



AFRICAN HERITAGE CONSULTANTS CC

2001/077745/23

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1 Phase

**Cultural Heritage Resources Impact Assessment For
Proposed New Development On A Property Known As
Figure A B C D E F G F , Middel Of Schoonspruit, J K
L M N Q R A Also Known As Erf 2179 Owing To
Consolidation Of Portions As Illustrated In The Town
Of Klerksdorp, Matlosana City Council.**



January 2009

1. DEFINITION

The broad generic term *Cultural Heritage Resources* refers to any physical and spiritual property associated with past and present human use or occupation of the environment, cultural activities and history. The term includes sites, structures, places, natural features and material of palaeontological, archaeological, historical, aesthetic, scientific, architectural, religious, symbolic or traditional importance to specific individuals or groups, traditional systems of cultural practice, belief or social interaction.

2. PROTECTED SITES IN TERMS OF THE NATIONAL HERITAGE ACT, Act. NO. 25 OF 1999

The following are the most important sites and objects protected by the National Heritage Act:

- a. Structures or parts of structures older than 60 years
- b. Archaeological sites and objects
- c. Palaeontological sites
- d. Meteorites
- e. Ship wrecks
- f. Burial grounds
- g. Graves of victims of conflict
- h. Public monuments and memorials
- i. Structures, places and objects protected through the publication of notices in the Gazette and Provincial Gazette
- j. Any other places or object which are considered to be of interest or of historical or cultural significance
- k. Geological sites of scientific or cultural importance
- l. Sites of significance relating to the history of slavery in South Africa
- m. Objects to which oral traditions are attached
- n. Sites of cultural significance or other value to a community or pattern of South African history

3. METHODOLOGY

All relevant maps and documents on the site were studied. The site was visited and evaluated. Interviews were undertaken with the present owner and developer. The local museum was also visited to procure more relevant local information. Visual inspection and evaluation gave rise to the results below.

4. OBSERVATIONS

HISTORICAL BACKGROUND

- a. It is well known that OUDORP/ Klerksdorp is the oldest European town in what was previously known as the Transvaal. This dates to 1837, and only because of technical issues Potchefstroom became the official oldest European town in the Transvaal. (*Information to be confirmed by Klerksdorp museum*)

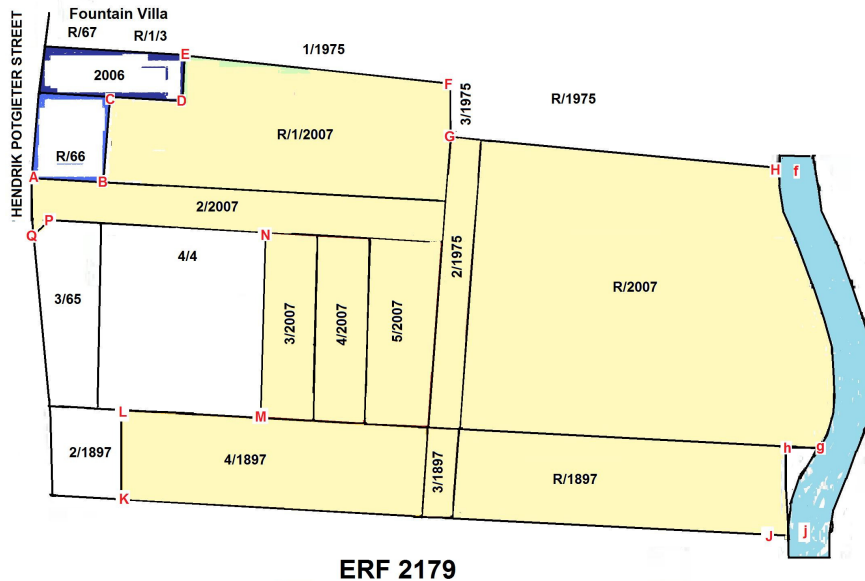
In 1837 there were 12 pioneer European families that established themselves in 'a town', along the banks of the Schoonspruit. These 12 'Erven' were officially recognised by the Z.A.R. and was as such legally validated at a period and magistrates court unknown. (circa 1850 ?) (*Information to be confirmed by Klerksdorp museum*)

According to museum information Clercsdorp was a typical 'driving town' and until 1888 the now 'Klerksdorp' consisted out of only one street, the current Hendrik Potgieter Street. The town was originally named after one Jacob De Clercq and the street after the father of Andries Hendrik Potgieter. (*Information to be confirmed by Klerksdorp museum*)

- b. The tranquillity of the pedantic Klerksdorp was first disturbed by the Kimberley diamond rush, the South African War in 1899 (when most of its population was unsettled and caught up in the issues of the concentration camp), and the in time also by the winds of change, with the rush after the illusive Eldorado of gold.
- c. Owing to the riches buried in the geological treasures of the region, Klerksdorp prospered and grew into a modern town of stature.
- d. During this period of growth the focus of development obviously shifted from the OUDORP towards the east for the formation of the modern town, but in OUDORP at least one mansion in Hendrik Potgieter Street manifested from the riches that was floating between Kimberly and Johannesburg in the period of transformation between the 19th and 20th century. The building now known as Fountain Villa is an excellent example of how the volatile gold and diamond trade elevated normal people into positions of prominence, and left beautiful Victorian homesteads behind in this part of South Africa.
- e. With the normal ways of expansion of towns, and the legacy of deceased people and redistribution of estates, the original 12 Erven of OUDORP was continuously cut up by land surveyors during the 20th century owing to demands of the citizens of the town and because of settlement of deceased estates.
- f. It is then during this period between 1910 A.D an 2000 A.D that a medley of dwellings with varying architectural styles came into existence along Hendrik Potgieter Street. Without 'Heritage Legislation' (which did not exist until 1968) as guidance, a new generation of buildings was established, that reflected the 20th century in a complimentary sense.

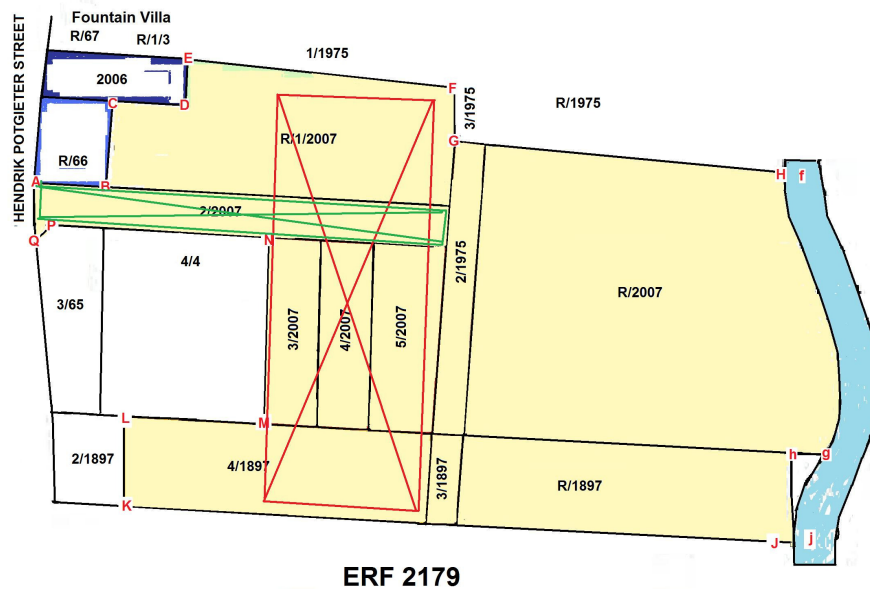
EXISTING SITUATION

- a. Owing to change of ownership of land in the recent timeframe, a decision was made by THE DEVELOPER to develop a new generation of high density dwellings on the property illustrated here.



- b. According to information acquired from The Developer the proposed impact on the land will be as illustrated below.

Red:- is built-up high density flats. (Ground floor and one story up.)
 Green :- Access road.



- c. Apparently this development was sanctioned by local authority, and the reclassification of land use was gazetted by the Surveyor General.
- d. This development now has reached a stage of 20 % of completion of construction, and a large number of units have in fact been sold to prospective buyers.
- e. A dispute has arisen over the legal validity of the constructed units as concerning the National Heritage Resources Act, Act 25 of 1999.
- f. A site visit by African Heritage Consultants revealed that:-

There was no obvious signs of demolition of heritage related structures, but that the development is obviously located in the old orchards and ploughing fields of the original Erven.

According to informants from the museum it is also known that no important structures were demolished.

That no heritage impact assessment was undertaken by the developer.
- g. The question that has to be addressed is what the legal requirements would have been before the construction of the new buildings commenced.
- h. Each of the five stands are smaller than 5000m² and a cultural heritage resources impact assessment would not have been necessary for each individual stand. But as a unit they are larger than 5000m².
- i. These stands originally formed part of the most historic part of Klerksdorp dating back to the 1837 and together with the later Victorian house Fountain Villa as well as a number of other old houses in Hendrik Potgieter Street could have formed a historic architectural landscape in Klerksdorp (see photographs).
- j. The new development is not very sympathetic to the historic landscape.
- k. What has happened here could have been prevented if a survey of the historic architecture of Klerksdorp had been in place. Now it is too late.

5. EVALUATION

The five stands where the development is taken place are now of little or no heritage value as no structures were ever built on them.

6. CONCLUSION

There are no important cultural heritage resources on the five stands where the development takes place. On the other hand they could have formed part of an important cultural landscape if appropriate conservation measurements had been in place.

7. RECOMMENDATIONS

It is recommended that:

- SAHRA reprimands the developer and owners for not doing a cultural heritage resources impact assessment before development took place.
- The local authority of Klerksdorp is given written instructions not to allow development without an cultural heritage resources impact assessment in a historic area.
- Any development near Fountain Villa should be in sympathy and harmony with the historic house and ambiance
- The developer be instructed to hand in development plans for approval by SAHRA of any proposed development near Fountain Villa



Victorian Fountain Villa



Surveyor map of ERF 2179 with indications of the present situation.

8. SITE INFORMATION

Owners contact details: 082 805 3295 (Ben) 082 801 8794 (Otto)
Developers contact details: 082 459 9016 (Johan Lombard Snr) 082 415 8573 (Johan Lombard Jnr)
Consultants contact details: 082 444 0367 (Carel Linde)
Type of development (e.g. low cost housing project, mining etc.)
Sectional Title Flats
Whether rezoning and/or subdivision of land is involved:
Rezoning is involved as well as subdivision of Portion 4 of Erf 1897 Klerksdorp
Full location of Province, Magisterial District/Local Authority, property (e.g. farm, erf name and number):
PORTION 1 OF ERF 2007 KLERKSDORP MEASURING 8028 (EIGHT THOUSAND AND TWENTY EIGHT) m² REGISTRATION DIVISION I.P., PROVINCE OF NORTH-WEST
PORTION 2 OF ERF 2007 KLERKSDORP MEASURING 5304 (FIVE THOUSAND THREE HUNDRED AND FOUR) m² REGISTRATION DIVISION I.P., PROVINCE OF NORTH-WEST
PORTION 3 OF ERF 2007 KLERKSDORP MEASURING 1928 (ONE THOUSAND NINE HUNDRED AND TWENTY EIGHT) m² REGISTRATION DIVISION I.P., PROVINCE OF NORTH-WEST
PORTION 4 OF ERF 2007 KLERKSDORP MEASURING 1919 (ONE THOUSAND NINE HUNDRED AND NINETEEN) m² REGISTRATION DIVISION I.P., PROVINCE OF NORTH-WEST
PORTION 5 OF ERF 2007 KLERKSDORP MEASURING 2572 (TWO THOUSAND FIVE HUNDRED AND SEVENTY TWO) m² REGISTRATION DIVISION I.P., PROVINCE OF NORTH-WEST
Location map must have the polygon of the area to be surveyed on it and full geographical coordinates for all relevant points and where applicable indication of the area to be developed (footprint):

See report

If possible an aerial photograph of the specific area showing the location of all site.

See report

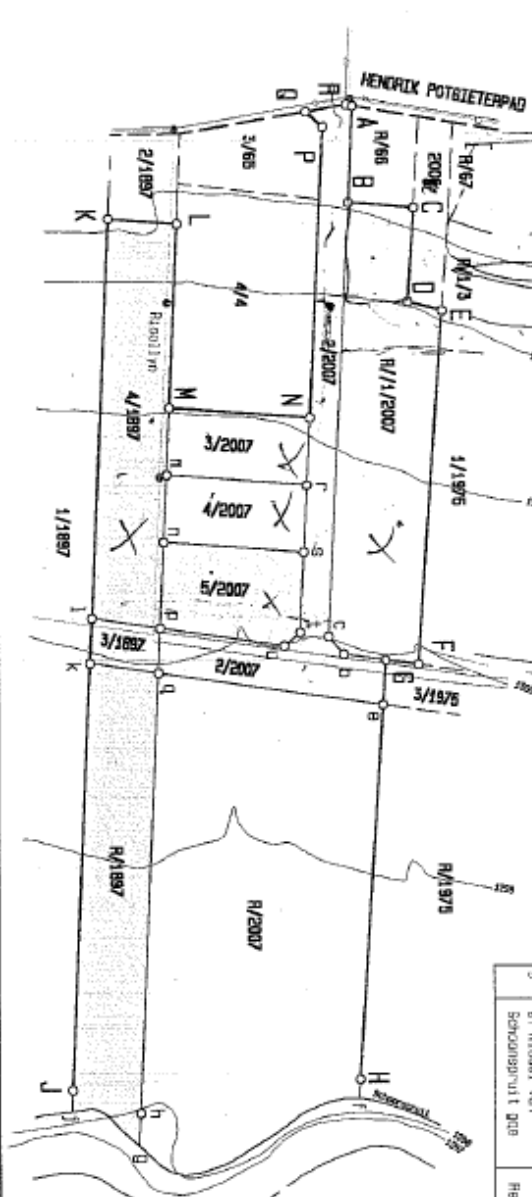
9. REFERENCES

- 1/50 000 Map 2626 DC
- Archaeological database of the National Cultural History Museum in Pretoria
- Information collected from the Klerksdorp Museum archives as well as information given by staff members of the museum.

SKETSPLANN

VOORGESTELDE KONSOLIDASIE VAN SEKERE GEDELTES VAN DIE DORP OUDORP (KLEKSDORP)

Die figuur A-CDEFG, middel van Schoonspruit, (Klumpgra stel voor Standplaas 2/79, wat ontstaan uit die konsolidasie van die kompartente soos vervat in die tabel.



NO.	FIGUUR	BEKRYWING:	DIAGRAM
1.	DEKID	Bed. 3/1987	A5821/1984
2.	1PKL	Bed. 4/1987	A5822/1984
3.	og. middel van Schoonspruit lsg	Re. 1987	A2353/1947
4.	DEERDE	Re. Bed. 1/2007	A5543/1980
5.	achtergrondplaas	Bed. 2/2007	A5544/1980
6.	KRIMP	Bed. 3/2007	A5545/1980
7.	FRANS	Bed. 4/2007	A5546/1980
8.	SLOOPS	Bed. 5/2007	A5547/1980
9.	87 middel van Schoonspruit dno	Re. 2007	A5542/1980

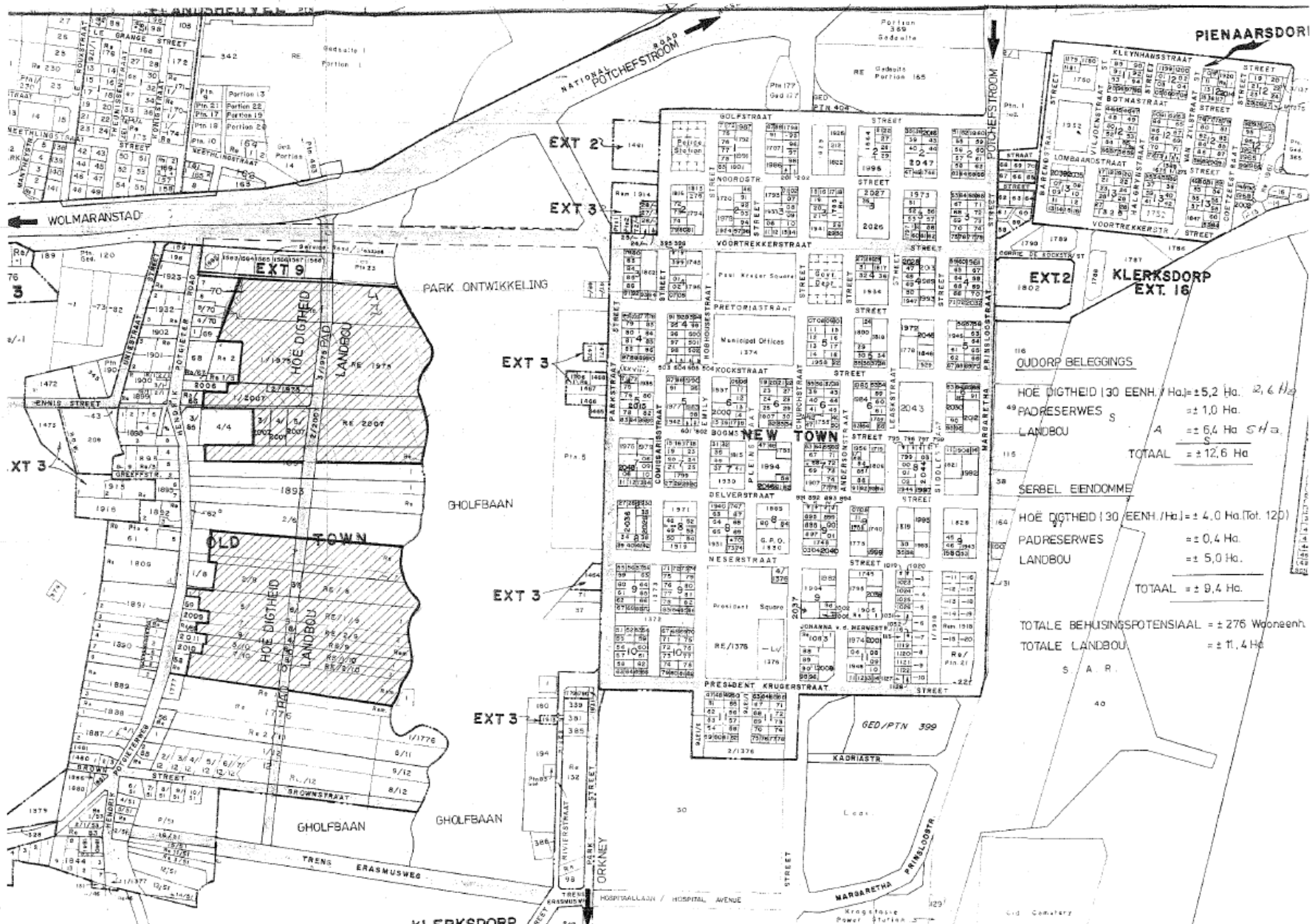
PROVINSIE : NOORDKES
SKAAL 1 : 2 500



JOZE MALETA RA LANDMETER EN DORPGEDELTENPLANNEN
 RA LAND SURVEYOR AND TOWNSHIP PLANNERS
 1372 95 LEANSKTR. TEL : (018) 462-1991
 KLEKSDORP KLEKSDORP FAKS : (018) 464-2509
 2570 2570 E-POS : jmaled@i17139.com
 W-1A-R-DORP-VOUDORP-1512007 (S2007KON, (L7489) (06) OUDORP

Opgestel in JUNIE 2007 deur: J. MALETA (PL50368) Profesionele Landmeter

Soedigekeur: Die Munisipale Bestuurder STADSRAND VAN MATLCSMA



HOE DIGTHEID 130 EENH./Ha	= ± 5,2 Ha.
99 PADRESERWES	= ± 1,0 Ha.
LANDBOU	= ± 6,4 Ha.
TOTAAL	= ± 12,6 Ha.
SERBEL EIENDOMME	
HOE DIGTHEID 130 EENH./Ha	= ± 4,0 Ha. (Tot. 120)
PADRESERWES	= ± 0,4 Ha.
LANDBOU	= ± 5,0 Ha.
TOTAAL	= ± 9,4 Ha.
TOTALE BEHUISINGSPOTENSIAAL	= ± 276 Woonenh.
TOTALE LANDBOU	= ± 11,4 Ha.

S. A. R.

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GED/PTN 309

KADIASTR.

LEK.

MARGARETHA PRINSLOO STR.

329

KROGATASIE Power Station

G.D. Comptez