

**HERITAGE STATEMENT: PROPOSED EXTENSION OF THE
RADIO CONTROL CENTRE AND CONSTRUCTION OF A NEW
POLICE STATION ON ERF 157874, MAITLAND, CAPE TOWN
METRO, WESTERN CAPE**

(Assessment conducted under Section 38 (1) of the
National Heritage Resources Act No 25 of 1999)

Prepared for:
Pro-Konsort
Town and Regional Planners
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EXECUTIVE SUMMARY

The Archaeology Contracts Office at the Western Cape was appointed by Pro-Konsort Town and Regional Planners, on behalf of the client (The Department of Public Works) to complete a Notice of Intent to Develop and a Heritage Statement for the proposed extension of the radio control centre on Erf 157874, as well as the construction of a new Police Station and 75 parking bays on the same erf.

The brief historical overview showed that the general area was vacant up until about 1900. At around this time wood and iron hostel huts for victims of the bubonic plague were constructed in the northern part of Pinelands and Ndabeni. Later these huts became part of the Ndabeni township. However, it is not possible to determine the location of these huts from the historic sources and *they cannot be placed in relation to the development*.

The site survey revealed that the property is surrounded by modern, commercial buildings on all sides. It is covered in lush kikuyu lawn and dense stands of rooikrantz and is crossed by at least 3 different footpaths. It has been used as a rubbish dumping area. There is an informal dwelling, constructed of wooden packing cases, as well as an associated outdoor cooking area in the bush.

No heritage resources were identified during the survey of the property.

- No archaeological remains were identified;
- There are no buildings or structures on the property with the exception of an informal dwelling;
- There are no cemeteries or graves on the property;
- The buildings on the adjoining properties all date within the last 60 years and they are not of heritage significance;
- There are no issues relating to the cultural landscape which will be negatively impacted.

If any evidence for earlier settlement, including below-ground structures or graves, are uncovered during construction, then earth works should be halted in the immediate vicinity and Heritage Western Cape should be notified.

Currently the vacant property is overgrown and is used by residents to dump rubbish. It is probable that the development, which is in same design and style as the surrounding buildings, will improve the area.

1. INTRODUCTION

The Archaeology Contracts Office at the University of Cape Town was appointed Pro-Konsort Town and Regional Planners, on behalf of the client (The Department of Public Works) to complete a Notice of Intent to Develop and prepare a Heritage Statement for the proposed extension of the radio control centre on Erf 157874, as well as the construction of a new Police Station and 75 parking bays on the same erf.

The vacant erf is located on the corner of Avonduur and Mill Road in Pinelands/Maitland (Figure 1) and is surrounded by light commercial development.



Figure 1: The location of Erf 157874 on Avonduur Road, Maitland.

2. DEVELOPMENT PROPOSALS

The adjoining property, Erf 24164, contains the SAPS Dog Unit and a radio control centre (Figure 2). The new development will include the extension of the radio control centre, the construction of a new police station and 75 parking bays. These developments are shown in Figures 3 and 4.

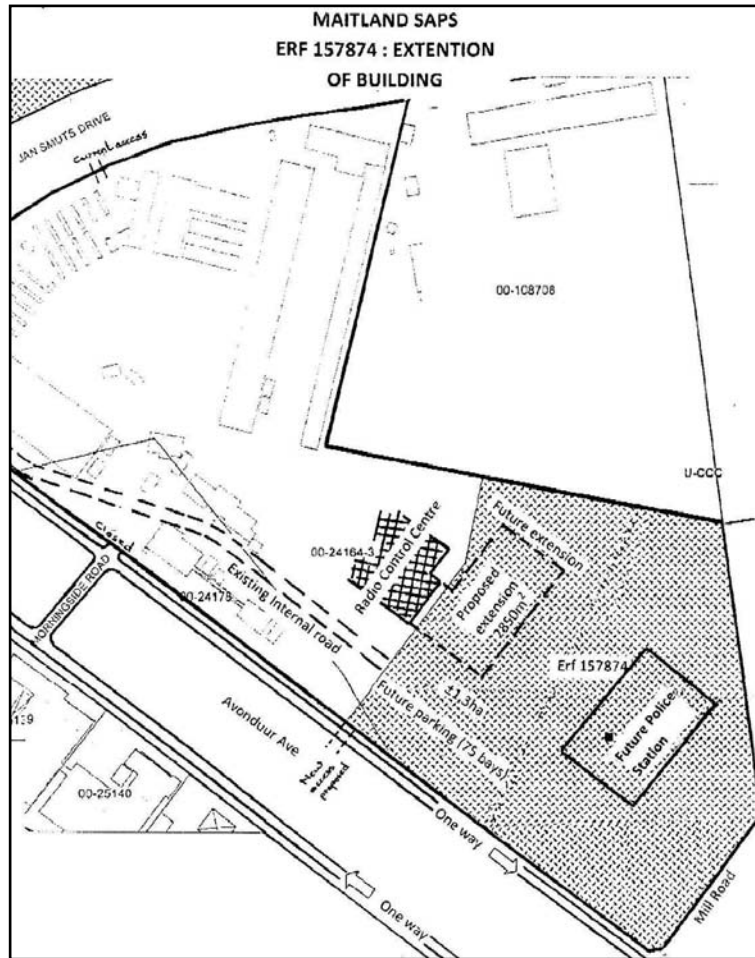


Figure 2: The layout design for the extension and new station.

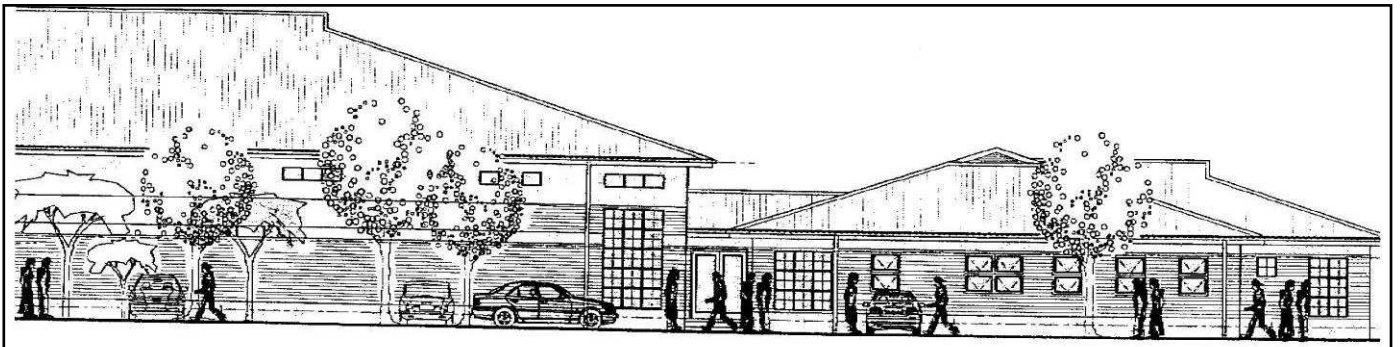


Figure 3: The front façade of the extended Radio Control Centre.

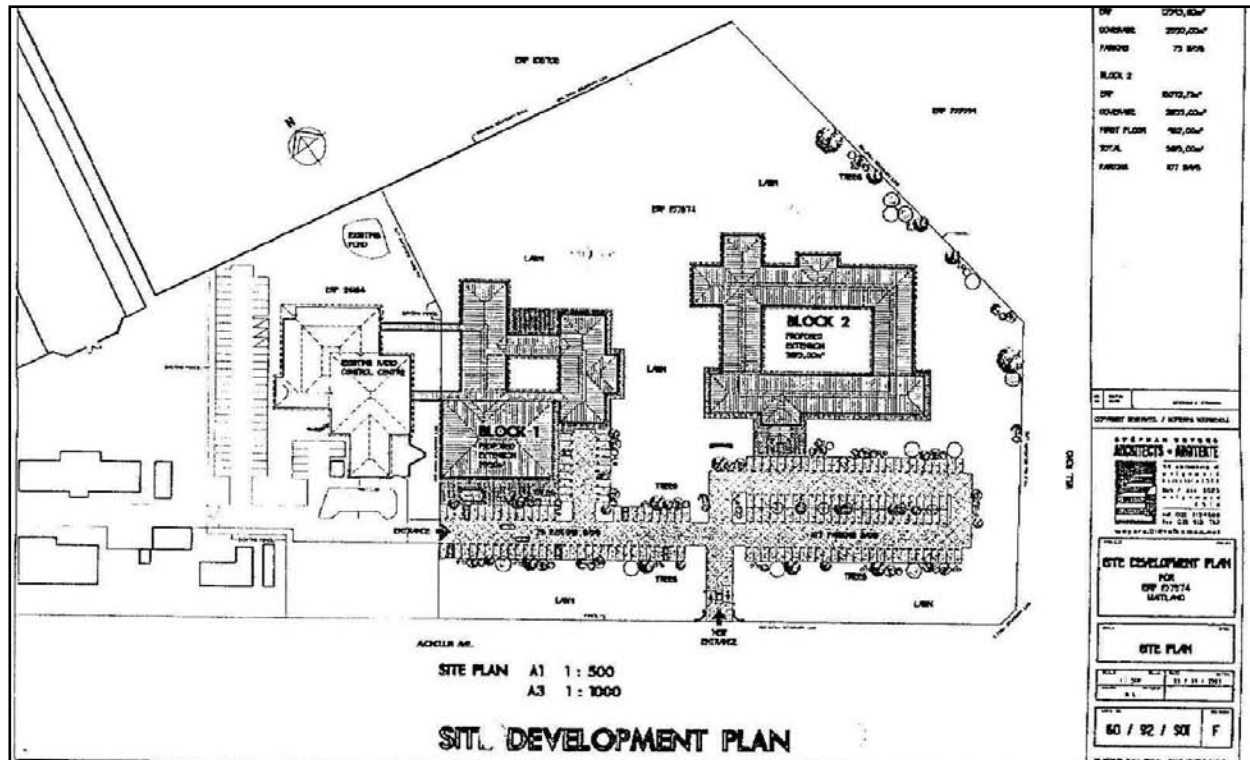


Figure 4: The site development plan showing the existing Radio Control Centre on the left and the proposed extension to the right.

3. TERMS OF REFERENCE

The Archaeology Contracts Office was contracted by Pro-Konsort Town Planners:

- Complete a Notice of Intent to Develop;
- A brief Heritage Statement which identifies heritage resources at an early stage in the development, determines whether the development will have a negative impact on these heritage resources, and proposes possible mitigation if this is required.

4. LEGISLATIVE REQUIREMENTS

The National Heritage Resources Act, No 25 of 1999 (Section 38 (1)) makes provision for a compulsory notification of the intent to development when any development exceeding 5000 m² in extent, or any road or linear development exceeding 300m in length is proposed.

The size of the development, i.e. 30.54 ha, means that Section 38(1) of the NHRA applies. This means that a “compulsory notification of intent to develop” (NID) and Heritage Statement must be submitted to Heritage Western Cape for their consideration.

The NHRA provides protection for the following categories of heritage resources:

- Landscapes, cultural or natural (Section 3 (3))
- Buildings or structures older than 60 years (Section 34);
- Archaeological Sites, palaeontological material and meteorites (Section 35);
- Burial grounds and graves (Section 36);
- Public monuments and memorials (Section 37);

- 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) (Section 2 (d) (xxi)).

5. HISTORICAL BACKGROUND

The erf is situated between Pinelands (south), Ndabeni (west) and Maitland (north). A map from the 1890s suggests that this area was open space at that time (Figure 5). In the 1880's Uitvlugt farm (the area known as Pinelands today) was a sandy waste covered with wattle. In 1875 Chief Langalibalele, Chief of the Hlubi, was sent to the Cape where he was imprisoned on Uitvlugt on the Cape Flats. The historic farmstead in Homestead Way, Pinelands, was subsequently demolished in the 1950s. The farm was earmarked as a Forest Reserve by the Cape Colonial Government and tens of thousands of pine trees were planted to control the drifting sands from the Cape Flats.

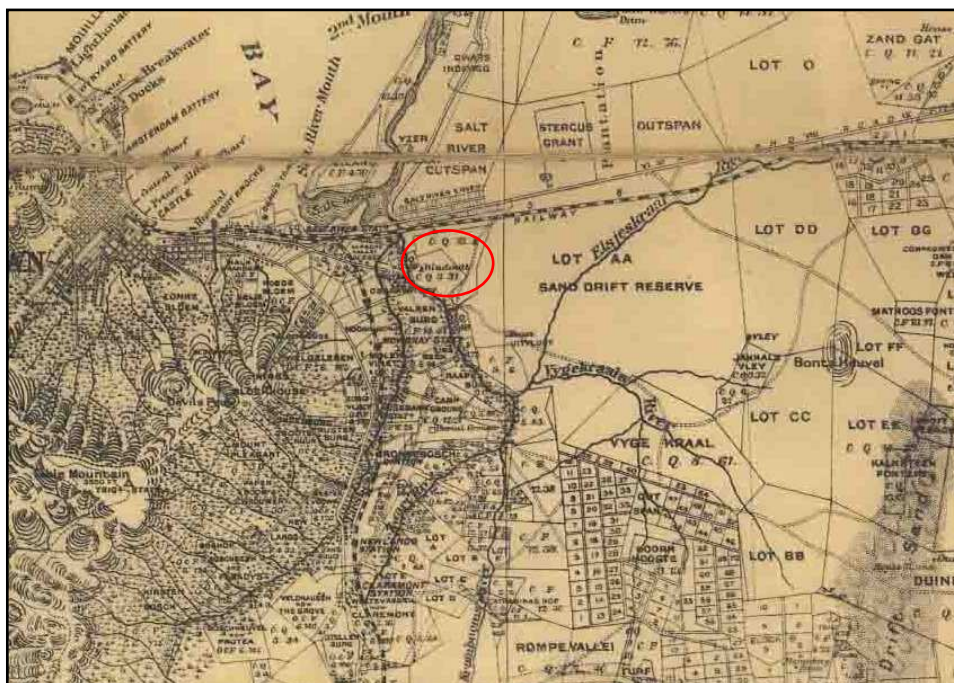


Figure 5: A map from the 1890's showing the approximate location of the development within the red circle.

During the Anglo-Boer War (1898-1902), Uitvlugt was used as a remount camp by the British Army. A Police Training Depot was established on the site of the present "Oval" cricket field, a few kilometers to the south-west. In 1900 the Cape Government constructed a number of wood and iron hostel huts on the northern border of Pinelands and adjacent industrial area of Ndabeni to accommodate bubonic plague patients. These hostels may have been situated in the general locality of the development area.

In 1919 Ebenezer Howard persuaded the South African Government to grant the Trustees of the newly formed Garden Cities Trust 365 morgen of the Uitvlugt Forest Reserve for the purpose of establishing a garden city, to be named Pinelands. Ndabeni to the west of the development (Figure 1) was initially established to accommodate those infected during an outbreak of bubonic plague but by the twenties, Ndabeni had become an industrial area and, by 1933 its black residents had been forced to move to Langa.

6. SITE SURVEY

A brief site survey was conducted on the 20 July 2009 by Dr L Webley and Mr T Hart of the Archaeology Contracts Office at the University of Cape Town. We drove around the outer perimeter of the property and walked along the three footpaths which criss-cross the property. Digital photographs were taken of the environment.

6.1 Limitations

The area is covered in a very growth of kikuyu grass and some dense stands of rooikrans to the northern section of the property. The grass and bushes make it difficult to examine the soil surface.



Figure 6: An aerial view of the property showing some informal dwellings (in red circles), a number of footpaths and the dense vegetation in the northern part.

7. RESULTS

The property is surrounded by modern, commercial buildings on all sides. There are no houses or buildings older than 60 years in the immediate vicinity.

The property is covered in lush kikuyu lawn and dense stands of rooikrantz and is crossed by at least 3 different footpaths. It has been used as a rubbish dumping area. There is an informal dwelling, constructed of wooden packing cases, as well as an associated outdoor cooking area in the bush. It was only possible to examine the soil surface from a number of mole hills found close the Avonduur Road. The soil contained large fragments of marine shell. There

was also a slab of concrete on the south-eastern corner of the property, but its informal shape suggests that it may have been a cement mixing area for the construction of adjoining buildings.



Plate 1: View towards the north-west showing Table Mountain, the commercial buildings of Ndabeni and Avonduur Road in the foreground. Plate 2: The Radio Control Centre to the north of the property. Note the dense grass and rooikrans vegetation.



Plate 3: The informal settlement in the bush on the property. Plate 4: The business park development to the south-west of the property.

7.1 Archaeology

It was virtually impossible to examine the soil surface due to the kikuyu grass and dense stands of rooikrans. The soil surface could only be observed at a number of mole hills close to Avonduur Road. The soil appeared to contain many fragments of marine shell (*Donax* sp.?) as well as pieces of modern glass and red brick. The source of the marine shell is unknown. The soil may have been deposited here in the past as part of land reclamation, or it could be related to the construction of the road. It seems unlikely that any archaeological remains (i.e. stone implements) will be recovered from this area.

7.2 Built environment

There are no buildings on the property with the exception of a recent informal dwelling.

7.3 Graves/cemeteries

There are no cemeteries or graves the property.

7.4 Living Heritage

It was impossible to determine whether there is any living heritage associated with the property, but this seems unlikely in view of the fact that it is located in a business district.

7.5 Cultural Landscape

There does not seem to be any aspects of a cultural landscape which will be impacted by the development.

8. ESTABLISHING HERITAGE SIGNIFICANCE

The brief historical overview suggested that there may have been wood and iron hostel huts for victims of the bubonic plague in the northern part of Pinelands and Ndabeni. However, it is not possible to determine the location of these huts from the historic sources.

The survey failed to identify any heritage resources on the property and there are no places of heritage significance on adjoining properties. It is unlikely that the development will have a negative impact. It is more likely that the development will be of a positive nature as the vacant land is currently overgrown and the focus of rubbish dumping.

9. RECOMMENDATIONS

No heritage resources were identified during the survey of the property.

- No archaeological remains were identified;
- There are no buildings or structures on the property with the exception of an informal dwelling;
- The buildings on the adjoining properties all date within the last 60 years and they are not of heritage significance;
- There are no issues relating to the cultural landscape which will be negatively impacted.

If any evidence for earlier settlement, including below-ground structures or graves are uncovered during construction, then earth works should be halted in the immediate vicinity and Heritage Western Cape should be notified.

Currently the vacant property is overgrown and is used by residents to dump rubbish. It is likely that the development, which is in same design and style as the surrounding buildings, will improve the area.

