools were lying on occupation floors as they had been abandoned (*in situ*) and discovered that the peaty deposits had preserved organic remains (such as seeds and a fragment of wood) which appeared to be associated with Early Stone Age implements. The spring seems to have been a focus of human habitation. Organic remains were submitted for radiocarbon dating but were beyond the limits of radiocarbon dating and a minimum date of 60 000 years ago was obtained. It is now believed that the occupation layers date to at least 200 000 years ago. Detailed discussions are presented by Binneman in Appendix 2.

## **5.3 Historical Background**

The history of the farm is set out by Meiring in her unpublished report of 1987 and this has been succinctly summarised by Bennie in Appendix 3. Bennie however does not mention that the first of the farms making up the Amanzi Estate appeared on a Deed of Sale as early as 1816 when some 3000 morgen, known as Rietheuvel, was granted to Jan Carel Bergh. Some thirty five individuals owned the property between then and 1913, when it was acquired by Sir Percy Fitzpatrick. Later Rietheuvel was described as "Mooiwater, part of Balmoral". Bennie (Appendix 3) also does not elaborate on the history of the Mineral Baths and Spa but this is of interest to historians and archaeologists as there are early references to the Baths dating back to 1830 and 1843. According to Jack Niven's description of the Baths dating to 1915, the homestead itself had no bathroom, but the "remains of the Sanatorium of two

rooms, in one of which was a four foot by six foot plunge bath, into which the water was delivered from a borehole behind the present garage” (Meiring 1987:29). This suggests that the remains of the Spa may be located in and around the Homestead.

Balmoral was sold in 1867 and bought on behalf of John Nixon. Nixon was a general in the British army. He is believed to have enlarged the Balmoral Estate in 1871 buying further tracts of land in the Coega area. Nixon was responsible for building “the Castle” on the property. Balmoral was sold in 1890. There is a report from this time of a pipeline of some 200 yards from the dam to the main house. The Spa was still operational at the turn of the century. There is a great deal of evidence from this time of extensive earth moving activities, pipelines and dams being constructed in the vicinity of the house and Spa. Balmoral was sold to a Mr Magennis in 1906. He sold off sections of the farm but kept portions of the land and he lived on the Dumbles site. He sank the main or Magennis borehole which supplied a large amount of water on the farm. In 1913, Fitzpatrick bought the portion of the land named Balmoral with the Magennis borehole. He renamed the farm Amanzi.

Little is known of the later history of Amanzi, as Meiring does not take the story beyond the 1940s. The fire at Balmoral Castle apparently destroyed much of the recent written history of the Estate.

### **5.3.1 The Homestead**

The history of the Homestead is provided in Meiring (1987) and in Appendix 3 and will not be repeated here. Suffice to say that the present Homestead dates to 1909 but that it may incorporate elements of the 19<sup>th</sup> century Spa Hotel. The homestead provides a good example of *continuous historical development* of a structure over a period of a hundred years. Compare the photograph of the Amanzi Homestead taken in 1916 (Appendix 3, page 13) with that taken by Bennie in 2008. We know that major alterations (designed by Kenneth Gardner) were undertaken in 1935 and the Victorian façade was replaced with Cape Dutch gables as part of the Cape Dutch Revivalism which took place in South Africa in the 1920s and 1930s (Frescura 1987). The building is presently unused but still furnished.

The house was apparently known for its huge silver painted wrought iron gates which were designed by George Dix, the 19<sup>th</sup> Port Elizabeth architect. The gate posts are still present (Appendix 3, page 7) but the gates have been removed for safe keeping. According to Mr Philip Niven, the gates are in the possession of a family member.

Also in the Library of the main Homestead is a collection of historical items or artefacts associated with the life of Fitzpatrick and the Niven family. These include items which he used while incarcerated in Pretoria Gaol after the abortive Jameson Raid, as well as original prints from Jock of the Bushveld.

### **5.3.2 Balmoral/Rietheuvel**

The original Rietheuvel house was apparently where the stables and centre of the farm are today (i.e. around the Balmoral Castle). The history of the Castle and the nearby school are described in Meiring (1987) and Appendix 3. There appear to have been many alterations to the Castle over the years and it is no longer possible to determine the original sections. Nevertheless, some sections may date to the 1880s and represent

an unusual and eccentric building style reflecting the character of its owner. The building is presently unused.

### **5.3.3 Bell Tower**

Fitzpatrick became Secretary of the Reform Party in 1895 and after the collapse of the Jameson Raid; he was incarcerated in Pretoria Gaol. Many years later he obtained the bell from the Pretoria Gaol and constructed the bell tower. The bell has apparently been stolen.

### **5.3.4 Manager's House**

Bennie (Appendix 3) lists the managers who lived on the estate and suggests that portions of the house may have been part of the original Rietheuveld house although there have been modern additions. This building is still standing but unoccupied.

### **5.3.5 Dumbles**

When Mr Magennis bought Balmoral in 1906 he lived in a red iron and wooden house on the Dumbles site. Prof Hector, who had been associated with the citrus production on the farm for many years, retired on Amanzi in 1941 and built a small cottage which formed the nucleus of "Dumbles". This later became the home of Patrick and Marina Niven and is presently leased to tenants.

### **5.3.6 "Addie's Cottage"**

Addie Anderson was Lady Fitzpatrick's personal maid and confidant when she moved to the Amanzi Estate in 1816. Addie and her husband lived in a small cottage behind the main homestead which was constructed for them in 1920. This building is still present but unoccupied.

### **5.3.7 Citrus Packhouse and associated buildings**

Of the earliest citrus packing sheds in South Africa were built on the estate in 1920 while the machinery was imported from California by Sir Percy Fitzpatrick in 1921 (Meiring 1987:227). European packers settled in Amanzi in the early 1930s to pack the citrus. They were accommodated on the property in a building known as the "Packer's Quarters" (ibid: 228). The machinery on the property was kept going by Steve Strydom, who was also responsible for building the high tower (known as Steve's Church) in the late 1970s to transport waste from the fruit to Valor.

### **5.3.8 Boreholes and irrigation canals**

More than twenty boreholes were apparently sunk on the farm before it was purchased by Fitzpatrick in 1913. The most significant are the Magennis (1906) and Edwards Boreholes (1916) which are important in the history of the estate. Water from the springs behind the homestead has been fed to the orchards near the Coega River through a network of cement lined irrigation canals. Many are still present.

### **5.3.9 Labourer's Houses**

There are a number of 'vibracrete' and brick cottages which were built for the farm workers in the 1960s (Appendix 3 page 20). The community currently living in the cottages will be relocated through a Resettlement Action Plan and the cottages demolished.

### **5.3.10 Trees**

Bennie (Appendix 3) has identified a number of trees of historical significance on the property. These include the large Blue Gums (*Eucalyptus* sp.) near the Homestead which were planted by Sir Percy Fitzpatrick in the 1920s to dry up water in a dam near the house; a yellowwood tree planted by Cecily Niven in 1915; a rubber tree planted by Sir Percy Fitzpatrick in 1917 and two wild figs planted by Dan and Patrick Niven in the 1950's.

## **5.4. Living Heritage**

### **5.4.1 Contribution to Citrus Industry**

Meiring's research suggests that General Nixon may have been involved in the introduction of the first citrus stock to the estate. There is a story that the first seedlings were introduced by a ship's captain who had brought them for Mr Bean (Nixon's father-in-law) sometime in 1835. If Bean's descendants are correct, then some of the first citrus trees may well have been planted on Balmoral. Other reports state that the first citrus seedlings were introduced in 1850 but were apparently not of a good quality. However, by 1878 substantial amounts of oranges were being grown on Rietheuveld/Balmoral and exported elsewhere. There were two large orange orchards on the farm in 1890 when it was sold, and Fitzpatrick found remnants of it when he purchased the property in 1913. He was instrumental in the formation of the Cape Sundays River Settlement Scheme and it was here that he conducted his experiments in citrus cultivation. In 1919 he visited California to investigate their citrus industry and the citrus pack house was built on the estate in 1920. From 1935 a large amount of experimental work was being done in the Amanzi nurseries (which date to the 1920s) by scientists from Pretoria University, the South African Citrus Exchange and the Department of Agriculture. Fitzpatrick was instrumental in starting the Citrus Grower's Exchange in 1992. Cecily and Jack Niven had already registered the name "Outspan" for the oranges produced at Amanzi, but at the request of the Citrus Exchange, they gave permission for this name to be used as the brand name for South African export citrus industry (ibid:257).

### **5.4.2 Cemeteries**

Research undertaken into Living Heritage (Appendix 4) identified two cemeteries, an old and a new cemetery. The old cemetery is located to the south west of the community on the farm and was abandoned because it was subjected to periodic flooding. It was replaced by a new cemetery to the north-east of the community.

### **5.4.3 Abakhwetha bush site**

The bushes used by the Abakhwetha (initiates) are located to the south-east of the community.

### **5.4.4 Herbal Medicine collecting area**

There is a single diviner (amaGqirha) who collects plants from an area adjacent to the community settlement for medicinal purposes. The exact location could not be revealed.

### **5.4.5 Site of ancestral ritual performance**

A single community member was observed to have a pole with horns erected in his backyard (Appendix 4, Figure 1). This practise is generally undertaken by a head of a

household in the middle of a kraal. It signifies the importance of keeping livestock among the AmaXhosa but is a practise which has widely disappeared with urbanisation. This area in the backyard (symbolically identified as the kraal by the erection of the pole) is of ancestral importance and ritual performance is undertaken here.

## **6. METHODOLOGY**

### **6.1 Palaeontology**

This study involved a desk top investigation of geological maps and a review of the existing literature on the area. Two site visits were conducted, the first being part of the specialist meeting. The second was a site visit to an area which potentially provided exposure to the Kirkwood Formation as well as the Sundays River Formation and an examination of the deposits to investigate the possibility of finding fossils.

### **6.2 Archaeology**

This study involved a desk top study of the published archaeological findings from Amanzi Springs. Two site visits were conducted, the first being part of the specialist meeting. The second was a more detailed visit and surveys were conducted from a vehicle and on foot. The archaeologist recorded sites photographically and took GPS measurements.

### **6.3 Built Environment**

This study involved a desk top review of the existing literature including a visit to the National English Literary Museum in Grahamstown to consult the Fitzpatrick archives. Interviews were conducted with members of the Niven family. A site visit was undertaken to view the historic structures on the estate and photographs were taken.

### **6.4 Living Heritage and Graves**

This study involved consultations with both municipal authorities (Members of Ward 54 in the Nelson Mandela Bay Metropole) and the local community. The anthropologist conducted “semi-structured” interviews with household members and community leaders. He also undertook fieldwork which involved driving to the various heritage sites with members of the community. He recorded them photographically and took GPS measurements.

### **6.5 Restrictions to the study**

There were no apparent limitations to the Palaeontology survey. The Archaeologist noted that dense thicket made it virtually impossible to locate sites. The Historian was not able to visit all the structures on the Estate and some of the observations were obtained from other sources. She was also not able to interview Mr Patrick Niven (Sir Percy Fitzpatrick’s grandson) who may have been able to provide more detailed histories of each of the buildings and elaborate on their significance. The

Anthropologist did not report any significant limitations to the Living heritage Survey. Clearly informants are not always willing to divulge information of a sensitive nature after a single visit and this may have limited the full scope of the survey.

## **6.6 Assumptions**

This report assumed that the combination of Palaeontological, Archaeological, Historical and Anthropological studies would address all aspects of the Heritage of the Estate. However, on review of the material it became evident that the significance of the citrus industry on Amanzi, much of it of an intangible nature, was not effectively addressed and this had to be incorporated in the final study.

## **7. STATEMENT OF SIGNIFICANCE**

A *cultural landscape* is defined as a landscape “improved or affected by human activity, whether deliberate or not”. The Amanzi Estate comprises a number of historical farms, some first allocated in 1816. Portions of the land have therefore been cultivated for almost 200 years. Man-made changes to the environment include the construction of roads across the property (for example the old Uitenhage road crossed Amanzi in the 1920s), orchards, dams, hedges and fences. Other features such as boreholes and irrigation canals have already been discussed. This unique combination of features gives Amanzi its specific sense of place.

### **7.1 Palaeontology**

Gess (Appendix 1) has discussed that while fossils found in the Sundays River and Kirkwood Formations may be of *scientific significance*, the thickness of the alluvium deposit over much of the Uitenhage Group makes it unlikely that material will be disturbed. He has pointed to the significance of fossils found in these Formations at other localities.

### **7.2 Archaeology**

The Early Stone Age site of Amanzi is of *scientific* significance as the first professionally excavated ESA site in South Africa. Environmental conditions around the spring were suitable for the preservation of organic remains which is extremely rare in sites of this age. The site dates beyond conventional radiocarbon dating but new methods could be used to date the site. Deacon (pers comm.) has noted that it is the “context” of the ESA site which is of prime significance and therefore it is important that the entire hilltop containing the spring should be conserved. The site has significance on a provincial level and consideration should be given to having it declared a “*Provincial Heritage Site*”.

### **7.3 Built Environment**

Various historical structures on the Estate are rated in descending order of significance.

### **7.3.1 The Homestead**

The Homestead is not the oldest building on the property, but it is significant because of its association with a famous South African writer, Sir Percy Fitzpatrick. Fitzpatrick, the author of the South African classic “Jock of the Bushveld” lived on Amanzi from 1913 until his death in 1931. Amanzi is significant because of “*its strong or special association with the life or work of a person ..... of importance in the history of South Africa*” (Section 3 (h) of the National Heritage Resources Act). The house is therefore of *Provincial Heritage significance* and possibly also of *National Heritage significance* (Section 7 of the National Heritage Resources Act). The homestead itself has been adapted and changed over the last 100 years and its architectural significance should be determined by an historical architect.

Associated with the Homestead are the mug and plate used by Fitzpatrick when he was incarcerated in the Pretoria Goal. In addition, there are many original prints from the book “Jock of the Bushveld”. These items of memorabilia enhance the historic value of the Homestead and are of great significance.

### **7.3.2 Balmoral Castle**

The Castle was constructed in the late 19<sup>th</sup> century by an eccentric British general in a very unusual format. Sections of the original castle are still visible today although large sections have been altered and/or were destroyed during a fire in 1978. The historic records mention oyster shell middens and alcohol bottle middens and we know that the general employed servants from India. There is therefore potential to undertake an historical archaeological investigation, if these remains have not been significantly impacted by building developments during the 20<sup>th</sup> century. The site “*has potential to yield information that will contribute to an understanding of South Africa’s cultural heritage*” (Section 3 (c) of the National Heritage Resources Act). It therefore has *research significance*.

### **7.3.3 The Citrus Pack House and packer’s houses**

The packing shed is still in a good condition, approximately 90 years old, and bears testimony to the origins of the citrus industry in South Africa. It therefore has *historical significance*. The building was built in the 1920s and is therefore protected by the Act. An assessment by an historical architect will indicate whether the building should be retained. The packer’s quarters date to the 1930s and are also protected by the Act. They may have limited significance.

### **7.3.4 Mineral Baths/Spa**

Nothing is left of the original 19<sup>th</sup> century hot springs Spa or Sanatorium. However, it is likely that information about the Spa will be obtained from excavations around the Homestead. Little information about Victorian Spa’s is available in South Africa. Unfortunately, little mitigation was undertaken during the renovation of the Caledon Hot Springs in 2000 resulting in significant loss of information. The foundations of the Spa and any associated historical dumps from this period can be considered of *research significance* and should be recorded and sampled during development of the area.



### **7.3.5 The Bell tower**

The bell tower, with its historic bell which originated from Pretoria Gaol, is of *historical significance* to many South Africans. However, the bell has apparently been stolen.

### **7.3.6 Manager's House**

Some accounts suggest that the Manager's House may contain elements of the original Rietheuvel farmhouse, i.e. that it may date to the early 19<sup>th</sup> century. The house is definitely older than 60 years and is protected by the NHRA.

### **7.3.7 Trees**

There are a few trees around the Homestead which were planted by members of the Fitzpatrick and Niven family. These trees have *historical significance*.

### **7.3.8 Boreholes and Irrigation Canals**

The Amanzi farm is known for its supply of freshwater springs and these springs have been responsible for the growth of the farm and the citrus industry. There are two boreholes, the Magennis and Edwards boreholes, which have historical interest. Some of the irrigation canals from the hillside behind the Homestead were constructed more than 60 years ago and are of historical interest.

### **7.3.9 "Addie's Cottage"**

Addie's House was constructed in the 1920s and is therefore protected by the Act. An assessment by an historical architect will indicate whether the building should be retained but it appears to have limited significance.

### **7.3.10 Dumbles**

While we know of an "iron and wood" structure at Dumbles dating to 1906, there is nothing left of this structure. The present building appears to be a much altered version of the house built in 1941 by Prof Hector. An assessment by an historical architect will indicate whether the building should be retained but it appears to have limited significance.

### **7.3.11 Labourers Houses**

It appears that the present farm labourers houses were constructed in the 1960/1970s. They are not protected by the NHRA. It is possible that these houses were built on the ruins of earlier wattle and daub structures but this is no longer visible. The present buildings have limited significance.

## **7.4 Living Heritage**

Living heritage has been divided into two broad components in this report. The first relates to the importance of Amanzi with regard the citrus industry in South Africa. The other relates to the spiritual importance of a number of intangible and tangible heritage sites associated with the farming community at Amanzi.

### **7.4.1 Living Heritage: economic significance**

The citrus industry in South Africa is a multi-million rand industry. There is some evidence to suggest that part of its origins may lie on the Amanzi Estate. The estate is of significance because it is associated with a number of South African "firsts". The

first root stock of citrus was obtained from the United States of America in the 19<sup>th</sup> century and possibly planted on the farm in the mid 19<sup>th</sup> century. The farm is associated with the formation of the Citrus Exchange in South Africa (through Alan Fitzpatrick) and it is associated with the initial production of the journal “The Citrus Grower” (through Cecily Niven). Most importantly, it gave the brand “Outspan” to the South African citrus industry. The brand name “Outspan” is one of the few internationally recognised brand names from South Africa. A great deal of important research was conducted in the Amanzi nurseries by scientists from Pretoria University, the South African Citrus Exchange and the Department of Agriculture. This intangible heritage is of *economic significance* to the South Africa citrus industry but it is also of *social and historical* significance to all South African citizens.

#### **7.4.2 Living Heritage: Spiritual and Social significance**

The two cemeteries are of *spiritual significance* to the residents of the farming community on the farm. The author of Appendix 4 notes “Graveyards are seen as cultural landscape sites with cultural importance”. The Abakhwetha bush site is located close to the settlement and is of ritual importance as it the location where the initiation of the boys takes place. This is generally a secluded place which is of symbolic value to the community. The diviner collected herbal medicines for traditional healing purposes close to the settlement but was not prepared to divulge the exact location. This would therefore be considered of *ritual significance* by the diviner but it is not clear whether the rest of the community would know of its location. Finally, the pole in the backyard of one of the houses in the community settlement (symbolically identifying the “kraal”) is of “ancestral importance as ritual performance is undertaken here” (Appendix 4). *These sites conform to Section 3 (g) of the National Heritage Resources Act as it has “association with a particular community or cultural group for social, cultural or spiritual reasons”.*

### **8. IMPACT IDENTIFICATION AND ASSESSMENT**

The assessment of impact on the heritage of Amanzi Estate is provided in the attached Tables (Tables 1-4). The specialists for Appendices 1-4 have considered the development footprint (Figure 3) and assessed its impact on the heritage sites of the Estate. Some of the impacts are very obvious (destruction/demolition of a heritage site to allow for the construction of new buildings), while other impacts are more difficult to predict (e.g. on sub-surface palaeontological and archaeological sites). Some aspects of the Living Heritage of the farming community can be retained (cemeteries) while other aspects (e.g. ritual activities) will have to be transposed together with the community to their new settlement.

Since many types of heritage sites (palaeontology and archaeology) are non-renewable, once they are destroyed, they cannot be reconstituted. The probability of heritage sites being impacted in the development footprint is high, the status of the impact will be negative and the duration of impact will be permanent.

#### **8. 1 Impact on Palaeontological Sites**

Gess (Appendix 1) has rated the potential of the development (both during construction and during the operational phase) to impact on the fossil bearing strata of

the Estate as “improbable to probable”. This is because, while the fossil-bearing formations of both the Sundays River and Kirkwood Formations are present at Amanzi, they are buried at a considerable depth and are unlikely to be uncovered.

## **8.2 Impact on Archaeological Sites**

The development footprint does not include the Amanzi Springs site or Hill which has been expressly excised from development plans. However, the archaeologist (Appendix 2) points to the very real danger of construction activities in proximity to the Amanzi Springs Site which can result in disturbance or damage to the site and associated archaeological material. Because of the high significance of the site, certain mitigation will be essential.

Dense vegetation made an archaeological survey of the farm very difficult, but the archaeologist pointed to the presence of isolated stone tools in road cuttings and to the probability of construction activities disturbing below ground archaeological sites and graves. It is difficult to assess the potential damage of the development on below-ground archaeological sites.

## **8.3 Impact on Built Environment**

Minimal information is provided in the Final Scoping Report on the intention of the developers with regard to the built environment. Most of this information was provided verbally by Mr P Niven. It would appear that some buildings will be retained and adapted to accommodate a new function, while others may be impacted by the development footprint and will possibly have to be demolished.

### **8.3.1 Amanzi Homestead**

According to the webpage ([//www.amanzicountryestate.co.za/](http://www.amanzicountryestate.co.za/)) the old homestead, which was occupied by Sir Percy Fitzpatrick, will be changed into the “Jock’s Founders Club”. The nature and extent of these changes have not been finalised and therefore the impact cannot be assessed. Building operations in and around the Homestead may result in the destruction of *above ground structures* (like the buildings behind the homestead – called the Annex). We know from the historical accounts that the original Spa/Sanatorium was located close to the present homestead, and that the plunge pool was demolished around the 1920s when the landscaping of the garden took place. It is probable that *below-ground* foundations relating to the Spa will be found below the present gardens.

The historic items of memorabilia which are found in the Library are closely linked to the history of the Fitzpatrick and Niven families and the Amanzi farm. The loss of this connection between the memorabilia and the Homestead would be negative, and every effort should be made to safeguard the collection for future generations.

The homestead is located on a high lying area and with a view over the entire estate. If the *sense of place* of the homestead is to be retained, then no development should be allowed to encroach on the homestead and gardens and the development should be screened from the Homestead. The visual impact of development on the Homestead may be negative.

### **8.3.2 Historic Trees**

Development may impact negatively on the historic trees associated with the Fitzpatrick and Niven families. In particular, the gum trees planted by Fitzpatrick have grown into a large grove which casts a shadow over the old Homestead and there may be a need to remove a portion of the grove for aesthetic reasons.

### **8.3.3 Balmoral Castle**

Mr P Niven indicated to us that this area would accommodate the Administration Centre and Offices for the estate, parking area and associated facilities. Historic information and the remains of a stone foundation suggest that the Castle was larger than it is today. Restoration of the castle may impact negatively on sub-surface remains including a 19<sup>th</sup> century rubbish dump containing oyster shells alcohol bottles (Meiring 1987). Development of mixed use facilities (retail, parking, sport) in the node consisting of the castle and pack house may have a visual impact on the area and detract from its historic setting.

### **8.3.4 The Bell Tower**

The developers intend maintaining the bell tower. Development in and around the castle and bell tower will impact visually on this area, and some attempt should be made to retain a sense of place through sympathetic landscaping of the area.

### **8.3.5 Citrus Packhouse**

The original building, dating to the 1920s, is located in the footprint area and according to the developer will be retained and integrated appropriately as part of the development. The impact of mixed use facilities (see above 8.3.4) around the Castle and pack house may have an impact on the historical setting of the area and careful consideration should be given to the placement of new structures and sympathetic landscaping.

### **8.3.6 Other structures**

There are a number of other structures on the estate such as the Manager's House, the Dumbles, Addie's Cottage, the Packers Quarters, etc. Decisions around the future of these buildings have not been made and await the outcome of an assessment by an historical architect and the recommendations of SAHRA. While the impact of development may result in their destruction, this needs to be evaluated against their significance.

### **8.3.7 Labourer's cottages**

A Resettlement Framework for the relocation of the labourers elsewhere on the estate has been developed and their houses will be demolished. The impact of development will therefore be the destruction of the present farm community settlement. A photographic record has been undertaken.

### **8.3.8 Boreholes and irrigation canals**

The Edwards and Magennis Boreholes are of historic importance but there is no plan to destroy or remove them. The majority of irrigation canals will be retained as part of the expanding agricultural development of the Estate although some may be impacted by rerouting.

## **8.4 Impact on Living Heritage**

Living heritage was divided into two broad categories in Section 7. The first relates to the importance of Amanzi with regard the citrus industry in South Africa. The other relates to the spiritual importance of a number of intangible and tangible heritage sites associated with the farming community at Amanzi.

### **8.4.1 The Outspan Brand and Citrus Industry Firsts**

It is difficult to evaluate the impact of development on an “intangible” concept such as the origins of a brand name. The Amanzi Estate does not market its association with the beginnings of the South African citrus industry and therefore this information is not common knowledge. There is a danger, however, that the transformation of the Amanzi Estate from a farming enterprise to an urban agri-estate, where the residential development takes place around the historic centre of the farm, may result in a loss of its historical “linkages”. New residents may initially be informed of the importance of the Estate in the development of the South African citrus industry, but it is likely that this knowledge will be diluted through time and eventually lost.

### **8.4.2 The heritage of the farm workers**

The developers have indicated that the two cemeteries situated near the community houses will be retained and therefore they will not be impacted by the development. However, even if they are fenced and retained, the cemeteries will be indirectly impacted as they will be surrounded by housing, sporting and retail facilities. There will therefore be a visual impact on the cemeteries.

The Abakhwetha bush site, located close to the settlement, will be destroyed through development. The impact will therefore be negative and permanent. There is only one diviner at Amanzi and he is directed to herbal medicines in the area through dreams. The development will result in bush clearance but since we do not know where the diviner collected his herbal medicines, we cannot be sure that these bushes will be destroyed. Access to these plants will be restricted. Finally, since the settlement will be relocated to make way for development, the pole with the horns in the backyard of one of the houses, will have to be removed and taken to the new settlement. The anthropologist indicated that this relocation will not result in notable alterations to the ritual practises performed by the community.

## **9. MITIGATION**

### **9.1 General mitigation principles**

Archaeological and historical sites are non-renewable. This means that once they are destroyed information is lost forever. Mitigation often recommends the excavation of archaeological sites, but excavation (even when undertaken scientifically) is destructive. The most positive outcome in terms of retaining the National Estate is for archaeological sites to be conserved for the future. This is beneficial for future archaeologists as well as being a valuable educational resource. As a general recommendation, it is suggested that when any earth-moving activities take places within 10 m of a heritage site, that an archaeologist is present. Archaeological remains which are found during development will have to be excavated by an archaeologist and the material placed in a museum.

Mitigation with regard to the built environment can take many forms. One option is to retain the building with no alterations. Generally, the developer recommends that the building is “restored” to a particular time period and that later additions are removed. In this regard, it is important to note that SAHRA has the following to say: *“When a building has had work of different periods added to it, the contribution to the place of all periods must be respected. Revealing the fabric of one period at the expense of another can be justified only when what is removed is proven to be of slight cultural significance and the fabric which is to be revealed is of much greater cultural significance”*. With regard to historical structures, it is recommended that an historical architect is employed who is able to assess the competing merits of restoration versus renovation and can make suggestions about compatible reuse of a building.

If application is made to destroy a heritage site, and if approval is obtained, it is vital that the maximum amount of information is obtained for archival purposes. This would include photographic records, measurements and archaeological investigations where this may be needed.

Mitigation with regard to graves and cemeteries is clearly outlined in the NHRA. Any considerations of exhumation will have to be discussed at length with the affected individuals and their permission will have to be obtained. In general it is preferred that a cemetery is maintained *in situ* and fenced to provide protection from development. Graves which are discovered during development will need to be excavated by a professional archaeologist and the human remains may be dealt with in different ways. Archaeological human remains (human remains from the pre-colonial period) may be placed in a museum. Human remains which are claimed by members of the community (after relevant community consultation has been undertaken) may be re-buried in a designated cemetery.

Issues of access and consultation generally predominate with regard the mitigation of living heritage. Often community members require access to a specific area for ritual purposes. Effective consultation helps avoid the unwitting destruction of places and objects of cultural significance.

## **9.2 Specific Recommendations for Mitigation at Amanzi**

### **9.2.1 Palaeontological Sites**

Palaeontological mitigation measures include:

- A palaeontologist educating the Environmental Control Officer and the Contractors about the differences between recent alluvium and weathered ancient clay so that they can inform a specialist if the relevant strata are uncovered.
- If bedrock is exposed during excavation, a palaeontologist should be informed to investigate.
- New home owners should be alerted to the possibility of recovering fossils in the area and the advisability of reporting this to a palaeontologist through information provided in displays or pamphlets.

### **9.2.2 Amanzi Springs Archaeological Site**

The development will not impact directly on the Amanzi Springs Acheulian archaeological site. Nevertheless, the impact will be *indirect* as there is expected to be significant earth moving and road building construction in the vicinity. There is also going to be a population increase on the estate and there may be an interest in visiting the site for recreational and educational reasons. Mitigation should include:

- Fencing the entire hillside (Figure 4) before development starts to prevent further damage to the site and possible illegal collection of artefacts.
- The owners of the Estate applying to the Eastern Cape Provincial Heritage Resources Agency to have the archaeological site declared a Provincial Heritage site.
- Erecting signs either at the entrance to the hillside, or at a central information centre, informing people about the importance of the site.
- Establishing a Heritage Management Plan for the site.
- Ensuring that, if any concentrations of archaeological material are exposed during construction, all work in that area should stop and the South African Heritage Resources Agency should immediately be notified so that a systematic and professional investigation can be undertaken. Sufficient time should be allocated to remove/collect such material.
- New home owners should be alerted to the possibility of recovering archaeological remains in the area and the advisability of reporting this to an archaeologist through information provided in displays or pamphlets.

### **9.2.3 Built Environment (Homestead, Gardens and Historic Trees)**

The Homestead has grown organically since the first structure was built in 1909. The following mitigation proposals should be considered:

- The developer should consult an historical architect with a view to any possible restoration of the Homestead and gardens. Additions to the original building over a 100 year period have altered the original design. An historical architect would be able to trace the original shape and additions and be able to assist in a sympathetic restoration.
- Plans for any changes to the exterior of the homestead will have to be submitted to the permits committee of the Eastern Cape Provincial Heritage Resources Agency for their approval.
- Further, the associated dwellings behind the old homestead are also over 60 years of age and a permit would be required if they are to be demolished.
- Any changes to the formal gardens may uncover the ruins of the Victorian Spa Hotel.
- The presence of an historical archaeologist during restoration would assist in interpreting earlier structures and features.
- A photographic record of renovations of the Homestead is important for archival reasons.
- The historic trees should be clearly marked to prevent them from being accidentally destroyed during development.
- The memorabilia within the Homestead should be conserved to proper museological standards.

#### **9.2.4 Balmoral Castle, Bell Tower and associated buildings**

This complex consists of a number of buildings of various ages. Apart from the ruins of the Balmoral Castle, there is an old shed, an old school and the bell tower. The following mitigation proposals should be considered:

- Permits will have to be obtained for the destruction of the buildings adjacent to the Castle which are older than 60 years (i.e. school and possibly shed).
- It is recommended that an historical architect is appointed to undertake the “restoration” of Balmoral Castle.
- Sensitive landscaping of the area around the historic buildings to prevent a negative impact on “sense of place”.
- An historical archaeologist should be on site during the restoration process to investigate any sub-surface remains which may provide more information on the floor plan of the building and to recover any artefactual material (remains related to the occupation of the building in the mid to late 19<sup>th</sup> century).
- It is recommended that the bell tower is retained.
- It is recommended that a full photographic record is undertaken before any restoration or demolition takes place.

#### **9.2.5 The citrus pack house and production area**

The shed was constructed more than 60 years ago and is therefore protected by the NHRA. Mitigation should include:

- An historical architect to determine the architectural significance of the building.
- In view of the age and significance of the pack house in the history of South African citrus production, the developers have proposed maintaining the pack house.
- If this is not possible, a permit will have to be obtained from SAHRA Eastern Cape if the decision is taken to have it demolished.
- It is recommended that a full photographic record is undertaken before any restoration or demolition takes place.

#### **9.2.6 Manager’s House, Addie’s Cottage, Dumbles, etc**

While many of these structures are older than 60 years and will require a permit for destruction, there appears to be little significant historical or architectural elements which warrant their preservation. It is recommended that:

- They are evaluated by an historical architect;
- A decision regarding their use is made and if they are to be demolished, a permit must be obtained from the Eastern Cape PHRA.
- A full photographic record is made.

#### **9.2.7 Community Housing and cemeteries**

The original “location” on the property housing the farm workers dates from the 1930s and must have included examples of indigenous architecture. The present housing was constructed in the 1960s and 1970s. A community consultation process has been undertaken and residents have been offered alternative accommodation. The



existing housing including the farm school and churches will be demolished. There are two cemeteries nearby. It is recommended that:

- A photographic record is undertaken of the community housing, school and churches before they are demolished.
- The cemeteries are fenced and the graves maintained to an acceptable level.
- Cemeteries should be screened from development through appropriate landscaping.
- Community members should have access to the cemeteries and community leaders should be involved in determining access control.

### **9.2.8 Living Heritage (Citrus Industry)**

The international significance of the “Outspan” brand in the South African export market and the importance of a number of firsts related to the citrus industry which are associated with Amanzi have been detailed elsewhere. Much of this significance is of an intangible nature.

- Maintain citrus orchards on the Estate to maintain the linkage between the past and the present.
- Exhibit the significance of Amanzi to the South African citrus industry through displays, pamphlets and possibly a web page.
- Establish a display area which is easily accessible for visitors to the Estate where the history of the Estate is presented.

### **9.2.9 Living Heritage (Community heritage)**

The anthropologist has recommended the following mitigation, bearing in mind that the community has agreed to be relocated to a new area.

- Ensure the availability of bush in the new area so that the community is able to continue practising the Abakhwetha ceremony. Changes in the vegetation may result in different materials being used to construct the initiate’s amaboma.
- Ensure that when the community is relocated to a new area, that bush medicines are available for the diviner to collect.
- Households that have erected poles with horns in their backyards for ritual purposes should be allowed to take these poles with to their new location.
- Ritual ceremonies may have to be performed at the new settlement.

### **9.2.10 Sense of Place**

The development is going to alter the rural cultural landscape of the Estate. While areas of bush will be retained, and new orchards planted, the development will be concentrated in the places with the highest density of heritage sites. The development will have a visual impact on these heritage sites as they will be removed from their rural setting and included in an upmarket residential and retail development. In order to mitigate the changes to the sense of place the following should be considered:

- Sympathetic building styles.
- Landscaping of the terrain so that development is not intrusive.

## 10. CONCLUSIONS

A number of heritage sites have been identified on the Amanzi Estate. Some are of a tangible nature and appropriate mitigation may be implemented to reduce the negative aspects of development. Others, however, are of an intangible nature and the impact of development is more difficult to identify and more difficult to mitigate.

Various recommendations have been made and they include further interaction and consultation with both SAHRA and the Eastern Cape PHRA. Permits will have to be obtained for the demolition or renovation of buildings and structures over 60 years of age. It is suggested that a Heritage Management Plan is drafted for the conservation of the Amanzi Springs Acheulian site. It is also recommended that the owners approach the Eastern Cape PHRA with a view to having both the historic Homestead and the Springs site proclaimed as Provincial Heritage Sites.

The Amanzi Estate is extremely important from a heritage perspective and a clear vision of the way forward will ensure that these sites are conserved for the future.

## 11. GLOSSARY

*Acheulian: A term used to describe a period in the Early Stone Age (see below) which is characterised by specific stone tools such as handaxes and cleavers.*

*Adaptation: means modifying or adapting a place to suit a use other than that for which it was adapted (SAHRA Definition).*

*Conservation: the aim of conservation is to preserve, retain or recover the cultural interest of a place, and must include provision for its maintenance and its future (SAHRA definition).*

*Early Stone Age (ESA): in South Africa this term refers to the period between 1.6 million years ago to approximately 100 000 years ago. Characteristic stone tools from this period include handaxes, cleavers and various types of cores and flakes. Sites are generally found in an open context and because of their age, stone artefacts from the ESA are seldom found together with organic remains.*

*Middle Stone Age (MSA): in South Africa this term refers to the period between 100 000 and about 30 000 years ago. Stone artefact technology is more refined with large blades often being retouched bifacially (on both sides) into delicate points. Sites of this age may be found in caves as well as in the open and can be associated with organic materials if conditions for preservation are favourable.*

*Later Stone Age (LSA): in South Africa this term refers to the period from 30 000 years ago until the arrival of European settlers. Sites occur both in the open and in caves. Marine resources were heavily exploited in addition to hunting and gathering of plant foods. Stone artefacts are very small and different styles may be found. Indigenous ceramics as well as sheep bones occur in archaeological sites after 2000 years ago, and signal the arrival of Khoekhoen herding groups at the Cape. Prior to this period the landscape was occupied by San hunter-gatherers.*

*In situ: in its original context.*

*Restoration: returning the existing fabric of a place to a known earlier state by removing accretions or by re-assembling existing components (SAHRA Definition).*

*Renovation: is the superficial renewal of a building in such a way that its character is respected in only a general sense. Renovation is appropriate where the place has limited significance (SAHRA Definition).*

*Reconstruction: means re-erecting a structure on its original site using original components (SAHRA Definition).*

#### Abbreviations

*Eastern Cape PHRA: Eastern Cape Provincial Heritage Resources Agency.*

*NHRA: National Heritage Resources Act (No 25 of 1999)*

*SAHRA: South African Heritage Resources Agency*

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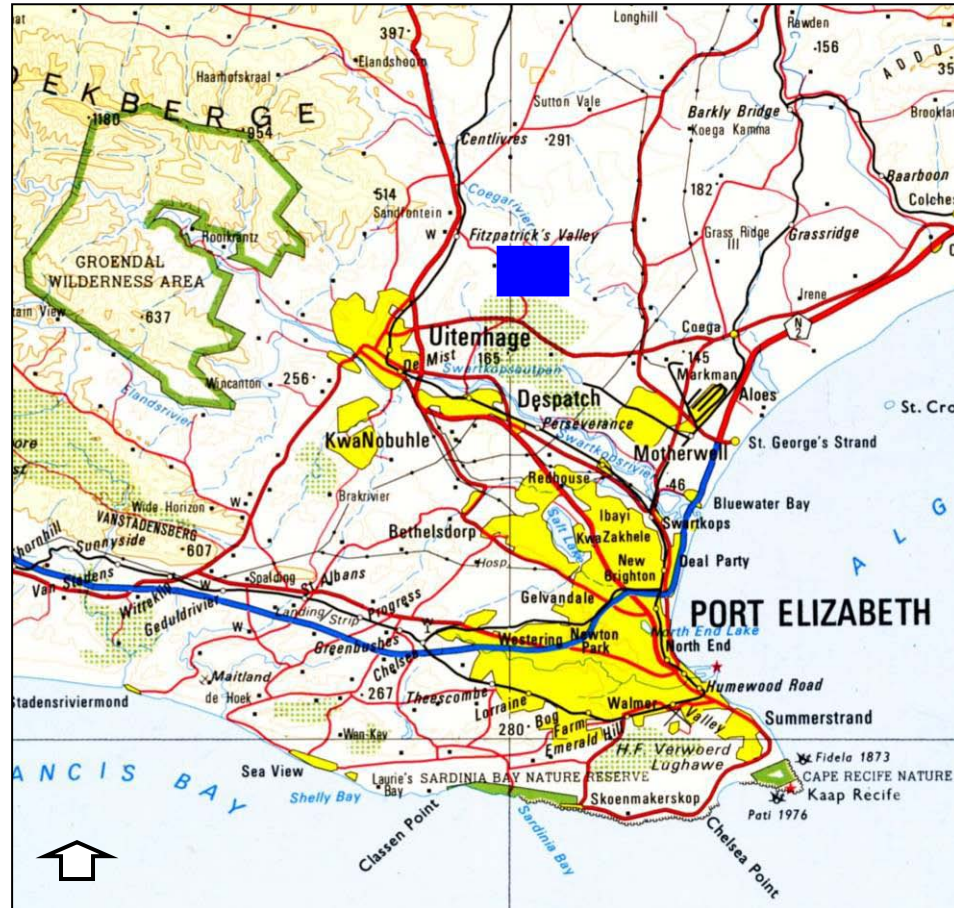


Figure 1: The location of the Amanzi Estate in the Eastern Cape

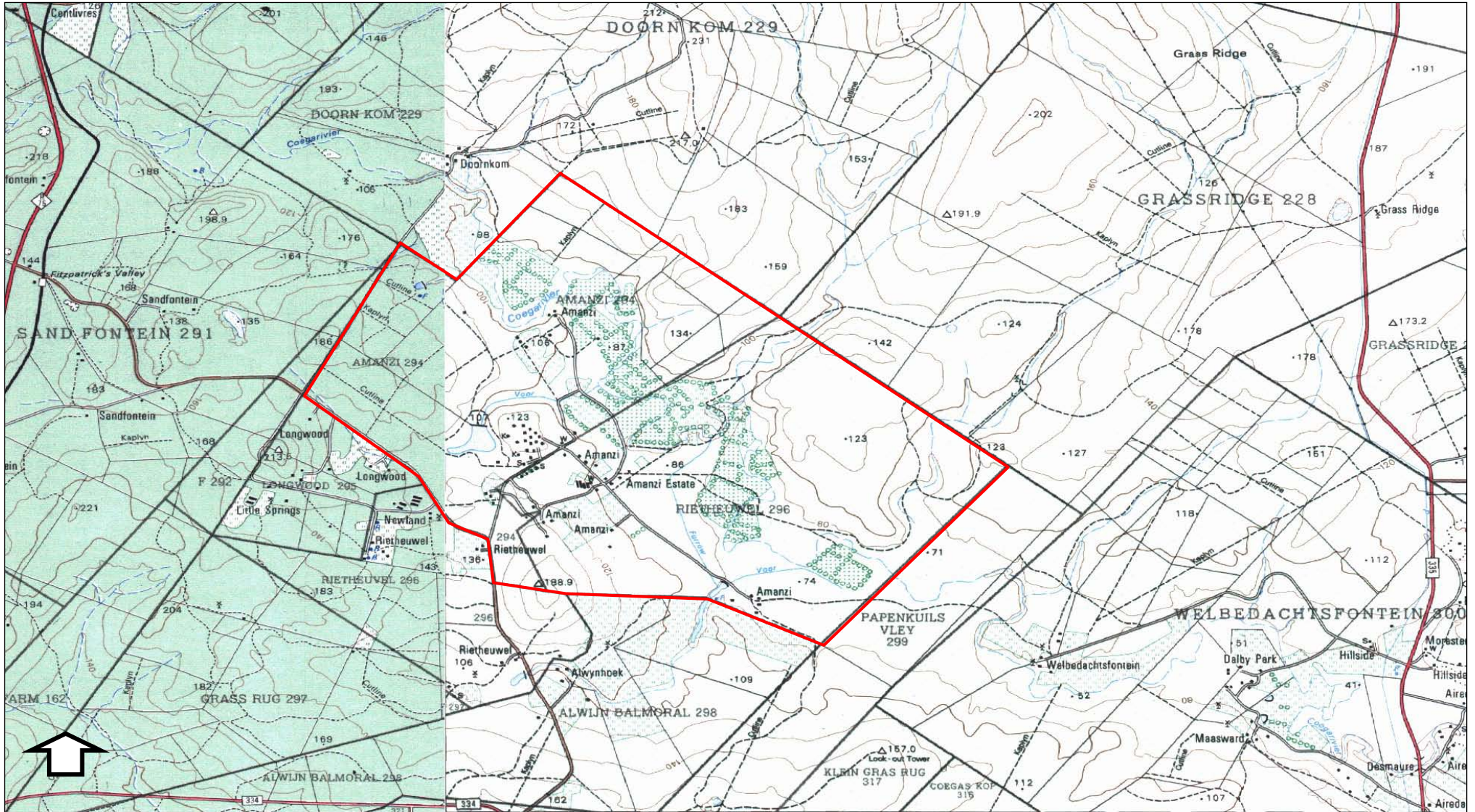


Figure 2: The Amanzi Estate and adjoining farms.

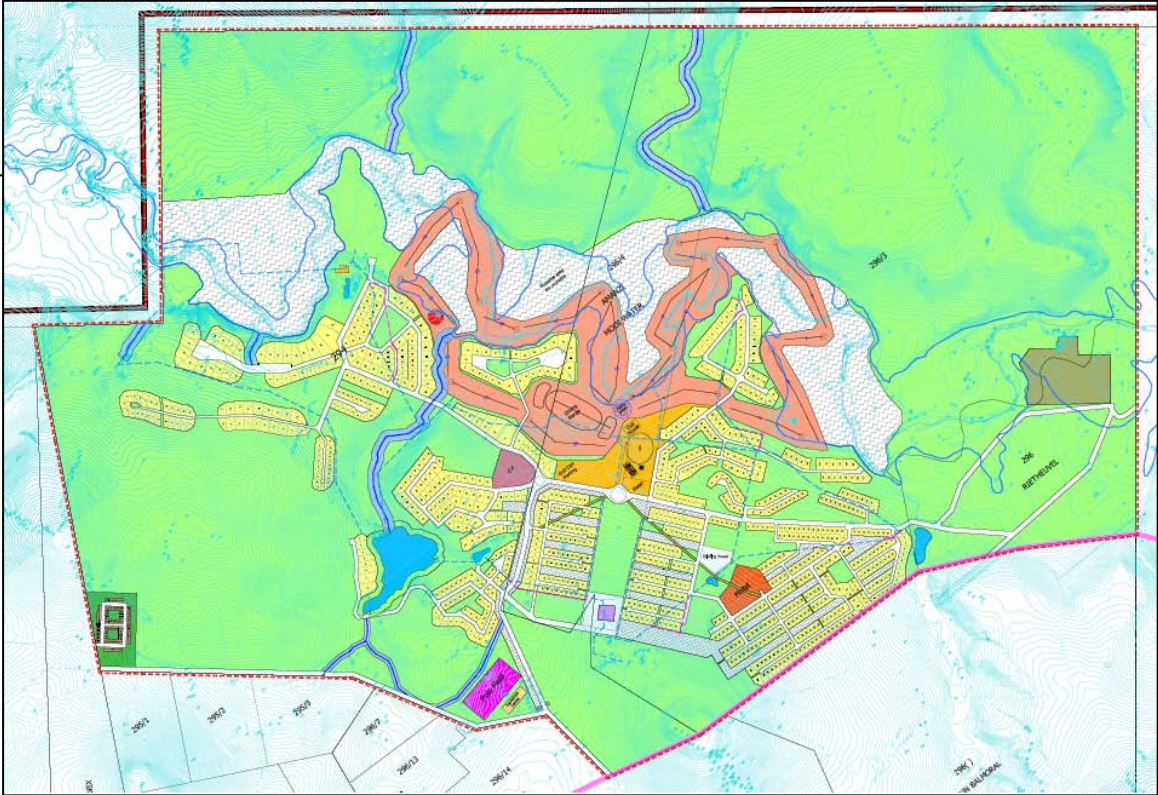
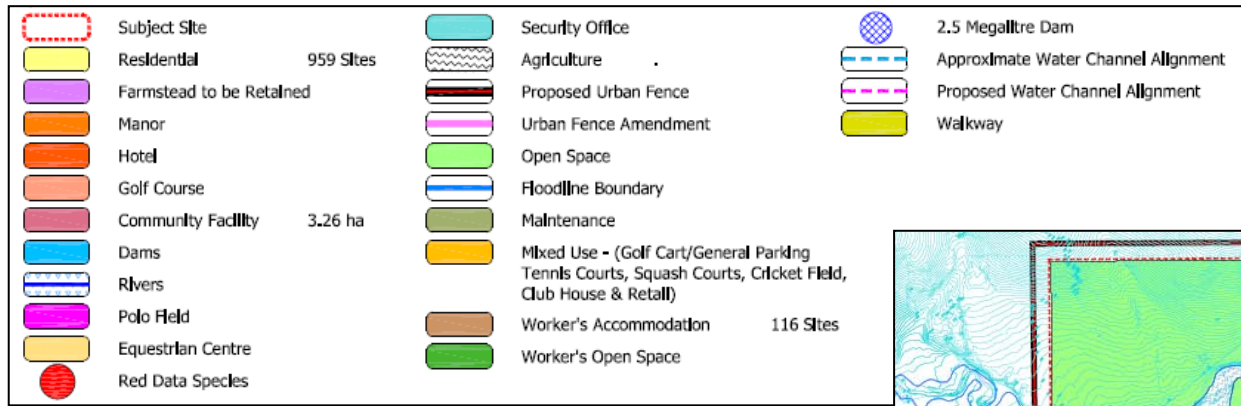


Figure 3: Development Framework Plan version 7 (Plan courtesy Metroplan ref: Ama/4015/12)



Figure 4: The overlay of the Deacon (1970) drawing of the Amanzi excavations on the hill behind the Homestead.

Table 1: Potential impacts on Palaeontological resources

Construction Phase		Operational Phase	
Nature of Impact	Disruption of fossil strata during construction	Nature of Impact	Discovery and removal of fossils in Wilderness area by new residents
Extent	Site specific	Extent	Local
Duration	Temporary	Duration	Long term
Intensity	Low	Intensity	Low
Probability	Improbable to Probable	Probability	Improbable to probable
Status of Impact	Negative	Status of Impact	Negative
Degree of Confidence	Medium	Degree of Confidence	Medium
Significance (no mitigation)	Medium	Significance (no mitigation)	Medium
Mitigation	Palaeontologist to instruct Environmental Control Office to recognise relevant strata. Palaeontologist to be contacted if bedrock is exposed.	Mitigation	Home owners to be educated about reporting fossils to qualified palaeontologist.
Significance (with mitigation)	Low (+)	Significance (with mitigation)	Low (+)



Table 2a: Potential impacts on Archaeological resources at Amanzi Springs Acheulian site

No-go option		Construction Phase		Operational Phase	
Nature of Impact	Status quo will result in uncontrolled access and potential loss of artefacts and disturbance to stratigraphy	Nature of Impact	Construction near spring may result in disturbance to excavation or archaeological material	Nature of Impact	Residents and visitors may collect or disturb archaeological material
Extent	Site specific (hillside)	Extent	Site specific (hillside)	Extent	Site specific (hillside)
Duration	Permanent	Duration	Permanent	Duration	Permanent
Intensity	High	Intensity	High	Intensity	Medium
Probability	Probable	Probability	Probable	Probability	Probable
Status of Impact	Negative	Status of Impact	Negative	Status of Impact	Negative
Degree of Confidence	Medium	Degree of Confidence	Medium	Degree of Confidence	Medium
Significance (no mitigation)	High (-)	Significance (no mitigation)	High (-)	Significance (no mitigation)	High (-)
Mitigation	No mitigation	Mitigation	Site to be fenced off prior to construction and access controlled	Mitigation	Site fenced, access controlled, information provided on importance
Significance (with mitigation)	High (-)	Significance (with mitigation)	Neutral to Low (-)	Significance (with mitigation)	High (+)

Table 2b: Potential impacts on Archaeological resources at the rest of the Estate

Construction Phase		Operational Phase	
Nature of Impact	Vegetation clearing and excavation may expose and disturb buried archaeological material incl. stone artefacts, freshwater shell middens, burials, etc	Nature of Impact	Residents, visitors and employees may collect or disturb archaeological material occurring elsewhere on the property.
Extent	Site specific	Extent	Site specific
Duration	Permanent	Duration	Permanent
Intensity	Medium	Intensity	Low
Probability	Probable	Probability	Improbable
Status of Impact	Negative	Status of Impact	Negative
Degree of Confidence	Medium	Degree of Confidence	Medium
Significance (no mitigation)	Low (-)	Significance (no mitigation)	Low (-)
Mitigation	Environmental Control Officer to be alerted if archaeological material is uncovered and a qualified archaeologist consulted.	Mitigation	Residents should be educated to report archaeological material
Significance (with mitigation)	Low (-)	Significance (with mitigation)	Very Low (-)

Table 3a: Potential impacts on Built Environment (Historical features)

No – Go option		Impact of construction of buildings/features to be retained	
Nature of Impact	If status quo is maintained, there will be no maintenance of historical buildings and theft and vandalism will continue leading to a loss of heritage.	Nature of Impact	Restoration of following structures/features as part of development: <ul style="list-style-type: none"> <li>• Homestead and memorabilia</li> <li>• Balmoral Castle and Bell tower</li> <li>• Historic Trees</li> <li>• Historic boreholes and irrigation canals</li> <li>• Manager’s house, Dubbles, Addie’s Cottage and Pack House (possibly)</li> </ul>
Extent	Site specific	Extent	Site specific. Development may have visual impact on heritage resources
Duration	Long term	Duration	Long term
Intensity	High	Intensity	High
Probability	Highly probable	Probability	Highly probable
Status of Impact	Negative	Status of Impact	Positive (if appropriate measures followed)
Degree of Confidence	Medium	Degree of Confidence	High
Significance (no mitigation)	High (-)	Significance (no mitigation)	Medium (+)
Mitigation	Historical houses not maintained, deterioration will continue without mitigation.	Mitigation	Structures to be retained, restored with aid of architect. Permit obtained from Eastern Cape PHRA, archaeologist present.
Significance (with mitigation)	No mitigation	Significance (with mitigation)	High (+)

Table 3b: Potential impacts on Built Environment (Historical features)

Impact of construction of buildings/features to be demolished		Impact on heritage sites during operational phase	
Nature of Impact	Some of the structures are located within the development footprint and they may be demolished: <ul style="list-style-type: none"> <li>• Citrus Manager's house</li> <li>• Men's quarters</li> <li>• Four houses (Bezuidenhout cottages)</li> </ul>	Nature of Impact	Lack of adequate maintenance may result in buildings deteriorating over time.
Extent	Site specific	Extent	Site specific
Duration	Permanent	Duration	Long term
Intensity	High	Intensity	High
Probability	Definite	Probability	Improbable
Status of Impact	Negative	Status of Impact	Negative
Degree of Confidence	High	Degree of Confidence	Medium
Significance (no mitigation)	High (-)	Significance (no mitigation)	Medium (-)
Mitigation	Prior to removal, permits obtained from Eastern Cape PHRA. History recorded and photos taken.	Mitigation	A management plan to be developed for on-going maintenance.
Significance (with mitigation)	Low (-)	Significance (with mitigation)	Low (+)

Table 4a: Potential impacts on Living Heritage – origins of citrus Industry in South Africa

Nature of Impact	Re-development of Estate may result in loss of “linkages” and information relating to Amanzi’s role in the development of the citrus industry in South Africa. The following are pertinent: <ul style="list-style-type: none"> <li>• Introduction of first citrus root stock</li> <li>• Involvement of family in the formation of the Citrus Exchange</li> <li>• Involvement of family in production of journal “The Citrus Grower”</li> <li>• Initial development of the brand “Outspan”</li> <li>• History of involvement in scientific research in citrus production</li> <li>• Early pack shed and first machinery in South Africa imported to Amanzi</li> </ul>
Extent	National
Duration	Long term
Intensity	Medium
Probability	Probable
Status of Impact	Negative
Degree of Confidence	Medium
Significance (no mitigation)	Medium
Mitigation	Ensuring the “linkages” are not lost through adequate display of the importance of Amanzi in the citrus industry both through information boards, pamphlets and displays
Significance (with mitigation)	High +

Table 4b: Potential impacts on Living Heritage – community heritage

Construction Phase

Nature of Impact	The proposed development may impact negatively on cemeteries	Clearing of bush will result in destruction of area used by Abakhwetha	Clearing of bush may result in destruction of medicinal plants	Demolition of community housing will result on destruction of area used for ancestral performance
Extent	Site specific	Local	Local	Site specific
Duration	Permanent	Short term	Short term	Permanent
Intensity	Medium	Low	Low	Low
Probability	Definite	Improbable	Improbable	Improbable
Status of Impact	Neutral	Neutral	Neutral	Neutral
Degree of Confidence	Low	Low	Medium	High
Significance (no mitigation)	High (-)	Medium	Low	Low
Mitigation	Fence graveyard and ensure controlled access	Ensure bush area is available at place where community is relocated	Diviner can make use of bush in new area	Allow community to take poles and horns with to new settlement
Significance (with mitigation)	Medium	Low	Low	Low