



NATIONAL MONUMENTS COUNCIL

**HERITAGE CONSERVATION COMPONENT
OF THE STRUCTURE PLAN FOR**

SARON



**National Monuments Council
in partnership with the Saron Heritage Committee**

April 1998



NATIONAL MONUMENTS COUNCIL

***“INSPIRING THE PEOPLE OF SOUTH AFRICA
TO IDENTIFY AND CONSERVE THEIR HERITAGE”***

**Report compiled by: Sarah Winter
Western Cape Regional Office**

April 1998

ACKNOWLEDGEMENTS

This report is the result of work undertaken by the Saron Heritage Committee and the National Monuments Council.

Much of the historical information contained within this report is the result of the invaluable input of Mr Dan September of the Saron Heritage Committee, whose knowledge of the history of Saron is extensive.

In addition, thanks are due to the community of Saron, for sharing its rich and unique cultural heritage.

TABLE OF CONTENTS	Pg
INTRODUCTION.....	1
METHODOLOGY.....	2
1. CONSERVATION OBJECTIVES.....	3
2. HISTORICAL BACKGROUND OF SARON.....	4
3. CONSERVATION SURVEY OF SITES AND ELEMENTS.....	5
4. STATEMENT OF SIGNIFICANCE OF THE CULTURAL ENVIRONMENT.....	6
5. CONSERVATION OPPORTUNITIES AND THREATS.....	8
5.1. OPPORTUNITIES	
5.2. THREATS	
6. CONSERVATION PROPOSALS.....	10
6.1. STATUTORY PROTECTION IN TERMS OF THE NATIONAL MONUMENTS ACT	
6.1.1. HISTORICAL SITES CLAUSE	
6.1.2. DECLARATION OF A NATIONAL MONUMENT	
6.1.3. INCLUSION IN THE NATIONAL REGISTER	
6.1.4. DESIGNATION OF A CONSERVATION AREA	
6.1.4.1. BOUNDARY	
6.1.4.2. BY-LAWS	
6.2. LOCAL HERITAGE MANAGEMENT AND ADMINISTRATION	
6.2.1. TOWN PLANNING SCHEME	
6.2.2. LOCAL CONSERVATION ADVISORY COMMITTEE	
6.2.3. CONSERVATION GUIDELINES	
6.2.4. LOCAL INCENTIVES TO ENCOURAGE CONSERVATION	
6.3. CO-ORDINATION OF CONSERVATION AND DEVELOPMENT PROPOSALS	
BIBLIOGRAPHY.....	17

LIST OF FIGURES

- FIGURE 1:** SHOWING MISSION CENTRE, SETTLEMENT AND SURROUNDS
- FIGURE 2:** THREATS POSED BY STRUCTURE PLAN
- FIGURE 3:** PROPOSED CONSERVATION AREA

LIST OF MAPS

- MAP 1:** CONSERVATION-WORTHY BUILDINGS
- MAP 2:** CONSERVATION-WORTHY ELEMENTS

LIST OF APPENDICES

- APPENDIX 1:** CONSERVATION SURVEY
- APPENDIX 2:** NMC PAMPHLET : NATIONAL MONUMENTS
- APPENDIX 3:** NMC PAMPHLET: NATIONAL REGISTER
- APPENDIX 4:** CONSERVATION AREA: GENERAL BY-LAWS
- APPENDIX 5:** CONSERVATION AREA: GENERAL GUIDELINES
- APPENDIX 6:** NMC PHOTOGRAPH REFERENCES

INTRODUCTION

The National Monuments Council (NMC) is South Africa's official conservation body responsible for the protection of the country's cultural heritage. It is established in terms of the National Monument Act (No 28 of 1969). Cultural heritage includes sites, objects, activities and beliefs, which are of historical, social, aesthetic or scientific significance. Cultural heritage relates to the environment in which we live. The essence of heritage conservation is the creation of an environment in which people feel they belong and from which they draw a sense of identity.

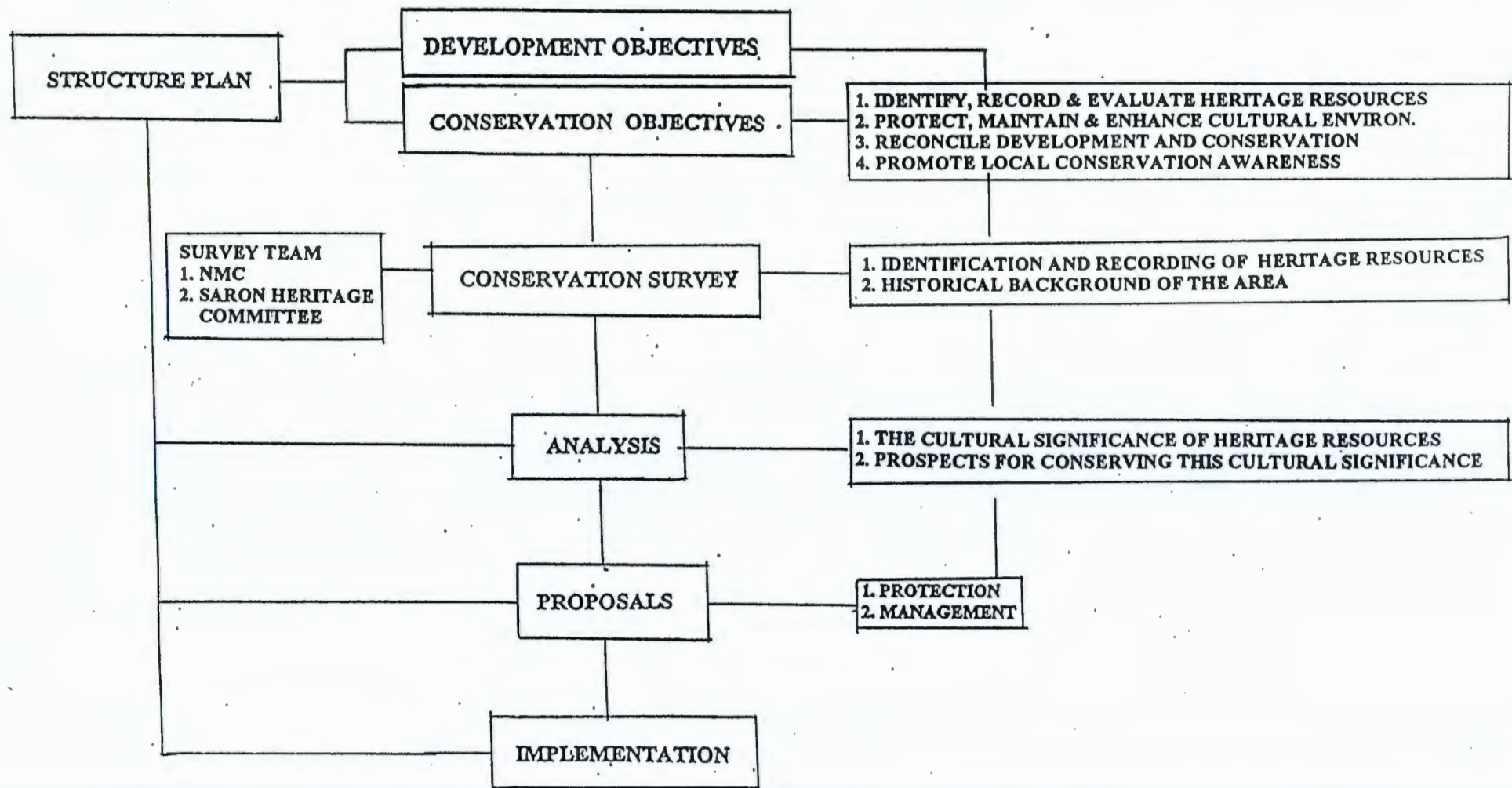
Conservation does not stand in the way of development. Rather it encourages the sensitive use and adaptation of heritage so that future growth and development is linked to the past, thus creating a sense of continuity. Heritage is a non-renewable resource which should be cultivated and maximised.

It is essential that conservation is integrated with planning and development. If conservation is done in isolation from planning and development, the effectiveness of conservation is severely limited. Furthermore, the co-ordination of conservation and development helps prevent clashes of interest between developers and conservation authorities.

In terms of the planning legislation for the Western Cape, it is mandatory for structure plans to incorporate heritage conservation. Section 4 (9) of the Land Use Planning Ordinance (LUPO) of 1985 states that "cognisance shall be taken in the preparation, review and amendment of a structure plan of the preservation of the natural and developed environment." This statutory requirement also applies in terms of the Western Cape Planning and Development Bill, which will soon replace LUPO.

In order to address the heritage component of the structure plan for Saron, a Heritage Committee, comprising members of the community, was established. The NMC and the Heritage Committee worked together in the identification, recording and evaluation of heritage sites within Saron and in the formulation of proposals for the protection and management of these sites.

This report is a compilation of the findings and recommendations of the Saron Heritage Committee and the NMC and is intended to form part of the structure plan document. This report is by no means a comprehensive conservation study, but a preliminary step towards an ongoing process of heritage conservation in Saron.



FLOW DIAGRAM: SHOWING METHODOLOGICAL APPROACH TO CONSERVATION STUDY

1. CONSERVATION OBJECTIVES

A conservation study of Saron attempts to achieve the following objectives:

- ◆ To identify, record and evaluate the heritage resources of the area;
- ◆ To formulate proposals for the protection, maintenance and enhancement of these heritage resources;
- ◆ To reconcile and integrate the conservation and development objectives of the area; and
- ◆ To promote local awareness of the heritage resources in the area and the importance of conserving these resources.

2. HISTORICAL BACKGROUND OF SARON

In 1846 Johannes Heinrich Kulpmann of the Rhenish Mission Society bought the farm Leeuwenklip, situated below the eastern face of the Grootwinterberge in the Western Cape, in order to establish a mission station to serve the freed slaves and indigenous inhabitants in the area. The mission station was named Saron, which is German for 'flats' or 'plain'. By 1848 one hundred and twenty families were living at Saron. In 1852 the Rhenish Mission Church took control of the mission station and a church was erected.

The farm of Leeuwenklip comprised a house with outside kitchen, (c1775), 'werf wall', water mill, smithy and wine cellar. When the mission was established it was sited at the existing farm complex and the farm buildings were incorporated into the mission complex. The farm house became the 'pastorie', a church was built adjacent the 'pastorie' and the wine cellar was used as a school until a new school was built in 1877.

The mission settlement was laid out in a rectilinear pattern, with the main axis being Church Street. The mission complex was the focal point of this axis and the streets and water furrows followed the topographical contours. The land was divided into garden allotments and irrigated by means of water furrows which were fed from the mill stream. Simple rectangular thatched buildings were built fronting onto the street and blue gum and oak trees were planted along the street edge.

The land was occupied by freed slaves and indigenous farmers, many of whom had been displaced by colonial settlement of their pastoral land. Besides access to agricultural and pastoral land, the mission provided them with education, health services and an opportunity to develop skills in craft production and as artisans. Some of these skills exist within the community today.

The population of Saron steadily increased into the 20th century. In 1929, due to the difficulty in dealing with pressures associated with the growth of the town, the Rhenish Mission Council applied to be granted town status. Saron was officially proclaimed a town on the 19th December 1929. Erven were then surveyed and individuals were given the opportunity to buy, or to continue to lease, land from the mission church. Since then, most of the church land has been sold off, either to individuals within the mission community or to individuals outside the community. The remaining church land is currently held in a Community Trust.

In 1945 the Dutch Reformed Church took control of the Mission.

In 1950 the Mission Church was forced to give up control of Saron as a result of continued difficulties in managing the growth of the settlement. The town of Saron was administered by a succession of secular authorities, first the Divisional Council and later, in 1987, the Department of Local Government, Housing and Agriculture under the House of Representatives. It continued to be governed in this way until Saron recently gained municipal status and the Saron Local Authority was established.

Like most missions settlements in South Africa, Saron has suffered in many ways from racially-based legislation and administrative structures imposed during the apartheid era. The structure plan for Saron intends to address some of the inequities and injustices created under the apartheid system. It sets out a vision for Saron in much the same way that the missionaries did when Saron was first established one hundred and fifty years ago. While the structure plan attempts to address the physical and economic needs of the community, it also attempts to uncover and cherish the cultural heritage and the identity of the community, which apartheid tried so hard to bury and destroy.

3. CONSERVATION SURVEY OF SITES AND ELEMENTS

The cultural environment of Saron consists of three distinct areas -

- ◆ **Mission centre.** This area comprises the church, 'pastorie', walled area in front of the 'pastorie', bell tower, church hall, 'lykhuis' and cemetery, mill square, water mill and 'bo-winkel'.
- ◆ **Settlement.** This area includes the historical mission settlement which is situated adjacent the mission centre. There are modern extensions to the historical settlement.
- ◆ **Surrounds.** This includes the surrounding rural and natural environment

A conservation survey of the cultural environment identified a number of heritage sites and elements. These sites and elements were mapped (see map 1 & 2) and important information linked to these sites and elements was recorded (see appendix 1).

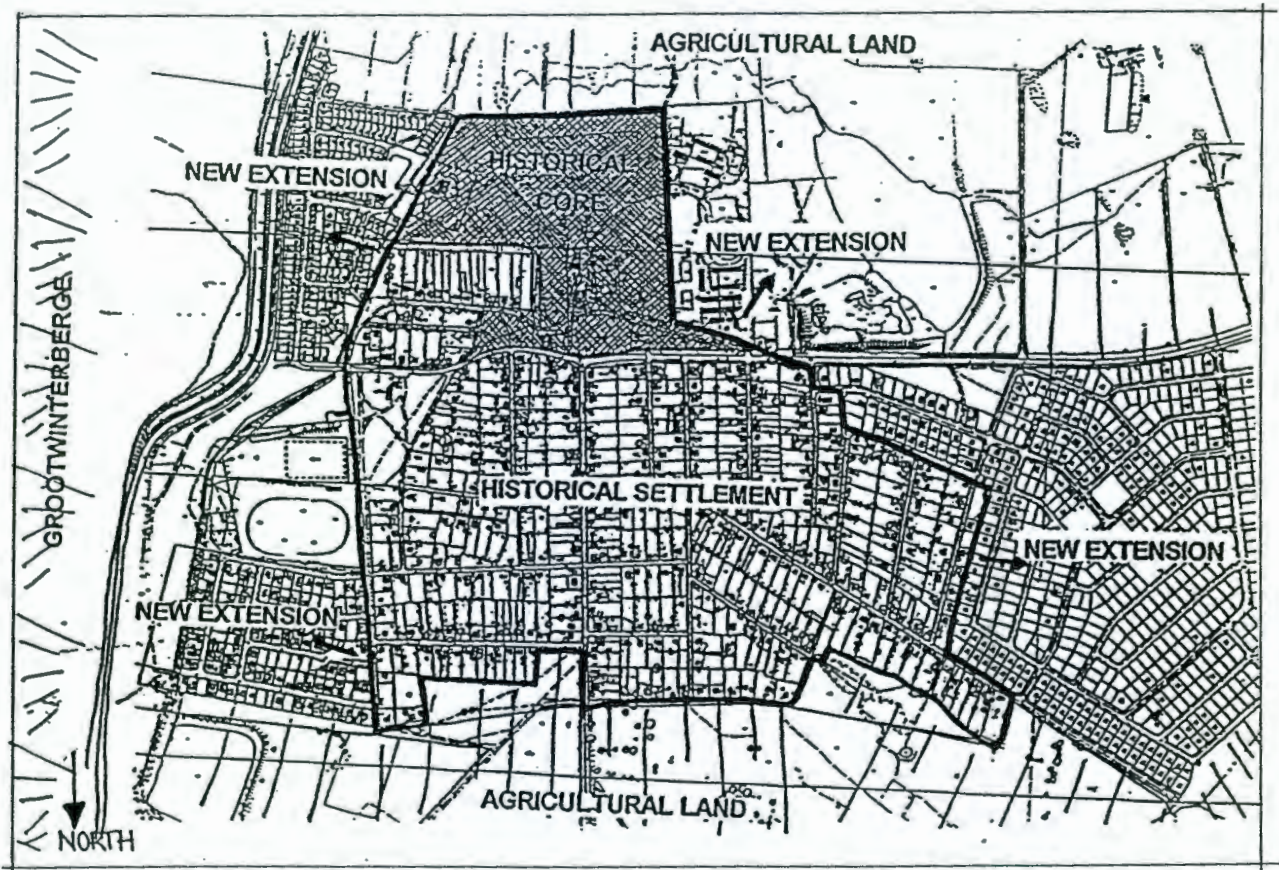


FIGURE 1: THE HISTORICAL MISSION CENTRE, SETTLEMENT AND SURROUNDS

4. STATEMENT OF CULTURAL SIGNIFICANCE

The cultural significance or conservation-worthiness of Saron's heritage resources was evaluated according to their historical, social, architectural, environmental or scientific significance. Furthermore, it was evaluated according to their degree of significance. This evaluation process served to inform the formulation of appropriate proposals for their protection and management.

◆ HISTORICAL MISSION CENTRE

The mission centre is highly conservation-worthy.

The mission centre provides a focal point in Saron. The centre is located at the intersection of the main axes of Saron, namely Church Street and Main Road. Its buildings are of a formal and public nature.

The mission centre has a distinct environmental quality. This is expressed in the open, public nature of the area and also in the existence of a series of smaller, defined and more intimate spaces, namely cemetery, mill square, the walled area in front of the 'pastorie' and the tree-lined avenues.

The buildings within the mission centre are of architectural importance. While they have lost some of their original joinery and features, the buildings remain intact and in fairly good condition.

The mill represents a significant aspect of Saron's agricultural and industrial history. It is one of the few remaining mills in South Africa. While it is no longer in use, it retains its mill parts and the possibility of restoring the mill to a working condition appears to be feasible.

The mission centre reflects an important period in the history of the church of South Africa and the work of the Rhenish Mission Society. As a historical service provider, the mission centre still continues to function as an important social and religious centre within Saron.

◆ HISTORICAL SETTLEMENT

The historical settlement is conservation-worthy.

The historical settlement of Saron retains a distinct geometric order. It comprises a grid pattern. Church Street is the main axis of the grid and the mission centre the focal point of the axis. The streets and water furrows are laid out in relation to the topographical contours. The houses are located on the street, with large sites or garden allotments situated behind the buildings.

The settlement retains a semi-rural character which is provided by the large sites or garden allotments. It also retains a special street quality, which is provided by the human scale and form of the buildings and the alignment of buildings and trees along the street edge.

The identity of the historical settlement as a separate entity has been eroded by modern extensions to the settlement, which do not respect the historical settlement pattern. Furthermore, a modern extension to the settlement is located adjacent the entrance road to Saron. Therefore, as one approaches Saron, one's first impression is of a modern sprawling town and not of the historical settlement.

Many of the historical buildings were destroyed by the 1969 Ceres earthquake. Nevertheless, a few residential buildings survive dating to the 1800's and 1900's. Of the remaining historical buildings, some have been significantly altered, but other retain original fabric and features, such as a few thatch roofs, reed ceilings, plastered and white washed, mud-brick walls, mud floors, projecting hearths, sash and casement windows and panelled doors. The buildings vary in condition. Some of the buildings are in bad condition, while others are in fairly good condition. It is important to note that when the historical buildings were destroyed by the earthquake, the joinery and construction material was reused and incorporated into the new buildings.

◆ SURROUNDS

The surrounding environment of Saron comprises agricultural land and the Grootwinterberge. These elements are an integral part of Saron's historical rural and natural setting.

5. CONSERVATION THREATS AND OPPORTUNITIES

The identification of existing threats to and opportunities for the conservation of Saron's cultural heritage resources serves to inform the formulation of appropriate proposals for the protection and management of these resources.

5.1. OPPORTUNITIES

- ◆ The success of conservation depends on local support. The establishment of the **Saron Heritage Committee** is the first step towards involving the local residents in conservation. There is the potential for this committee to play an important role in increasing local interest and support for heritage conservation.
- ◆ The structure plan proposes the re-opening of the **water furrows** for irrigation purposes. This will enable the residents to make use of their garden allotments for small scale farming. This is also a positive move in terms of reinstating the water furrows as an important place-making element in the historical settlement.
- ◆ The Community Arts project Office (CPO) of the Architectural School at the Peninsula Technikon is currently doing research in Saron with the view to identifying and recording traditional building techniques in the area. As a practical application of this research, the CPO has initiated the restoration of the **water mill**. The restoration project also intends to revive and develop traditional building skills in the community. The development of local skills in restoration will not only improve opportunities for employment, but also serve to complement future conservation programmes.

The NMC, the Saron Heritage Committee and the CPO have agreed to work together on this project. The NMC intends to donate funds towards emergency repairs of the mill.

- ◆ The structure plan highlights the importance of community employment programmes. There is an opportunity to revive and develop traditional skills in **craft production**, such as metal work and woodwork. This will not only serve to broaden employment opportunities, but also to complement future conservation programmes.
- ◆ **Cultural tourism** has been identified as a potential source of economic growth in Saron. Saron has a number of cultural and natural assets, which are potential tourist attractions. Furthermore, Saron is well located with respect to existing tourism nodes. It is important to note that the prospects for conservation in places such as mission settlements improves if they have tourism potential. Tourism is not only a valuable source of income for development, but also for conservation.

5.2. THREATS

- ◆ Unsympathetic alterations to historical buildings and extensions to the historical settlement, the loss of trees, the silting up of the water furrows and a the lack of a conservation ethic within Saron has resulted in the erosion of its historical character and features.
- ◆ The structure plan for Saron makes provision for the much needed **upgrading of services and new facilities**. However, unless the design of these services and facilities is sympathetic to the historical character of the area, this could have a detrimental affect on the character of the area. Furthermore, unless new facilities are sensitively located in relation to the historical area, they could have a negative impact on this area.
- ◆ The structure plan also makes provision for the **extension of the residential area situated** adjacent the sensitive mission centre area. Of concern is that residential development in close proximity to the mission centre will have a negative impact on the character of the area.
- ◆ A **new connector road** intends to link the new residential area to Main Road. The proposed road is unsympathetic to the traditional settlement pattern. Furthermore, the routing of traffic alongside the mission centre area will have a negative impact on the character of the area.
- ◆ The area referred to as mill square has been identified in the structure plan for **tourism use**. The tourism potential of this area is supported, particularly in terms of the proposed restoration of the water mill to working condition, which will serve as a tourist attraction. However, mill square is an important historical public space in Saron and no development should be permitted within the space. Unless the design of the new structures adjacent the public space is sensitive to the historical and cultural value of this space, its value will be destroyed.
- ◆ The public space situated on the eastern edge of the historical settlement has been identified for **business use**. The need for a business and commercial facilities in Saron is recognised. However, this is an important historical public space in Saron. Unless the design of any new development and placement of buildings within the public space is sensitive to the historical and cultural value of this space, its value will be destroyed.

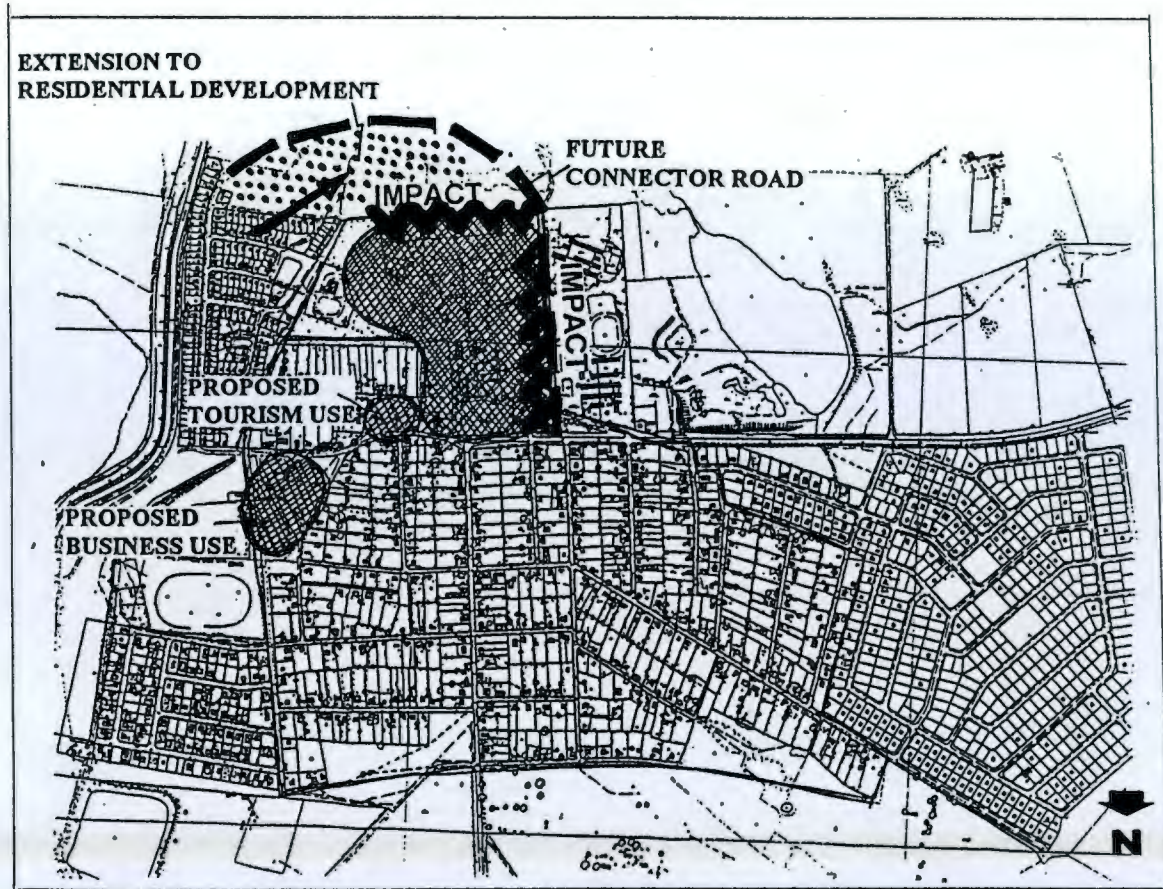


FIGURE 2: THREATS POSED BY STRUCTURE PLAN PROPOSALS

6. CONSERVATION PROPOSALS

Measures for the protection and management of the cultural heritage resources of Saron must ensure the protection and management, not only of individual heritage sites and elements within the area, but the historical character and sense of place of the cultural environment as a whole.

The following proposals are preliminary. They are subject to consultation with the various role players, namely, land owners, the residents of Saron, the Saron Municipality and the NMC.

6.1. STATUTORY PROTECTION IN TERMS OF THE NATIONAL MONUMENTS ACT (No. 28 of 1969)

6.1.1. HISTORICAL SITES CLAUSE

In terms of the **Section 2A(f) of the National Monuments Act (no. 28 of 1969, as amended)**, all structures and grave stones older than fifty years are protected. Any alteration or demolition of these structures requires a permit of approval from the National Monuments Council.

The above mentioned legal protection of historical and archaeological sites is applicable to many of Saron's cultural heritage resources. However, this legal protection has generally not been applied within Saron.

Furthermore, this legal protection does not provide sufficient protection for Saron's cultural resources. It is only applicable to sites older than fifty years and not to the many other important qualities of Saron's cultural environment, such as its public spaces, trees, streetscapes, etc. Furthermore, many of Saron's heritage resources qualify for a higher or more specific protection status in terms of the National Monuments Act, other than the general protection status provided in the Act.

6.1.2. DECLARATION AS A NATIONAL MONUMENT

Declaration as a national monument is appropriate for those sites and elements of the cultural environment which are of outstanding or national importance. A permit is required for the alteration of a monument. Further information regarding the declaration of national monument is included in **appendix 2** of this document.

In 1991 a decision was made by the Western Cape Regional Committee of the NMC recommended that the **pastorie** be declared a national monument. For reasons unknown, this decision was not implemented. Therefore, it is proposed that the possible declaration of the pastorie be revisited.

6.1.3 INCLUSION IN THE NATIONAL REGISTER

Immovable property which the NMC regards as conservation-worthy can also be entered in the national register of conservation-worthy immovable property by the NMC. This protection is used for sites and elements which are not of national or outstanding significance, but which require formal protection and recognition. Planning or development affecting such items is controlled by the local authority and the NMC. Further information regarding the inclusion of properties in the national register is included in **appendix 3** of this document.

It is proposed that all conservation-worthy sites and elements identified within the historical area of Saron be investigated for inclusion in the national register. Specific attention should be given to the following sites and elements:

MISSION CORE

Church
Church Hall
Cemetery
Water mill and Sleut
Mission store
Blue gum trees

MISSION SETTLEMENT

Water furrows
Site 11/erf 2
Site 12/erf 4
Site 14/erf 22
Site 15/erf 24
Site 17/erf 29
Site 19/erf 51
Site 20/erf 54
Site 24/erf 87
Site 28/erf 125
Site 34/erf 169
Site 48/erf 279
Site 49/erf 312
Site 53/unknown erf

6.1.4. DESIGNATION OF A CONSERVATION AREA

In terms of the National Monuments Act (No.28 of 1969, as amended), the NMC is empowered to designate any area of land that is of historical, social, scientific or aesthetic interest to be a conservation area. The legislation requires that the designation of a conservation area be done in consultation with the local authority and that thereafter, the planning authority and owners of the properties concerned must consult the NMC about any planning or development affecting the conservation area.

The designation of a conservation area means that the special qualities of an area are protected and that appropriate development is encouraged. Owners, developers, architects, planners and the responsible authority ensure that development is sensitive to the character of an areas and that change is does not destroy its special cultural significance.

This form of protection is appropriate for the protection, maintenance and enhancement of the special qualities which comprise Saron's historical character. It is therefore proposed that an appropriate area be designated a conservation area.

6.1.4.1. BOUNDARY OF CONSERVATION AREA

In 1991 the Dutch Reformed Church requested that the area referred to as the mission centre, otherwise known as Portion 2 of Farm 40, Tulbagh, be declared a Conservation Area. It was the decision of the Western Cape Regional Committee to commend the mission centre for declaration as a conservation area in terms of the National Monuments Act (Act 28 of 1969). However, for reasons unknown, this decision was not implemented.

In support of the previous decision, it is proposed that the designation of a conservation area be revisited. However, in view of the conservation-worthiness of the historical settlement, it is recommended that the whole historical core and settlement be designated a conservation area.

The exact boundary of the proposed conservation area is subject to consultation with the various role players concerned. At this stage the proposed boundary of the conservation area is notional.

6.1.4.2. BY-LAWS

It is of vital importance that the protection of a conservation area is co-ordinated with the planning and development of an area. In order to ensure this co-ordination, the local authority is encouraged to develop conservation controls which are part of the local planning and development control system. To this end, Section 18 of the National Monuments Act makes provision for the publication of by-laws "safeguarding...conservation areas from damage, disfigurement, alteration, destruction or defilement".

By-laws for Saron need to ensure the protection of those elements which are essential to its historical character and sense of place. This includes private and public buildings, public spaces, settlement pattern, scenic views and the historical setting. All new building construction work, change of use, subdivisions and public works affecting these elements should be subject to conservation control in terms of these by-laws.

Further information regarding the compilation of by-laws is included in **appendix 4** of this document. General by-laws are provided in order to assist in the formulation of specific by-laws which are appropriate to the context of Saron.

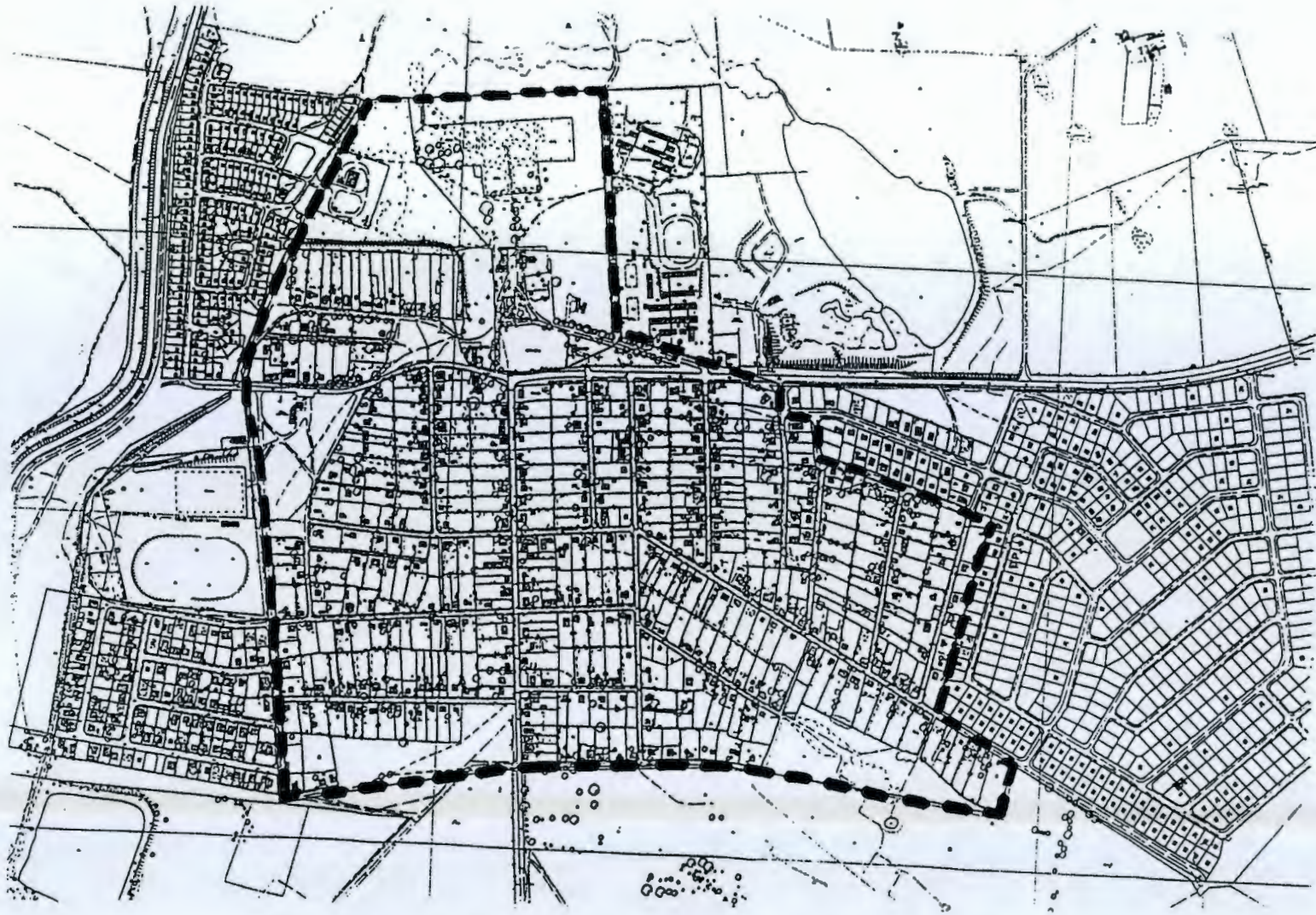


FIGURE 3: PROPOSED CONSERVATION AREA
●●●●● boundary (notional)

6.2. LOCAL HERITAGE MANAGEMENT AND ADMINISTRATION

Protection is the first step in conservation. The second important step is the management and administration of conservation.

At present conservation is managed and administered at a national level by the National Monuments Council. However, the management and administration of heritage resources is potentially more effectively carried out at a local level. In fact, the new Heritage Resources Bill, which will soon replace the National Monuments Act, implies greater legislative, management and administrative control of conservation being devolved to provincial and local authorities.

6.2.1. TOWN PLANNING SCHEME

Although the NMC has legislative powers to protect conservation-worthy items and areas, it is desirable to have such protected items and areas also incorporated into the Town Planning Scheme. This will enable conservation to be administered and managed, as far as possible, by the local authority.

6.2.2. LOCAL CONSERVATION ADVISORY COMMITTEE

A local Conservation Advisory Committee, comprising the Heritage Committee, land owners within the proposed conservation area and interested and qualified persons should be established to assist the local authority and the NMC in all matters affecting conservation.

6.2.3. CONSERVATION GUIDELINES

Effective management of conservation areas depends not only on control, but on education and guidance. Therefore, conservation guidelines are important. The purpose of conservation guidelines is to inform owners and developers about the valued qualities of a conservation areas, and to provide information about the kinds of physical changes that are acceptable to the local authority and the National Monuments Council.

Further information regarding the compilation of conservation guidelines is included in **appendix 5** of this report. These general guidelines are intended to assist in the formulation of more specific guidelines for Saron.

6.2.4. LOCAL INCENTIVES TO ENCOURAGE CONSERVATION

The local authority can encourage conservation by granting easement to owners who agree to conserve sensitive buildings. Easements can be either fiscal or non-fiscal:

Non-Fiscal

- (i) permitting greater height at rear of the site
- (ii) waiving or amending parking requirements

(iii) transfer of bulk and other rights

Fiscal

- (i) general rebates for all buildings in the national register
- (ii) rates rebates for national monuments
- (iii) rebates, granted for a specified period of time in order to achieve a conservation goal

Buildings and sites which have been identified as conservation - worthy should qualify to be considered for an easement. The local authority is under no obligation to grant easements and should consider each case on its merits.

6.2.5 HERITAGE AWARENESS PROGRAMME

One of the most valuable tools in heritage management is a local awareness of its heritage resources and the importance of heritage conservation. Despite the awareness of the Saron Heritage Committee in this regard, it is proposed that Saron's heritage resources and the importance of heritage conservation be promoted within the broader community in the form of a heritage awareness programme. The importance of involving the local schools needs to be recognised.

6.3. CO-ORDINATION AND INTEGRATION OF DEVELOPMENT AND CONSERVATION

There are a number of existing development proposals which serve to threaten the historical character of the area. In order to reduce to or minimise the impact of these development proposals on the historical character of the area, the following recommendations are forwarded:

◆ PROPOSED CONNECTOR ROAD

It is recommended that the proposed connector road linking the new residential area to Main Road be amended.

◆ PROPOSED RESIDENTIAL AREA

It is recommended that an appropriate buffer zone be located between the proposed new residential area and the historical mission centre. This will serve to reduce the negative impact of the new residential development on the historical nature of the mission centre.

◆ PROPOSED TOURISM USE FOR MILL SQUARE

Mill square is situated within the proposed conservation area. Therefore, any new structures or development adjacent this area should be subject to consultation with the NMC.

In order to inform developers and the local authority of the value of the area and the kinds of proposals that would be acceptable, specific design guidelines should be prepared for this area.

◆ PROPOSED BUSINESS USE FOR HISTORICAL PUBLIC SPACE

This area is also situated within the proposed conservation area. Likewise, any new structures or development within or adjacent this area should be subject to consultation with the NMC.

Furthermore, in order to inform and developers and the local authority of the value of this area and the kinds to proposals that would be acceptable, specific design guidelines should be prepared for this area.

◆ UPGRADING OF SERVICES AND PROVISION OF FACILITIES

The upgrading of services and provision of new facilities within the proposed conservation area should be subject to consultation with the NMC. Furthermore, conservation by-laws and guidelines should be compiled to control and guide the design of new services and facilities within the historical area.

There are also a number of opportunities to link development objectives with conservation. The following recommendations are forwarded:

- ◆ The opportunity should be used to link the development objectives of economic growth and employment and conservation in terms of the revival of traditional skills in crafts, such as carpentry, metal work and small scale farming.
- ◆ The historical tradition of Saron must be used as a base to develop a sense of identity as well as to enhance living conditions within Saron.
- ◆ The historical nature of Saron should be harnessed as a draw card for tourism development.

BIBLIOGRAPHY

Cook, M.A. and Fransen, H. 1980 The Old Buildings of the Cape. Cape Town

Japha, D. Japha, V. Le Grange, L. and Todeschini, F. 1993. Mission Settlements in South Africa. Report on their Historical Background and Prospects for Conservation. Study commissioned by the Department of Environmental Affairs and Tourism. Cape Town.

Plaatjies, J.E. 1960. Fees - album, Saron N G Sendinggemeente 1847-1960. Wellington.

CONSERVATION SURVEY

1. MISSION CENTRE

CONSERVATION - WORTHY SITES AND ELEMENTS

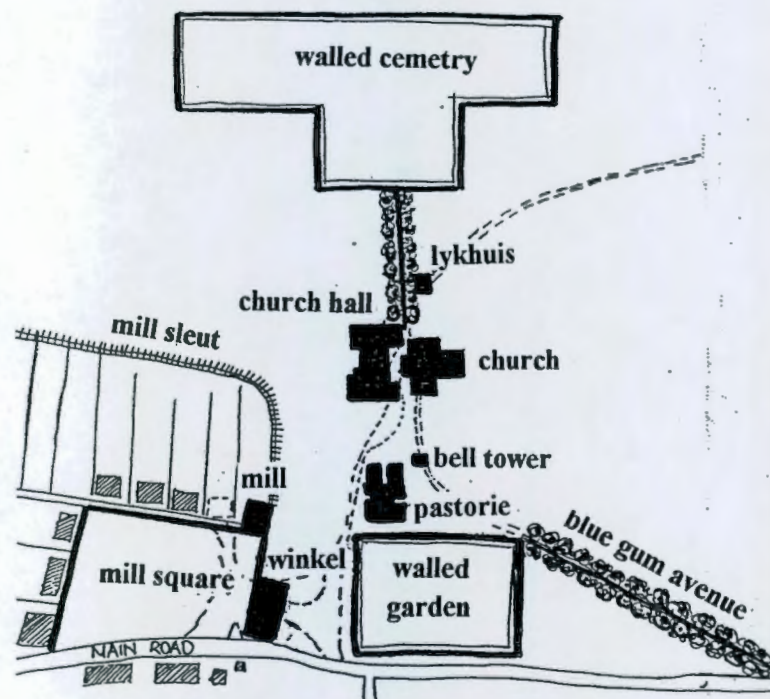


DIAGRAM OF MISSION CENTRE

Church

Site
Erf
Circa
Note-worthy features
Comments

1
40/2
1853
Retains original internal joinery. Built by the mission community. Originally a simple, rectangular, thatched-roof building, altered in 1896 to become T-shaped. The original thatch has been replaced with corrugated iron. The external joinery is modern. The building is in fairly good condition.



'Pastorie'

Site
Erf
Circa
Note-worthy features
Comments

2
40/2
1780
Front gable, which dates from 1780. Original joinery. Originally the homestead of the De Leeuwenklip farm. It was bought in 1846 for the establishment of Saron mission. It is now used as the 'sendingpastorie'. Originally T-shaped, then altered to become H-shaped. Two projecting wings have been added at the back of the building. The original thatch has been replaced with corrugated iron. The front windows are modern. The building is in good condition. The gable was badly damaged during the 1969 earthquake, but has been well repaired.



Walled area.

Site 3
Erf 40/2
Circa
Noteworthy features
Comments

The walled area is located in front of the pastorie. This was originally a 'werf' wall. The area inside the wall was used for a vegetable garden by the missionaries. The wall is in need of repair.



School/Church hall

Site 4
Erf 40/2
Circa 1877

Note-worthy features
Comments

Retains some original joinery

Until 1877 school at Saron was held in a former wine-cellar of the farm De Leeuwenklip. In 1877 a new school/church hall was built alongside the church. In 1914 the building was significantly altered and given its present appearance.



"During the struggle the church hall was not made available for political meetings. Instead private halls had to be rented. However, political groups then put pressure on the church to give them access to the hall for meetings. Eventually, the church agreed and access was granted" (Dan September, Heritage Committee, 1997).

Bell Tower

Site 5
Erf 40/2
Circa
Note-worthy features
Comments

"The church bell was only used when the minister had died or an important meeting was to be held that involved the whole community" (Dan September, Heritage Committee, 1997).



Cemetery

Site 6
Erf 40/2
Circa Late 1800's
Note-worthy features
Comments



'Lykhuis'

Site 7
Erf 40/2
Circa
Note-worthy features
Comments

"The original 'lykhuis' was situated further away from the cemetery. People who died were kept there for a day before being buried. During the time of the epidemic many people were mistakenly buried alive. Dr Abduraman then passed a law that required all bodies to be kept in the 'lykhuis' for three days before being buried. This was to ensure that people were dead before being buried" (Dan September, Heritage Committee, 1997).

"As a form of punishment people were sent to clean the cemetery or were confined to the 'lykhuis' " (Dan September, Heritage Committee, 1997).

Water Mill

Site 8
Erf 40/3
Circa 1790
Note-worthy features **Retains original joinery and mill parts**
Comments **In use until 1945. The building represents an important aspect of Saron's industrial and agricultural history. It is one of the few remaining mills in South Africa.**





Mill sleut

Site 9
Erf 40/3
Street
Circa
Note-worthy features
Comments

The mill stream has been canalised.



'Bo-winkel'

Site 10
Erf 40/3
Street
Circa
Note-worthy features
Comments

**Facing onto mill square
Late 1800**

Retains original joinery, dating to c1870. Shop counter similar to one at Genadendal Mission

This was the mission store. It is one of the few flat-roofed buildings in Saron.



Mill square

The area referred to as mill square is an important open space, which forms part of the mission core area. The space is defined by the water mill, 'bo-winkel' and residential buildings.

“The square used to be shaded by oak trees, which were planted by the German missionaries” (Dan September, Heritage Committee, 1997).



Blue gum avenues

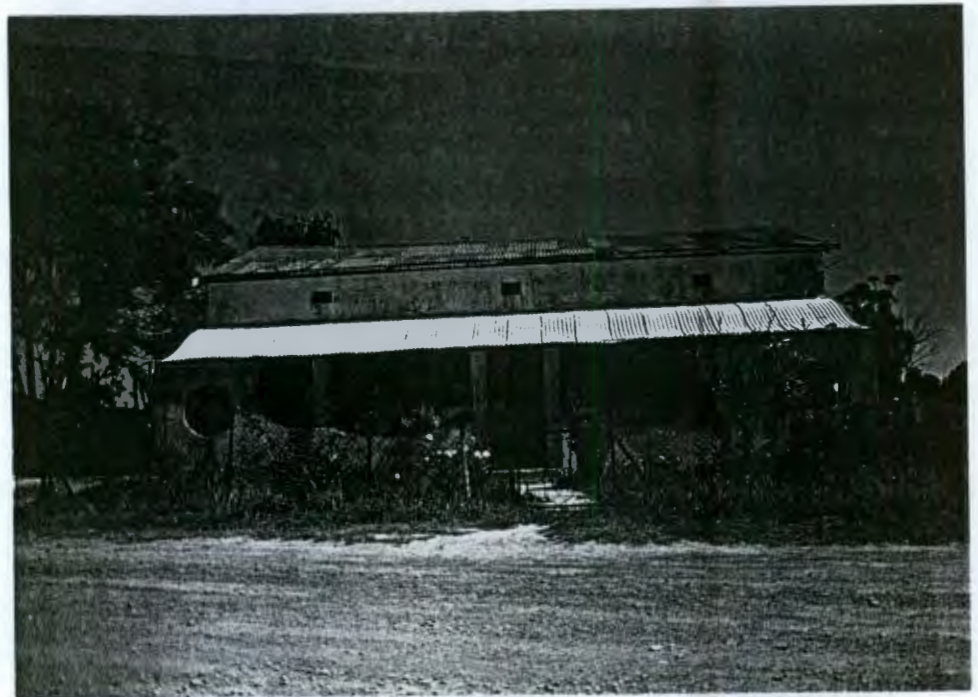
There are two significant tree-lined avenues within the mission core area - the road leading to the mission complex from Main Road and the path linking the mission complex and the cemetery.



2. MISSION SETTLEMENT

CONSERVATION - WORTHY SITES AND ELEMENTS

Site 11
Erf 2
Street Dam Street
Circa Mid - late 1800
Note-worthy features Retains original joinery. Wagon/car wheels - decorative feature.
Comments House where the German missionary lived



Site 12
Erf 4
Street Dam Street
Circa Mid-late 1800
Note-worthy features Retains original joinery. Wagon/car wheels - decorative feature.
Comments



Site 13
Erf 14
Street Dam Street
Circa
Note-worthy features
Comments



Site 14
Erf 22
Street Claremont
Circa Mid-late 1800
Note-worthy features Retains original joinery
Comments



Site 15
Erf 24
Street Claremont
Circa Mid-late 1800
Note-worthy features Retains original joinery.
Comments

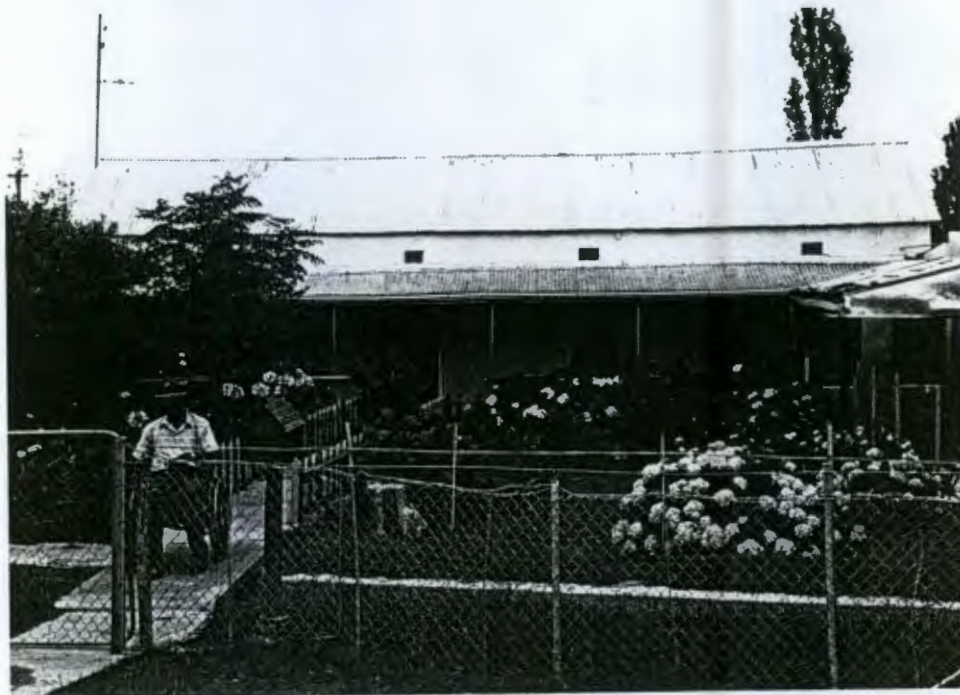


Site 16
Erf 26
Street Mill Street
Circa Mid-late 1800
Note-worthy features Retains original joinery. Wagon/car wheels - decorative feature.
Comments





Site 17
Erf 29
Street Berg Street
Circa Mid-late 1800
Note-worthy features Retains original joinery
Comments



Site 18
Erf 36
Street Berg
Circa Mid-late 1800
Note-worthy features Retains original joinery. Reed ceiling. Thatch roof.
Comments



Site 19
Erf 51
Street Mill Street
Circa Mid-late 1800
Note-worthy features Retains original joinery. Reed ceiling. Thatch roof.
Comments



Site 20
Erf 54
Street Main Road
Circa Mid-late 1800
Note-worthy features Retains original joinery
Comments Known as "Mnr Andrag se huis" and "Oom Sarel se huis".



Site 21
Erf 54
Street c/o Church Street and Main Road
Circa Mid-late 1800

Note-worthy features
Comments

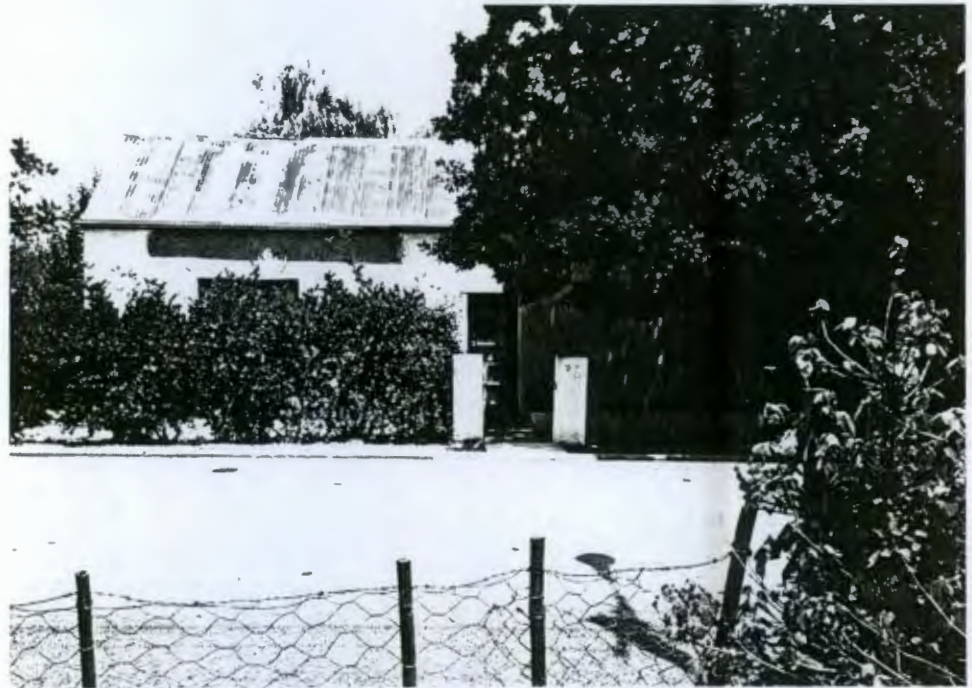
Originally the black smith's shop. Known as "Oupa Salie Beer se winkel".
Presently used as cement store



Site 22
Erf 72
Street Budler Street
Circa
Note-worthy features
Comments



Site 23
Erf 85
Street Church Street
Circa
Note-worthy features
Comments



Site 24
Erf 87
Street Church Street
Circa Mid-late 1800
Note-worthy features Thatch roof.
Comments Originally the "perdemakery".



Site 25
Erf 117
Street Kling Street
Circa
Note-worthy features
Comments



Site 26
Erf 118
Street Long Street
Circa
Note-worthy features
Comments



Site 27
Erf 121
Street c/o Long and Kling Street
Circa
Note-worthy features
Comments



Site 28
Erf 125
Street c/o Main Road and Kling Street
Circa Mid-late 1800.
Note-worthy features Retains original joinery
Comments



Site 29
Erf 126
Street c/o Main Road and Keerom Street
Circa Mid-late 1800
Note-worthy features Retains original joinery
Comments



Site 30
Erf 141
Street Kling Street
Circa
Note-worthy features
Comments



Site 31
Erf 148
Street Kling Street
Circa Mid-Late 1800
Note-worthy features Retains original joinery. Wall cupboard. Hallway entrance with pointed arch.
Comments



Site 32
Erf 163
Street Plein Street
Circa
Note-worthy features Wagon/car wheels - decorative feature
Comments



Site 33
Erf 168
Street Plein Street
Circa Mid-late 1800
Note-worthy features Retains original joinery
Comments Place where first Saron rugby team was established



Site	34
Erf	169
Street	Lande Street
Circa	Mid-late 1800
Note-worthy features	Retains original joinery.
Comments	Iron work on boundary wall made locally



Site 35
Erf 170
Street Plein Street
Circa
Note-worthy features
Comments



Site 36
Erf 172
Street Plein Street
Circa
Note-worthy features
Comments



Site 37
Erf 173
Street Lande Street
Circa Mid-late 1800
Note-worthy features Retains original joinery. Reed ceiling. Interesting wall feature.
Comments



Site 38
Erf 176
Street Plein Street
Circa
Note-worthy features
Comments



Site 39
Erf 178
Street Lande Street
Circa Mid-late 1800
Note-worthy features Retains original joinery
Comments



Site 40
Erf 191
Street Lande Street
Circa
Note-worthy features Original sash windows
Comments



Site 41
Erf 196
Street Lande Street
Circa
Note-worthy features
Comments



Site 42
Erf 201
Street Lande Street
Circa
Note-worthy features Wall cupboard
Comments



Site 43
Erf 205
Street Lande Street
Circa
Note-worthy features Hallway entrance with pointed arch.
Comments



Site 44
Erf 214
Street Buitenkant Street
Circa
Note-worthy features Original casement windows.
Comments



Site 45
Erf 233
Street Long Street
Circa
Note-worthy features Original sash windows
Comments



Site 46
Erf 234
Street Long Street
Circa
Note-worthy features
Comments



Site 47
Erf 251
Street Long Street
Circa
Note-worthy features
Comments



Site 48
Erf 279
Street Church Street
Circa
Note-worthy features
Comments Known as "Wilton's Shop"



Site 49
Erf 312
Street Weber Street
Circa Mid-late 1800
Note-worthy features Retains original joinery. Thatch under iron roof.
Comments



Site 50
Erf 320
Street Klip Street
Circa
Note-worthy features
Comments



Site 51
Erf 338
Street Church Street
Circa Mid-late 1800
Note-worthy features Retains some original joinery
Comments



Site 52
Erf 354
Street Klip Street
Circa
Note-worthy features
Comments



Site 53
Erf unknown
Street c/o Lande and Genadendal Street
Circa Mid-late 1800
Note-worthy features Retains original joinery. Roof loft door. Casement and sash windows.
Comments





Public space on eastern edge of historical settlement

Site	Unnumbered
Erf	534
Street	Bounded by Berg, Claremont and Oostestraat
Circa	
Note - worthy features	The space is defined by residential buildings, which front onto the space. The area faces towards the Grootwinterberge. Modern buildings, namely the municipality and a post office are situated in the middle of the space.
Comments	This is an important public space, which is situated on the edge of the settlement.



Water furrows

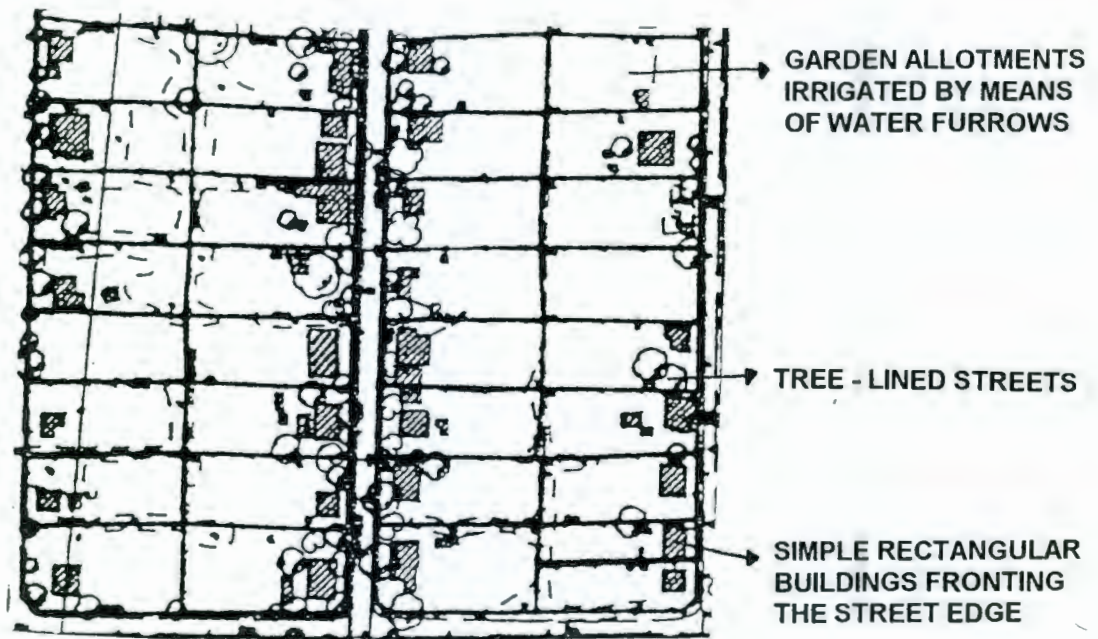
The irrigation system and associated dams were traditionally employed in mission settlements to support small scale farming. The deterioration and silting up of the irrigation systems has occurred in almost all the settlements, including Saron. However, the possibility of re-opening the furrows in Saron has been investigated and appears to be feasible.

It is important to note that the opening of the furrows during the dry summer months was an important cultural event in Saron.

“Since the 1840’s, the opening of the furrows was a time when the community would have a carnival. People painted their faces and legs white, black and red and drove donkey carts through the town” (Dan September, Heritage Committee, 1997).

Street scapes

The historical alignment of the houses and the trees along the street edge serves to create an enclosed street quality. Some of the modern buildings within the historical settlement are intrusive, but generally the buildings respect the historical scale, form and alignment along the street edge.



Tree - lined streets

Blue gum and oaks trees along the street edge are an important place-making element in Saron. While many of the historical oak and blue gum trees have disappeared, there is still evidence of the historical pattern of tree planting along the street edge.

Garden allotments

The garden allotments provide Saron with a distinct rural character. They are still used for agricultural purposes, but tend to be underutilised.

3. **SURROUNDS**

CONSERVATION - WORTHY SITES AND ELEMENTS

Agricultural land

The surrounding agricultural land is integral to Saron's historical rural setting. The original extent of agricultural land belonging to the Rhenish Church has been eroded to make provision for new extensions to the settlement. The remaining agricultural land belonging to the church comprises a strip of land situated on the northern edge of the settlement. The agricultural land beyond this strip and that surrounding the rest of Saron is privately owned. Its development must be guided and monitored.

Mountains

The Grootwinterberge provide a magnificent backdrop to the town of Saron. Furthermore, indigenous people were known to have inhabited these mountains and rock art and other archaeological sites exist here. These sites form an integral part of Saron's cultural heritage.



NATIONAL MONUMENT



THE IMPLICATIONS OF OWNING A NATIONAL MONUMENT



NATIONAL MONUMENTS COUNCIL

THE PURPOSE OF DECLARING NATIONAL MONUMENTS

The cultural and scientific heritage of South Africa is an irreplaceable resource of great value. The primary task of the National Monuments Council (NMC), which functions in terms of the National Monuments Act (No 28 of 1969), is to conserve and protect this heritage and to encourage and promote appreciation of it. An important aspect of the NMC's work is to recommend that components of this heritage be declared national monuments, to preserve them for posterity for all South Africans.

BRONZE BADGE

When a property is declared a national monument, the NMC provides the owner with a bronze badge which is displayed on the building or at the site. A plaque with an inscription describing the significance of a monument may be provided. The badge remains the property of the NMC.

TITLE DEED/S

The declared status of the property is endorsed in its Title Deed/s.

CHANGE OF OWNERSHIP

When a national monument changes ownership, the new owner must be informed of the declared status of the property.

CRITERIA FOR DECLARATION

The significance of a monument is assessed in terms of its cultural, historical, social, aesthetic, architectural, scientific, technical and environmental interest and value to the nation.

PROTECTION

Declaration of a property protects it from unsympathetic changes and other threats. The National Monuments Act stipulates that "... no person shall destroy, damage, excavate, alter, remove from its original site or export from the Republic any monument except under the authority of and in accordance with a permit issued under this section". The Act also stipulates that land surrounding a national monument should not be "... developed in such a manner that the aspect of, or the view from that monument is obstructed".

ALTERATIONS

Owners of national monuments are encouraged not to do alterations. In the unusual event of alterations being considered, the owner is advised to contact the NMC at an early stage. Applications to alter a monument in any way, either internally or externally, are considered at regular Plans Committee meetings in each of the NMC's six regional offices. The NMC is sympathetic to the needs of the owner, but is responsible for protecting the character and cultural significance of the national monument. Any alteration must be undertaken with the recognition of the NMC's principles for conservation. A pamphlet entitled *Principles for the Conservation of Places of Cultural Significance* is available from the NMC and will guide any conservation work.

PERMIT

A permit from the NMC is required for any alteration work undertaken on a national monument.

MAINTENANCE

As with any other property, it is expected that an owner will maintain a national monument in good condition. The NMC does not offer subsidies for routine maintenance.

ADVICE

An owner of a national monument is encouraged to seek advice from the NMC's Regional Managers on conservation, maintenance and restoration.

SUBSIDIES

An application may be made to the NMC for a subsidy for approved conservation work. Subsidies are considered when the NMC has finance available.

PRIVACY

Declaration of a national monument does not infringe on the privacy of the owner. An owner is under no obligation to allow the public access to the property. An owner is, however, obliged to admit a representative of the NMC on official business during reasonable hours.

NATIONAL MONUMENTS COUNCIL REGIONAL OFFICES

National Monuments Council Regional Managers can be approached for advice on conservation matters at the following regional offices:

EASTERN CAPE

P.O Box 599
GRAHAMSTOWN
6140

Tel: (0461) 2 4615

Fax: (0461) 2 7197

NORTHERN CAPE

P O Box 1930

KIMBERLEY

8300

Tel: (0531) 81 2537

Fax: (0531) 3 1435

NORTHERN REGION

(Gauteng, Northern Province, Mpumalanga)

P O Box 87552

HOUGHTON

2041

Tel: (011) 482 8365

Fax: (011) 482 8196

Further enquiries can be addressed to:

The Director, National Monuments Council

P O Box 4637, CAPE TOWN, 8000

Tel: (021) 462-4502

KWAZULU-NATAL

P O Box 2685

PIETERMARITZBURG

3200

Tel: (0331) 94 6543

Fax: (0331) 42 6097

FREE STATE/NORTHWEST

P O Box 9743

BLOEMFONTEIN

9300

Tel: (051) 30 4139

Fax: (051) 48 2536

WESTERN CAPE

P O Box 4637

CAPE TOWN

8000

Tel: (021) 462 4502

Fax: (021) 462 4509

Fax: (021) 462-4509



RECYCLED

NATIONAL REGISTER



THE REGISTER OF CONSERVATION-WORTHY PROPERTY



NATIONAL MONUMENTS COUNCIL

INTRODUCTION

South Africa has a wealth of buildings and places of historical and cultural importance reflecting centuries of development. A framework has now been developed which will ensure that no property that has cultural or historical importance will be developed, demolished or altered without careful consideration.

WHAT IS THE REGISTER?

The National Monuments Council (NMC) is a statutory organization established under the National Monuments Act, responsible for the protection of the cultural and historical heritage of South Africa.

The register is a national list of properties considered conservation-worthy in terms of the criteria set out in the National Monuments Act.

The National Monuments Act (Act 28 of 1969) empowers the National Monuments Council "... to compile and maintain a register of immovable property which it regards as worthy of conservation on the ground of its historic, cultural or aesthetic interest and to supplement, amend or delete any entry in the register from time to time by notice in the *Gazette* . . ."

Entry of a property in the register is therefore a statement about a property's importance: it has been recognized as part of South Africa's natural or cultural heritage.

THE PURPOSE OF THE REGISTER

The purpose of the register is the comprehensive identification of conservation-worthy property in South Africa. It enables the NMC to keep current records of the state of our heritage. It gives owners, developers, architects and planners information about these sites and properties so that they will be able to take their special qualities into account before making decisions.

The register informs people of the presence of conservation-worthy property and creates an awareness of the value of South Africa's cultural heritage. It is a reference source to be used to balance conservation and development decisions.

WHAT ARE THE IMPLICATIONS FOR BUILDINGS IN THE REGISTER?

The Act requires that the owner and the planning authority consult the NMC about any planning proposals affecting a property in the register.

There are no implications for ownership rights. The inclusion of a property in the register does not affect its management or disposal or rights of access.

WHAT KIND OF PROPERTY IS PLACED IN THE REGISTER?

A site or property included in the register of conservation-worthy property is one that has been identified as having historical, cultural or aesthetic interest. Its character and special qualities make it a

valuable asset. It is evidence of the past and provides a sense of continuity.

HOW IS A PROPERTY IDENTIFIED?

Property is identified for entry in the register in cooperation with the local authority and community groups. Ideally the register is compiled from a comprehensive conservation survey, but individual properties may also be entered in the register.

Anyone can nominate a property for the register. The person or organization proposing a property for the register must provide precise identification and a statement of significance summarizing the value of the property. Forms, on which the information required to propose property for the register is noted, and a handbook explaining how to undertake a comprehensive conservation survey, are available from the Regional Managers of the NMC.

CONSERVATION PRINCIPLES

Principles for the conservation of property in the register are available from the Regional Managers of the NMC.

PLANNING CONTROLS

The local authority may protect properties in the register with planning controls, after which they will be administered as part of an integrated system of conservation.

ACCESS TO THE REGISTER

The register is kept by the NMC and may be consulted by members of the public and authorities at any of the NMC's regional offices.

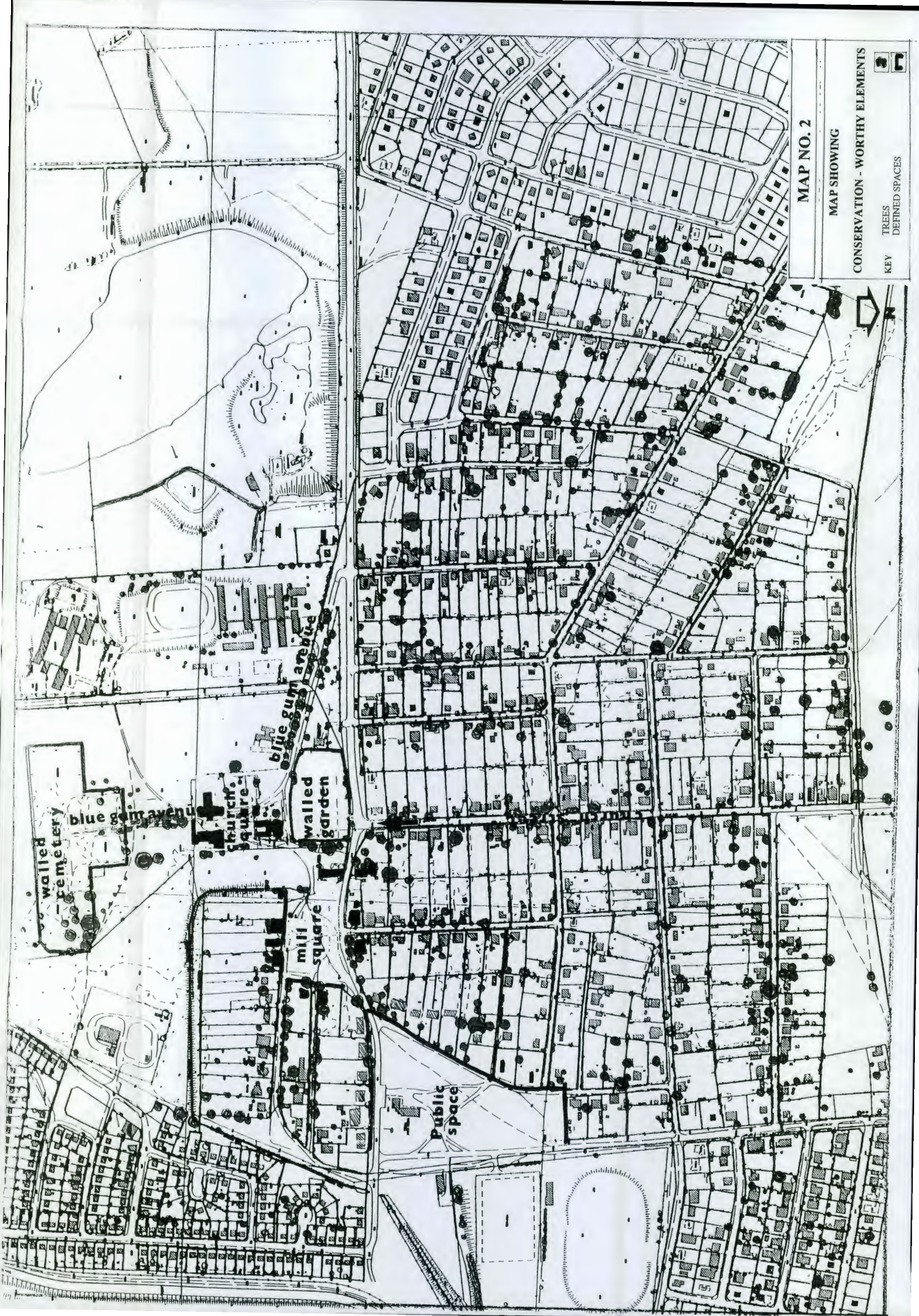
NMC OFFICES:

EASTERN CAPE PO Box 599 GRAHAMSTOWN 6140 Tel: (046) 622 4615 Fax: (046) 622 3928	FREESTATE/NORTHWEST PO Box 9743 BLOEMFONTEIN 9300 Tel: (051) 30 4139 Fax: (051) 48 2536	KWAZULU-NATAL PO Box 2685 PIETERMARITZBURG 3200 Tel: (0331) 94 6543 Fax: (0331) 42 6097
--	---	---

NORTHERN REGION (Gauteng, Northern Province, Mpumalanga) PO Box 87552 HOUGHTON 2041 Tel: (011) 482 8365 Fax: (011) 482 8196	NORTHERN CAPE PO Box 1930 KIMBERLEY 8300 Tel: (0531) 81 2537 Fax: (0531) 3 1435	WESTERN CAPE PO Box 4637 CAPE TOWN 8000 Tel: (021) 462 4502 Fax: (021) 462 4509
--	---	---

HEAD OFFICE: The Director, National Monuments Council,
PO Box 4637, CAPE TOWN 8000





MAP NO. 2

MAP SHOWING

CONSERVATION - WORTHY ELEMENTS

KEY
TREES
DEFINED SPACES



walled cemetery

blue gum avenue

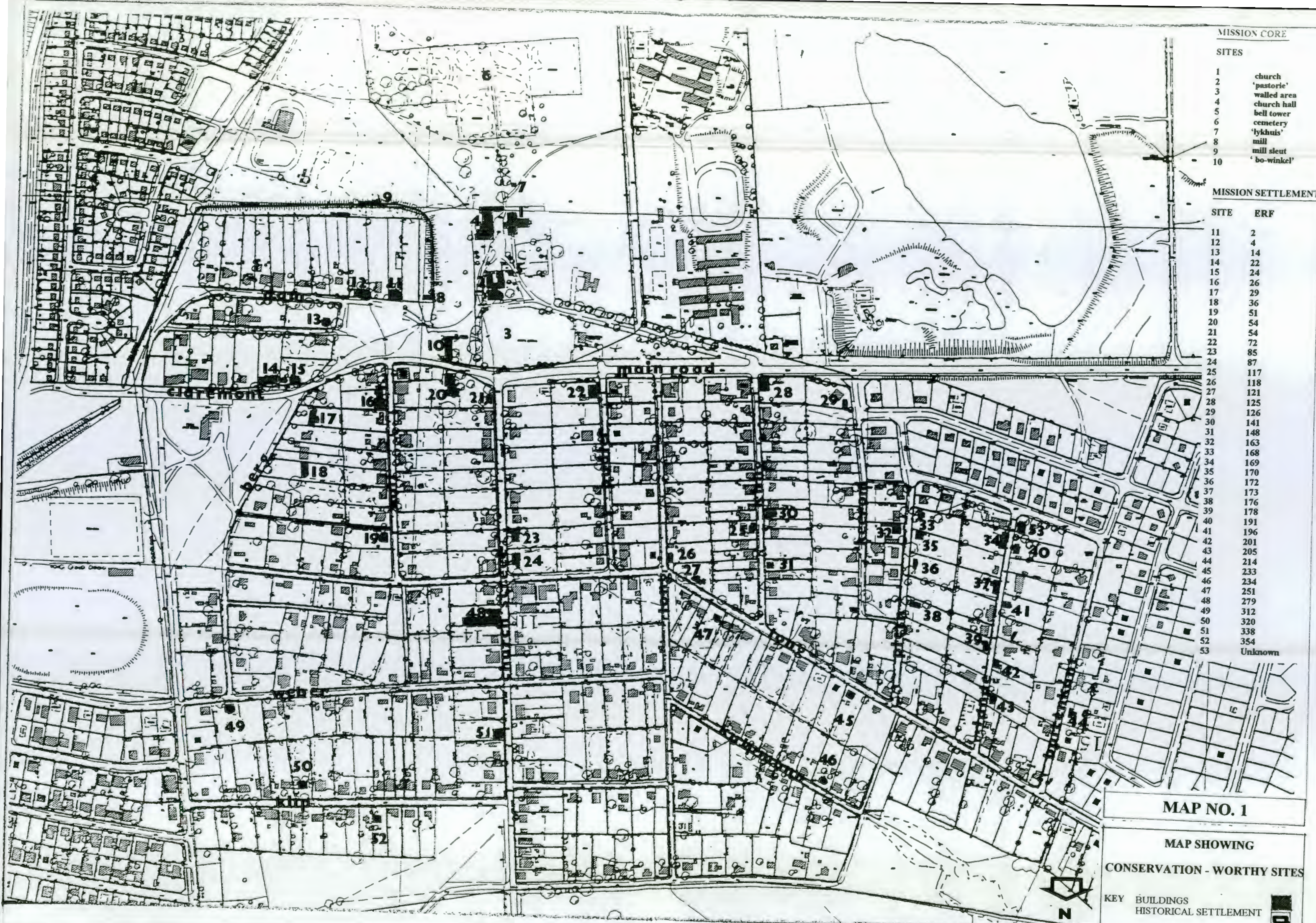
church square

walled garden

mill square

Public space

blue gum avenue



MISSION CORE

SITES

- 1 church
- 2 'pastorie'
- 3 walled area
- 4 church hall
- 5 bell tower
- 6 cemetery
- 7 'lykhuis'
- 8 mill
- 9 mill sleut
- 10 'bo-winkel'

MISSION SETTLEMENT

SITE ERF

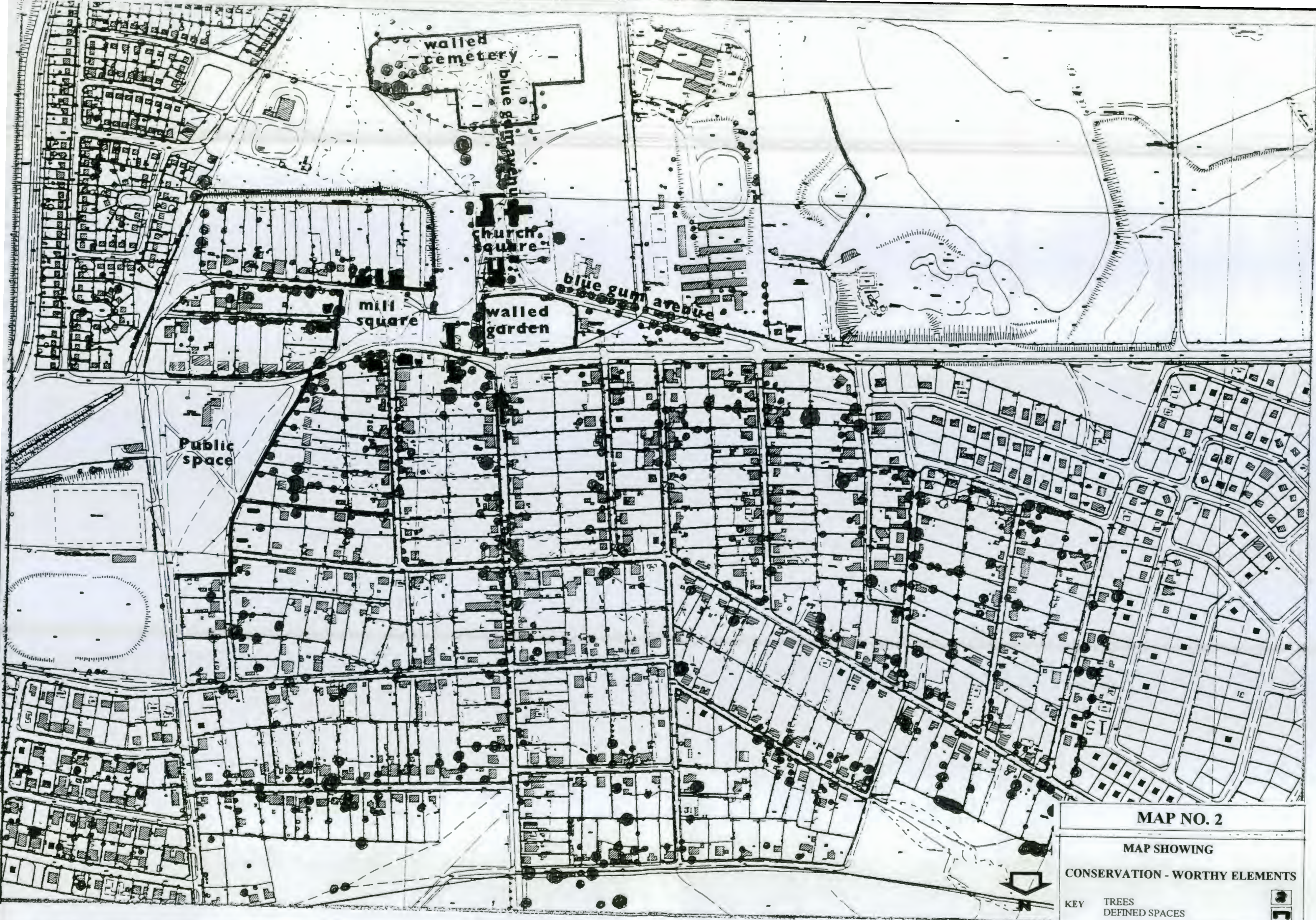
11	2
12	4
13	14
14	22
15	24
16	26
17	29
18	36
19	51
20	54
21	54
22	72
23	85
24	87
25	117
26	118
27	121
28	125
29	126
30	141
31	148
32	163
33	168
34	169
35	170
36	172
37	173
38	176
39	178
40	191
41	196
42	201
43	205
44	214
45	233
46	234
47	251
48	279
49	312
50	320
51	338
52	354
53	Unknown

MAP NO. 1

MAP SHOWING
CONSERVATION - WORTHY SITES

KEY BUILDINGS
HISTORICAL SETTLEMENT

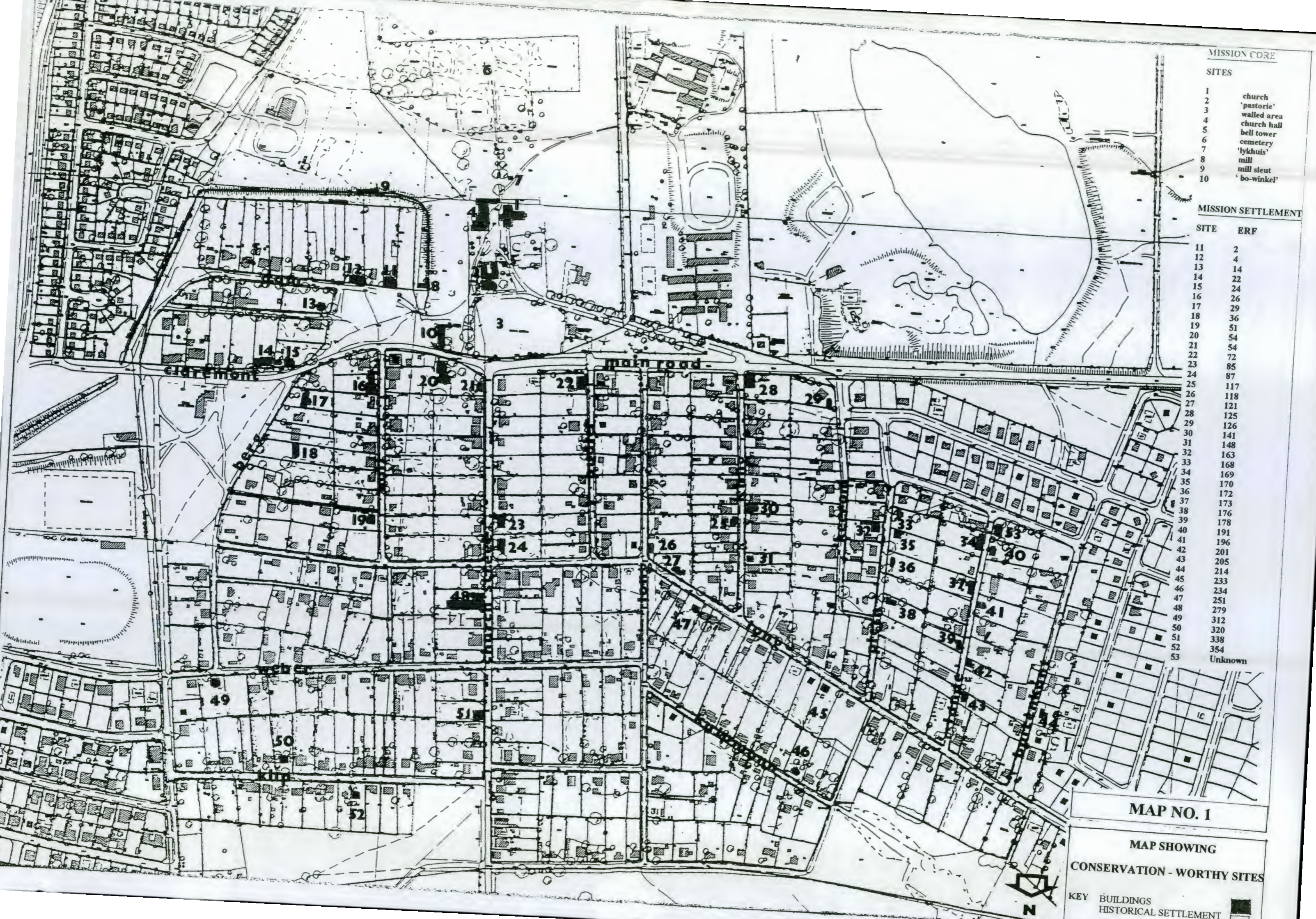




MAP NO. 2

MAP SHOWING
CONSERVATION - WORTHY ELEMENTS

- | | | |
|-----|----------------|---|
| KEY | TREES |  |
| | DEFINED SPACES |  |



MISSION CORE

SITES

- 1 church
- 2 'pastorie'
- 3 walled area
- 4 church hall
- 5 bell tower
- 6 cemetery
- 7 'lykhuys'
- 8 mill
- 9 mill sleut
- 10 'bo-winkel'

MISSION SETTLEMENT

SITE ERF

11	2
12	4
13	14
14	22
15	24
16	26
17	29
18	36
19	51
20	54
21	54
22	72
23	85
24	87
25	117
26	118
27	121
28	125
29	126
30	141
31	148
32	163
33	168
34	169
35	170
36	172
37	173
38	176
39	178
40	191
41	196
42	201
43	205
44	214
45	233
46	234
47	251
48	279
49	312
50	320
51	338
52	354
53	Unknown

MAP NO. 1

MAP SHOWING
CONSERVATION - WORTHY SITES

KEY BUILDINGS
HISTORICAL SETTLEMENT

