



APPLICATION FORM A (STRUCTURES)

Ref: _____

Date received _____

Application No _____

Application approved not approved

Date of permit/notification _____

Permit No _____

**PERMIT APPLICATION IN TERMS OF THE KZN HERITAGE ACT (SECTION 33(1))
(A) FOR THE DEMOLITION, ALTERATION OR ADDITION TO A STRUCTURE
WHICH IS, OR WHICH MAY REASONABLY BE EXPECTED TO BE OLDER THAN
60 YEARS**

(Application form H must be used for alteration to structures permanently protected in terms of Section 37, 38, & 39 (Heritage Landmarks))

PLEASE NOTE

IT IS AN OFFENCE IN TERMS OF THE KWAZULU-NATAL HERITAGE ACT, 2008 TO MAKE ANY FALSE STATEMENT OR FAIL TO PROVIDE REQUIRED INFORMATION IN THIS APPLICATION (Detach and Consult the attached guidelines before completing this form)

THE ONUS IS ON THE APPLICANT TO ENSURE THAT THE CURRENT APPLICATION FORM IS USED. APPLICATIONS ON NON-COMPLIANT FORMS WILL NOT BE PROCESSED

ALL APPLICATION FORMS, DEVELOPMENT PROPOSALS, PHOTOGRAPHS, MOTIVATION, AND PROOF OF PAYMENT ARE TO BE DELIVERED TO: Amafa aKwaZulu-Natali, 195 LANGALIBALELE (LONGMARKET) STREET, PIETERMARITZBURG, 3201 OR POSTED TO: BOX 2685 PIETERMARITZBURG 3200. Enquiries 033-394 6543 or Fax 033-394 6552 (For proof of payment not applications)

A. DECLARATION BY OWNER

I, Rory Wilkinson on behalf of Tongaat Hulett Developments Pty Ltd

(full names of owner/person authorized to sign) undertake strictly to observe the terms, conditions, restrictions, by-laws and directions under which Amafa aKwaZulu-Natali may issue the permit to me.

Signature _____

Place La Lucia, Durban

Date 07/11/2018

(The owner of the property must fill in these details and those in Section E: 3 and sign This document and any plans or other documents submitted in support of this application)

B. PROPERTY DESCRIPTION:

1. Name of property: House 1, 2, 3 Title Deed No. T31820/89

2. Erf/Lot/Farm No: Remainder of Portion 16(2) Buffelskloof No. 1267

Street Address: Hospital Hill Road / Brake Drive

Local Municipality eThekweni Metro Municipality

District Municipality _____

3. Current zoning Undetermined Present use Sugar Cane Farming (Structures used to accommodate Tongaat Hulett Development managers and other staff members)

C. SIGNIFICANCE:

1. Original date of construction Prior to 1958, _____

2. **Historical Significance:** The farm Buffelskloof 1267 was a grant of 3212 acres to Isaac Vermaak in 1852. During 1854 the property was transferred to A Chiappini and registered to Norsworthy, Natal Lands and Colonisation Company LTD. A significant portion of the structures refer to the historical development of the Sugar Cane Industry and provide prove of the housing developed to accommodate managers as well as sugar cane workers. The structures identified seem to be of low heritage resource significance.

References *Newton Thompson, Joyce.1951.Gwelo Goodman: South African artist. Cape Town: Allen & Unwin Saunders: C. 2007.*

The history of the Tongaat and Hulett Sugar Companies. Durban: Tongaat Hulett Pty.Ltd. Tongaat Sugar Company / Tongaat Hulett (Pty.)

Ltd. The Condenser consulted: 1955, 1957, 1958, 1962, 1970, 1973 Watson, R. 1960. Tongaati: An African Experiment. London: Hutchinson Whelan, D. 2015.

An historical assessment of the various components comprising the built and natural environment at Amanzimnyama Estate, Tongaat district, KwaZulu-Natal. Report prepared for Tongaat Hulett Developments (Pty.) Ltd

3. **Architectural Significance:** As of architectural value the buildings are constructed of conventional materials and fashion. The structures are utilitarian in planning. The houses therefore have little overall merit in retention. According to the specialist the buildings can demolished but it is recommended that the Broseley tiles are carefully removed to be archived by Amafa KZN Heritage.

4. **Urban Setting & Adjoining Properties:** The surrounding properties are a combination between farm land and the neighbouring Tongaat Town. Farm Buffelskloof is bordered by Tongaat Town consistent of houses, residential and commercial areas.

B. PROPOSED WORK

Purpose of Application (Indicate the reason by marking the relevant box)

1. DEMOLITION

CONDITION	X	HEALTH REASONS		OTHER	X
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ALTERATION

CONDITION		MAINTENANCE		OTHER	
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ADDITION

EXTENSION		CHANGED USE		OTHER	
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2. Motivation for proposed work (Please motivate fully – on a separate sheet if necessary)

The Inyaninga Development is situated along the north coast about 30km north of Durban Central Business District (CBD). The Inyaninga development is approximately 1023 in extent. Its northern boundary is the Tongaat residential areas being Flamingo Heights, Buffelsdale and Mitchell Village as well as uShukela Highway. On the eastern side of the development is the Dube Tradeport (DTP) and King Shaka International Airport (KSIA). On the southern and western side are sugar cane farms. Inyaninga is strategically located immediately adjacent to the King Shaka International Airport and Dube Tradeport and has two major arterials that traverse it (viz. the P100 and the R102), and is a very short distance from the National Road (N2). This places this site within the heart of a potentially key economic corridor of the city.

The Inyaninga Development is an integrated human settlement which incorporates residential, multimodal logistics, industrial and manufacturing opportunities, business parks and service industrial opportunities together with offices and commercial land uses. The residential component will provide for High Density Residential and Medium Density Residential land use in the north-western quadrant of the site and within portions of land surrounding the Tongaat CBD.

Overall the development will:

- Create a multifunctional city scale corridor- A corridor that encompasses a number of urban structuring elements, with a wide diversity of uses & activities.
- Integrate existing primary centres- Centres along the R102 such as Verulam and Tongaat serving a complimentary / supportive function along the corridor.
- Introduce new local urban centres- At key junctions such as the Inyaninga Station and at important entrances into the Tongaat Town centre new local urban centres will be established.
- Create a compatible globally competitive region- Will re-enforce Dube Tradeport as Africa’s first purpose- built ‘Aerotropolis’ and support a myriad of business, logistics trade and leisure activities.
- Support public transport- The intension will support a range of Public Transport proposals such as BRT and light rail as and when the need arises.
- Provide for a diverse range of opportunities within the corridor- The intension is to create economic, social and recreational opportunity for all people.
- Link/Expansion of the Airport City- The development will enable the growth and expansion of the Airport City and create strategic linkages to the surrounding areas to form a major economic catalyst in the north of Durban.

The full development has EIA approval which provides for the following land uses and quantum:-

Land Use / m2:

Residential / 437,734 (8755 units)

Commercial (General Industrial/Logistic, general Business, commercial) / 1,617,494

TOTAL

2, 055, 288

Additionally refer to the attached Archaic Built Environment Specialist Report and Proposed Development Description.

E. CONTACT DETAILS

1. CONTRACTOR (the person who will do the work)

NAME N/A	
POSTAL ADDRESS	
	POST CODE
TEL	FAX
CELL	QUALIFICATIONS
REGISTRATION OF INDUSTRY REGULATORY BODY:	

2. ARCHITECT/ARCHITECTURAL TECHNOLOGIST/DESIGNER

NAME N/A	
POSTAL ADDRESS	
	POST CODE
TEL	FAX
CELL	SACAP REG. NO.
Author's Drawing Nos.	
SIGNATURE	DATE

3. OWNER OF PROPERTY (Owner or delegated person to sign on the front of this form)

NAME Tongaat Hulett Developments	
POSTAL ADDRESS 305 Umhlanga Rocks Dr La Lucia Durban 4051 South Africa	
	POST CODE 4051
TEL +27 31 560 1993	FAX

4. DELEGATED AUTHORITY (The name of the person authorized to act on behalf of a company or institution – Power or Attorney/proof of authorization to be attached)

NAME Rory Wilkinson	
TEL +27 31 560 1993	FAX: +27 86 678 7028

F. SUBMISSION FEE: R700.00 (subject to annual increment on the 1 April)

The submission fee is payable to **Amafa aKwaZulu-Natali** by cheque or bank deposit/internet banking prior to the processing of this application.

Banking details in case of direct deposits:

ABSA BANK: Branch: ULUNDI Bank Code: 630330

Account in the name of **AMAFI AKWAZULU-NATALI**

Account No. 40-5935-6024

NB: Proof of payment to be forwarded (faxed, posted or delivered) to our office

G. PUBLIC PARTICIPATION: (Contact details of Interested and Affected Parties Consulted - written opinion to be attached to form and drawings to be signed by I & A P. See Guidelines)

Name N/A

Telephone _____ Fax _____

H. CHECKLIST OF SUPPORTING DOCUMENTATION**YES NO**

	YES	NO
APPLICATION FORM (COMPLETED & SIGNED BY OWNER & PLANS AUTHOR)		
MOTIVATION		
PHOTOGRAPHS		
ORIGINAL DRAWINGS		
PLANS (X2 SETS) - NUMBERED AND COLOURED		
PROOF OF PROFESSIONAL ACCREDITATION (e.g. copy of accreditation card)		
PROOF OF PUBLIC PARTICIPATION		
PAYMENT/PROOF OF PAYMENT		

GUIDELINES FOR THE PREPARATION OF APPLICATIONS FOR PERMITS FOR DEMOLITION OF, ALTERATION AND/OR ADDITIONS TO PROTECTED STRUCTURES (SECTION 33(1)(A) OF THE KZN HERITAGE ACT (4 OF 2008))

Please read these guidelines carefully before preparing your application on Application Form A. Form H must be used for buildings that are proclaimed Heritage Landmarks (previously National Monuments) and listed buildings. For approval of unauthorised work already carried out, by whosoever and for whatever reason, form I must be used.

APPLICATION FORMS

- A. All applications must be made on the relevant official application form and must be accompanied by the relevant supporting documentation. The owner must sign the application form and any accompanying plans or documentation.
- B. **PROPERTY:** Include the name of the property where applicable: e.g. Government House. The street address is the key information and is used as a tracking device in the filing system. Where several street numbers apply to the site, all the numbers must be included.
- C. **SIGNIFICANCE:** All structures over 60 years of age are protected.
1. The original date of construction is significant to the evaluation of the conservation worthiness of the building.
 2. **HISTORICAL REPORT:** a brief history of the occupation of the site and phases of construction, as well as an assessment of historical significance is necessary. Do not assume that there is no significance – proof of such a statement must be provided.
 3. **ARCHITECTURAL REPORT:** An assessment of the condition of the building should be given. Provide an analysis of the styles and phases of construction of the building, including alterations and additions and a statement of its architectural significance.
 4. **URBAN SETTING & ADJOINING PROPERTIES:** It is important to describe the urban context in which the building is situated (supported by photographs of the surrounding buildings).
- D. **PROPOSED WORK:** Motivate and give full details of the proposed work. Details must be given of the work to be carried out – do not merely refer to the plans submitted.

A SUBMISSION FEE OF R700.00 (subject to annual increment on the 1 April) PER APPLICATION MUST BE PAID

THE OWNERS MUST SIGN THE APPLICATION FORMS!! PERMITS ARE NOT TRANSFERABLE

PUBLIC PARTICIPATION: Amafa will determine the level of participation required and the owner will bear the cost.

SUPPORTING DOCUMENTATION: Only Amafa and SACAP accredited professionals may compile the supporting documentation. Permits will require their overseeing the work.

(**N B:** All supporting documentation to be folded to A4 size, with plans folded showing the title block containing all details of the owner, architect/technologist/designer, SACAP registration no., drawing nos. (with all revisions indicated), date of drawings and signatures of the owners and the author. *Demolition applications must be supported by photographs, as required below, and concept drawings for the replacement building/s. The existing structures must be shown in dotted lines on the site plan with the new structures superimposed thereon.*)

1. PHOTOGRAPHS OF EXISTING STRUCTURE/S AND SURROUNDINGS:

Postcard size/ larger photographs that clearly illustrate the features of the affected building relevant to the application must be submitted. Photographs showing all the elevations/sides as well as general views showing the building in its context (street-scape and surrounding buildings, aerial view, etc.) must also be provided.

2. PLANS:

Plans must be drawn by architects/designers registered with the South African Council for the Architectural Profession and accredited with Amafa. Two copies of the plans, coloured in accordance with the instructions below, must be submitted. One copy will be stamped and sent back to the

architect/technologist/designer to submit to the Municipality. Plans should not be smaller than A3 size (210 x 297 mm) and should not be larger than A0 size (841 x 1 189 mm).

2.1. SITE PLAN

The site plan must be drawn in accordance with the approved surveyor's diagram of the site and must show: scale; the north point; the erf/property/farm number of the site; the location of the site and any structures on it in relation to surrounding roads, buildings and other features; existing buildings, structures, and pools on the site (coloured grey or uncoloured); proposed work (coloured red) and buildings or portions of buildings proposed for demolition (in dotted lines); and the extent of the declared area (in the case of a proclaimed property). An aerial view obtainable from "Google Earth" or the municipality is also very useful.

2.2. FLOOR PLANS, ELEVATIONS AND SECTIONS

Sufficient plans, elevations and sections must be submitted to show the proposed work clearly. These drawings should be at 1:100, 1:50 or 1:20 scale, and must be fully dimensioned. The position of section lines must be indicated on the plan. The elevations should accurately reflect the effect of the proposal on the structure and its relationship to adjacent buildings.

All new materials, including finishes, must be specified. Drawings should be coloured as follows:

MATERIALS	COLOUR
all existing	grey
demolition	dotted lines
new masonry	red
new concrete	green
new iron or steel	blue
new painting & plastering	yellow
new wood	brown
other	clearly indicated, using colours other than as above

2.3. SCALE PLAN OF EXISTING STRUCTURE(S)

If it is impossible to distinguish the existing layout from the original plans submitted, a measured floor plan of the structure as it exists is required. It must be at the same scale and orientation as the plans of the proposed work to facilitate comparison.

2.4. DOOR AND WINDOW SCHEDULES AND DETAILS

Proposals for changing or replacing doors or windows must include sufficient information about their size, proportion and detail. This may be in the form of manufacturer's information (for stock windows and doors) or joinery details (for specials).

G. Public Participation: the applicant will be notified of the level of public participation required and will have to bear the costs thereof. Neighbours, Ward Councillors, and Heritage Societies should be consulted.

SUBMISSION OF APPLICATIONS

Applications to be submitted in hard copy at least 90 days prior to work being undertaken and must be addressed to: The Head – Built Environment Section (not to an official's name), Amafa aKwaZulu-Natali, and must be delivered to 195 Langalibalele Street, Pietermaritzburg, 3201 or posted to BOX 2685, Pietermaritzburg, 3200. Faxed or e-mailed applications are not accepted.

PROCESSING OF APPLICATIONS:

Applications are processed on a two weekly cycle with a six-week break at the end of November until mid January each year. Applications for major alterations/additions/demolition are submitted to the Plans Committee. Applications for sensitive buildings may be submitted to the Built Environment Committees that meet every six weeks. Lobbying of Plans Committee or BEC members will disqualify the application and the matter will be reported to the SACAP and the Institute for Architecture/Institute for Building Designers. For information on the deadlines for submissions for each Plans Committee meeting contact Tel: (033) 394 6543; Fax: (033) 394 6552 or consult the Amafa website, www.heritagekzn.co.za where application forms can be found under "Permits" – Form A. Written notification on the progress of applications will be forwarded to applicants by post or fax and no telephonic calls or e-mails in this regard will be responded to. All documentation submitted is retained for record purposes (second copies of plans will be stamped and returned to the applicant so make it clear to whom they must be posted).

***PLEASE NOTE: INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. Processing can take up to 90 days from the receipt of all required documentation**

**Heritage Impact Assessment of two complexes of
'Company homesteads' situated on Hospital Hill, Tongaat**



Love seat at the top of the driveway, no 6 Hospital Road

**For: Tongaat Hulett Developments (Pty.) Ltd.
305 Umhlanga Rocks Dr
La Lucia
Durban
4051
South Africa**



archaic consulting

architecture: research: conservation: anthropology: impacts consulting
debbie whelan tel: 033 3442522
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mayors walk cell: 083236 0410
3208
email:debbie@archaic.co.za

Heritage Impact Assessment of two complexes of 'Company homesteads' situated on Hospital Hill, Tongaat

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1. Introduction

Debbie Whelan of Archaic Consulting (Pty.) Ltd was requested by Nonhlanhla Khoza of Tongaat Hulett Developments (Pty). Ltd to carry out a heritage impact assessment of the five houses which form the Hospital Hill Complex. These houses were built over a period of time, and, all except for one, are currently occupied by tenants. There are two main sections to this report: the first addresses the 'Lower Complex' to the north, which consists of three homesteads, and the second, the 'Upper Complex' to the south which consists of two substantial homesteads. As the next section will clarify, only the houses in the Lower Complex are subject to automatic protection by the KwaZulu-Natal Provincial Heritage Resources Act, no 4 of 2008. However, assessment and final conclusions for both complexes forms part of *Recommendations and mitigation*.



Fig 1: Google Earth photograph showing the properties in question

2. Methodology, statement of expertise and caveat

Debbie Whelan of Archaic Consulting has extensive experience in Heritage Impact Assessments as well as a working knowledge of the history of the province of KwaZulu-Natal. Further, she has carried out extensive work for Tongaat Hulett Properties (Pty). Ltd which involve both buildings and land.

Debbie Whelan inspected the five houses together with Bernard, the Security Co-Ordinator for the site. All buildings save two, were accessed whilst only in the case of one (House 2) was the entire site inaccessible. In addition to the visual inspection, follow up research was carried out using documentation sourced at the KwaZulu-Natal Provincial Deeds Office, as well as material in the public domain, and articles published in the Annual Reports of Tongaat Sugar (Pty) Ltd., the *Condenser*. As previously indicated, this report has as its framework the *KwaZulu-Natal Provincial Heritage Resources Act* no 4 of 2008, currently under revision.

It must be noted at the outset that one of the general methodologies employed by Archaic Consulting is the use of historical aerial photographs in the initial assessment of the age of structures. This assessment was carried out as usual, in which photographs from 1950 clearly show developments on the site of no 4 and 6 Hospital Road (see Fig 2). However, when the site inspection was carried out, it emerged clearly that the probability of the extant houses being constructed in the 1950s was very low, given a very contemporary construction generated in the 1970s. This was reinforced through articles published in *The Condenser* which position these 'Ranch House' forms as most likely designed by Patrick Garland, dating maximally to the late 1960s, and early 1970s. Whilst this excludes the buildings from automatic protection through the clause of the KwaZulu-Natal Provincial Heritage Act, and the required assessment by Amafa aKwaZulu-Natali, this Report continues to address the older houses in the Lower Complex of Hospital Road but also considers the newer structures in the 'Upper Complex'.



Fig 3: Aerial photograph 337 1953 1 1950 showing evidence of the existence of 6 Hospital Hill, and an under-established 4 Hospital Hill

3. History of the general site

The parent farm Buffelskloof 1267 was a grant of 3212 acres to Isaac Vermaak in 1852. In 1854 this was transferred to A Chiappini and then shares registered to Norsworthy and the Natal Lands and Colonisation Company Ltd. The first subdivision was subdivision A, alienated in 1860, followed by Subdivision B. James Renault Saunders purchased Subdivision 6 from Norsworthy in 1874, Katherine Saunders took over ownership of Subdivision 1 in 1893 and the Remainder was registered in the name of the Tongaat Sugar Company Ltd in 1896. Substantial portions of this property were incorporated into

the township of Tongaat. Subdivision 16 was originally a section of 92 acres purchased by James Renault Saunders from the Natal Lands and Colonisation Company in 1885. The portion remained largely in names associated with the Tongaat Sugar Company and as with the Remainder of 6 above, large sections were declared as part of the Tongaat Township.

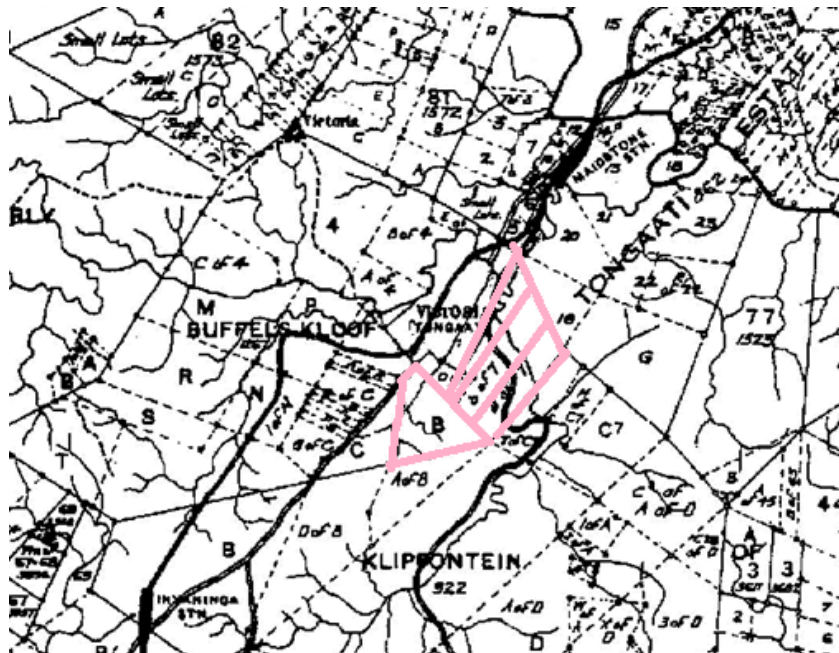


Fig 4: 1930 Compilation showing the sections of Buffelskloof under discussion

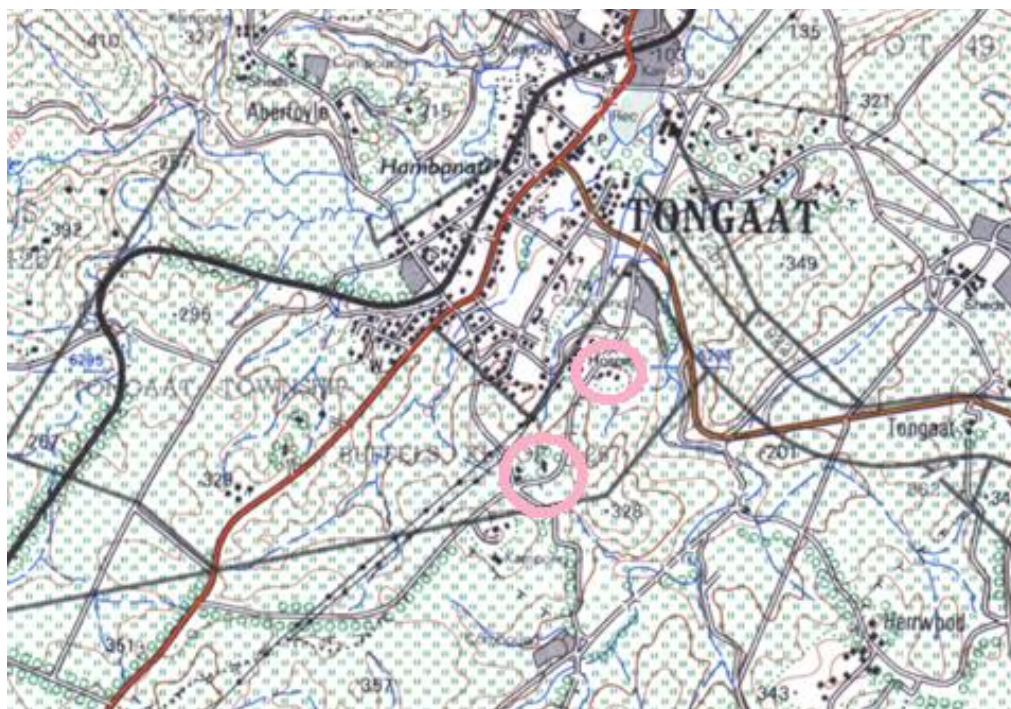


Fig 5: Topocadastral 2931CA, 1969 showing properties in question and developments on them



Fig 6: 1959 Aerial photograph 433 6295 showing the two separate complexes – note that the homestead at 4 Hospital Road (to the north in the lower complex) looks less established than the others.

As a general introductory statement, both complexes of houses, the lower complex opposite the entrance to the Hospital, and the 'Upper Complex', the executive houses situated at 4 and 6 Hospital Road, do not form part of a coherent built environment and are, literally houses located on the edge of cane fields. They are thus considered as separate compounds and assessed with this in mind with an absent physical context apart from extensive cane fields, thus lodged more in corporate landscapes than any form of tangible heritage.

3.1 The contributions of Drennan and Garland

It is important to mention at this point, that the tradition of the commitment to the architectural environment by Tongaat Hulett (Pty.) Ltd. started with the employment of noted artist Gwelo Goodman in the mid-1930s, and continued with the Tongaat Company, and its later merger with JL Hulett (Pty). Ltd. The contribution made by Drennan, then General Manager of Coronation Brick and Tile, and then later Patrick Garland, of Franklin, Garland and Gibson, have been noted in other reports which have been compiled for Tongaat Hulett Developments (Pty.) Ltd, such as the similar work on Amanzimnyama (Whelan 2015). This noted that 'The continued involvement of architects in Company buildings and company housing projects (Drennan, Dr. Mary Alexander Cook, Garland etc) is significant' and that,

The commitment that Tongaat Sugar and Tongaat Hulett (Pty.)Ltd. have shown to buildings, and housing is evident in the different volumes of The Condenser. The social conscience that drove involvement in the Urban Foundation in the 1970s and the 1980s is noted, as well as the commitment by staff of the company, such as Drennan, in the need to deliver well-designed houses which stood up to critique is lauded. The brief reference to 'The Building Department' found in one of the volumes of 'The Condenser' could be assertively followed up: Tongaat Hulett has a commendable track record with regards to buildings and their role in society and this is a story that could well be celebrated with the production of a cogently researched volume on the buildings of the Company...This includes consulting the archives of architects Franklin, Garland and Gibson to find drawings of the later (1960s and 1980s) buildings, as some of these, such as the Administration Block, have a design ethos in their response to site and the landscape, which is characteristic of the period (Whelan 2015:49)

The evidence for the construction of the more contemporary homesteads at Nos 4 and 6 Hospital Roads in the late 1960s/early 1970s is seen in the following images from the Tongaat Hulett Annual Reports, *The Condenser*. Indeed, the article *Return to Simplicity* (Fig 7) in the 1970 edition of *The Condenser*, is authored by Patrick Garland.

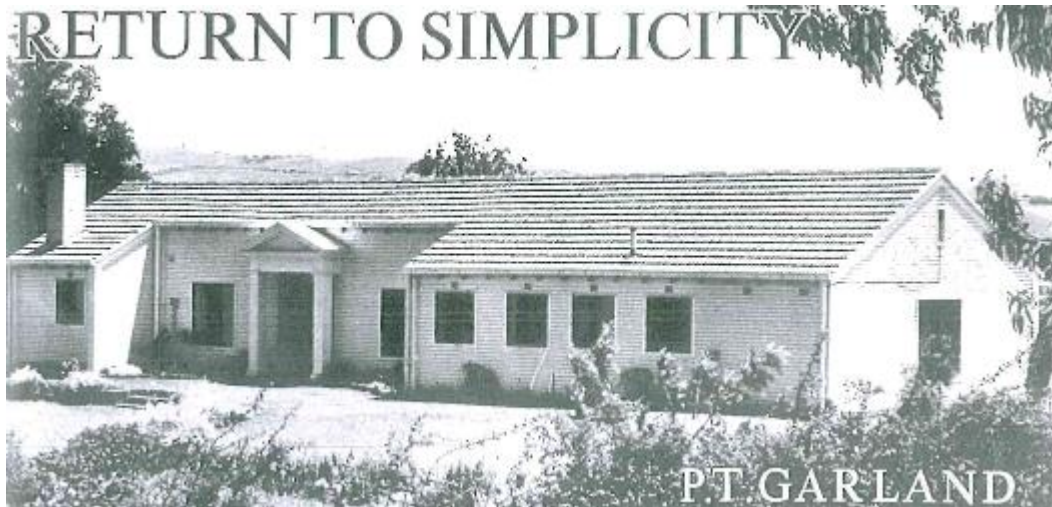


Fig 7: Article header by Patrick Garland (*The Condenser* 1970:37)



Fig 8: Similar construction technologies (*The Condenser* 1973:9)



Fig 9: The 'Modern Executive Home' (*The Condenser* 1970:41)

4. Assessment of houses – Lower Complex

The Lower Complex consists of three homesteads. All are modest, and diagnostically constructed prior to 1958, making them over 60 years old and thus subject to the protection clause in the *KwaZulu-Natal Heritage Act* no 4 of 2008. The three houses comprise a 'compound'. They are similarly utilitarian, of painted masonry construction under pitched Marseilles tiled roofs. From the road approach, only House number 1 is really visible, and accessed up a short driveway – Houses number 2 is distant, and House number 3 is not evident, accessed by a long driveway which winds behind the properties.

However, it is important to note that in both House 1 and House 3, and perhaps House 2 in which the property was inaccessible, there are long outbuildings/ garages, which have double pitched roofs of Broseley tiles.



Fig 10: Showing the houses in the Lower Complex

4.1 House 1

House Number 1 is constructed of plastered and painted brick and mortar, under a Marseilles tiled roof. It is orientated roughly north west/south east with the long elevation generally facing towards the north. It has a generous veranda to the north east corner with masonry posts and a gabled roof with timber cladding to the gable end. Windows are standard steel horizontal format casement, but placed at random heights. As previously noted, the house is accessed by a short, tree-lined drive from Hospital Road. At the top of the driveway is an extended garage/storeroom/carport.



Fig 11: View down drive of House number 1 of the lower complex



Fig 12: House Number 1 from the north-east corner



Fig 13: View of main house from the north-west corner



Fig 14: View of main house from the south-east, showing the corner veranda at the far end



Fig 15: Elevation roughly facing north



Fig 16: Rear elevation of Outbuilding, House 1



Fig 17: Detail of Broseley tiles to outbuilding at House 1



Fig 18: Outbuilding of House 1, showing main roof tiled in Broseley tiles



Fig 19: Outbuilding at House 1, showing accretions to both long sides



Fig 20: Rear corner of House 1 showing outbuilding in the background

Recommendations: House 1

As an individual unit, this house is constructed of conventional materials in conventional fashion and is utilitarian in its planning and construction. The property has little overall merit in retention, and in the opinion of the author, can be demolished. However, the anomaly of the Broseley tiles is noted. It is recommended that these are carefully removed, and transported to the Amafa Materials Bank for reuse.

House 1	Local	Regional	National	International
Architectural	low	low	low	low
Scientific	low	low	low	low
Technical	low	low	low	low
Historical	low	low	low	low
Social	low	low	low	low

4.2 House 2

Despite efforts, this property was only accessible visually, thus an assessment was carried out from a comparative perspective, and the buildings photographed through the fence.

This house is situated between House 1 (described in the previous section) and House 3. As with the house described in the previous section, this is an unremarkable structure most likely constructed at the same time. It is of masonry construction, under a saddle pitched Marseilles tiled roof with the long, main elevation facing roughly north.

To the north-west of the main house is the derelict remains of a brick structure, most likely a rondawel (See Fig 22)



Fig 21: North west corner of House 2



Fig 22: Showing structure in the garden, possibly the remains of a rondawel



Fig 23: South west corner from the adjacent property at House 1



Fig 24: View of outbuildings to the south of the main house



Fig 25: View of garage

Recommendations: House 2

As an individual unit, this house is constructed of conventional materials in conventional fashion and is utilitarian in its planning and construction. The property has little overall merit in retention, and in the opinion of the author, can be demolished. However, the anomaly of the Broseley tiles is noted. It is recommended that these are carefully removed, and transported to the Amafa Materials Bank for reuse.

House 2	Local	Regional	National	International
Architectural	low	low	low	low
Scientific	low	low	low	low
Technical	low	low	low	low
Historical	low	low	low	low
Social	low	low	low	low

4.3 House 3

This property was the only one of the group of three which had total access. The house faces north, with a part veranda along the short elevation. It is empty to the point of being derelict. To the east of the house is a long outbuilding with a double pitched Brosely tiled roof. The wall construction places it contemporary with the similar building at House number 1. The windows are of standard steel section, and the floors of suspended timber. The fixtures in the house are very dated.

The house is not in particularly good condition, the presence of large trees, lack of maintenance of water around the house, and general lack of upkeep possibly being the biggest contributors.



Fig 26: South entrance to House number 1 – note large trees in the proximity, possibly contributing to the structural damage to the walls



Fig 27: Drain and detail of material damage to the north east corner on the front elevation



Fig 28: Damage to the stoep wall, north facing elevation



Fig 29: Access onto veranda, reception rooms



Fig 30: Utility room



Fig 31: Bedroom facing east



Fig 32: Showing significant structural crack (eastern side of the house)



Fig 33: Structural crack in the east wall



Fig 34: Reception rooms



Fig 35: Passage leading through the house looking towards the rear



Fig 36: Kitchen on the western side of the house



Fig 37: View along the front veranda showing collapsed veranda wall to the left



Fig 38: Front elevation of House 3 – note large trees in the proximity



Fig 39: North east corner of House 1. Note structural cracks probably from roots



Fig 40: View towards the south of the east elevation



Fig 41: East elevation (under large tree). Note damage to walls



Fig 42: Double Garage – adjacent outbuildings



Fig 43: Outbuilding to House 3 – note Broseley tiled roof

Recommendations: House 3

As an individual unit, this house is constructed of conventional materials in conventional fashion and is utilitarian in its planning and construction. The property has little overall merit in retention, and in the opinion of the author, can be demolished. However, the anomaly of the Broseley tiles is noted. It is recommended that these are carefully removed, and transported to the Amafa Materials Bank for reuse.

House 3	Local	Regional	National	International
Architectural	low	low	low	low
Scientific	low	low	low	low
Technical	low	low	low	low
Historical	low	low	low	low
Social	low	low	low	low

5. The Upper Complex

This complex consists of two, separate and substantial executive homesteads. Both are of modern construction, built in the Drennan / Garland fashion. Whilst the aerial photographs indicate development on the site in 1953 and 1959, the diagnostic features of these houses do not point to origins in the mid-century, and thus fall outside the protection of the *KwaZulu-Natal Provincial Heritage Resources Act* no 4 of 2008. Archaic Consulting has had access to both properties. Both are occupied but suffer from general weathering and a general lack of maintenance. Also as a general comment, they are both significant examples of the gentrified requirements for executive housing, and to some degree, both serve as a palette for experimentation beyond the revivalist prescriptions of Garland, around Amanzimnyama and its environs.

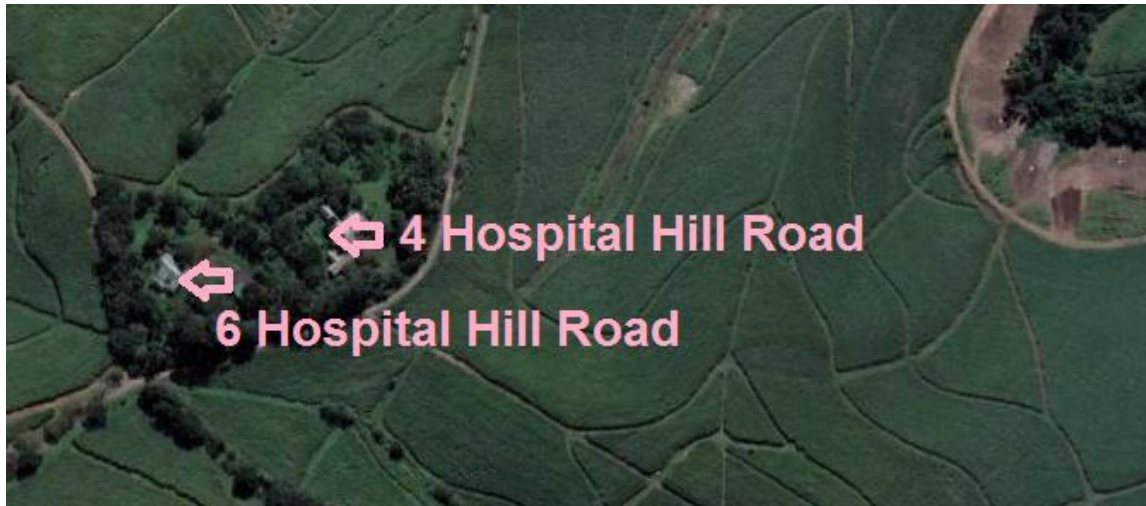


Fig 44: Location diagram for the properties at 4 and 6 Hospital Road

5.1 House 4 – 4 Hospital Road

House 4 is accessed by an obliquely positioned driveway leading up to the garages, with the house on the right. It is north facing, and planned in an L-shape, around a pool on the same terraced level as the house. It is constructed of ruled brickwork, with a Marseilles tiled roof. A 'Sun Room' / lounge area occupies the north aspect, leading onto the pool area. Service areas are at the rear, to the south and west.



Fig 45: View of house from driveway



Fig 46: View up drive with the house on the right and the triple garages facing



Fig 47: View of house from driveway, looking at entrance porch



Fig 48: View of stoep (on the north-west), 4 Hospital Hill



Fig 49: General view of the north facing elevation, around the entertainment area



Fig 50: Pool area



Fig 51: Looking into stoep / entertainment area



Fig 52: View over garden lower terrace



Fig 53: Row of windows to the east elevation



Fig 54: Rear of house looking at walled kitchen yard



Fig 55: General view of rear of house – note issues with damp and maintenance



Fig 56: Internal view of the kitchen courtyard – note quarry tiles to the floor



Fig 57: Internal view of reception rooms with parquet flooring

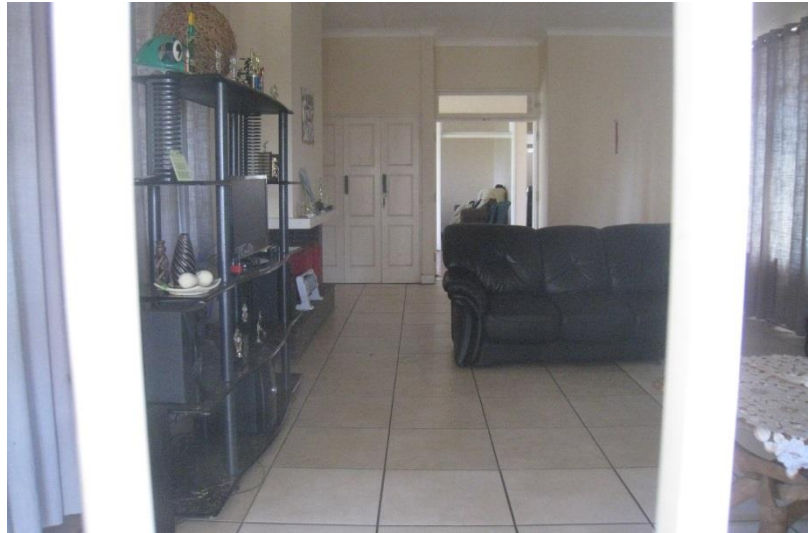


Fig 58: Internal view reception rooms with ceramic tile to the floor



Fig 59: Kitchen with linoleum type floors

Recommendations: House 4

House 4 is a good example of executive housing produced for the middle and upper management working at Tongaat Hulett in the late 1960s and early 1970s (Indeed the image in Fig 9 shows a house which was occupied by an Indian manager). It shows cognizance of landscape, views and site, as well as the relation of the house to the garden. However, it is less than 60 years old, and is not under automatic protection of the KwaZulu-Natal Provincial Heritage Act no 4 of 2008. Further, its lack of built context makes a case for retention difficult to justify. Thus, in the view of the author, demolition, should it be required, is an option.

4 Hospital Rd	Local	Regional	National	International
Architectural	medium	low	low	low
Scientific	low	low	low	low
Technical	low	low	low	low
Historical	low	low	low	low
Social	low	low	low	low

5.2 House 5 – 6 Hospital Road

House 5 is a proper 'Company House' built for executive management with a triple garage, extensive and rambling 'Ranch' style house, with outbuildings and a swimming pool on a lower level to the north. It is set in an established but simple garden with extensive lawns. The house has a significant terrazzo finished veranda, part of which is enclosed, forming an entertainment space.

The finishes are very 'period': a green ceramic tiled roof, terrazzo, quarry tiles, parquet, and heavy hardwood doors. Further, a facebrick *rondawel* with an attached bathroom extension would have most likely acted as 'Servants Quarters' in the past.



Fig 60: Triple garage at the entrance to the site, showing the house, the ornamental seat and the sweeping driveway



Fig 61: View of garage roof



Fig 62: View up drive looking at house in garden setting



Fig 63: Main elevation, roughly north, showing deep veranda entertainment space



Fig 64: Eastern elevation, showing form of roof and green ceramic roof tiles



Fig 65: Enclosed section of the veranda-entertainment area



Fig 66: Terrazzo finished veranda



Fig 67: Internal view showing quarry tiled floor

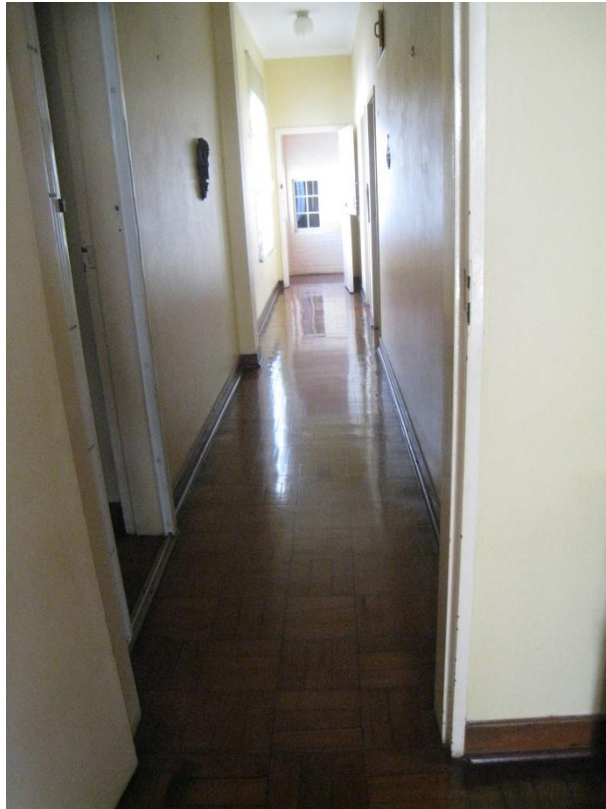


Fig 68: Highly polished parquet floors in passageway



Fig 69: Wide terrazzo veranda to the north elevation

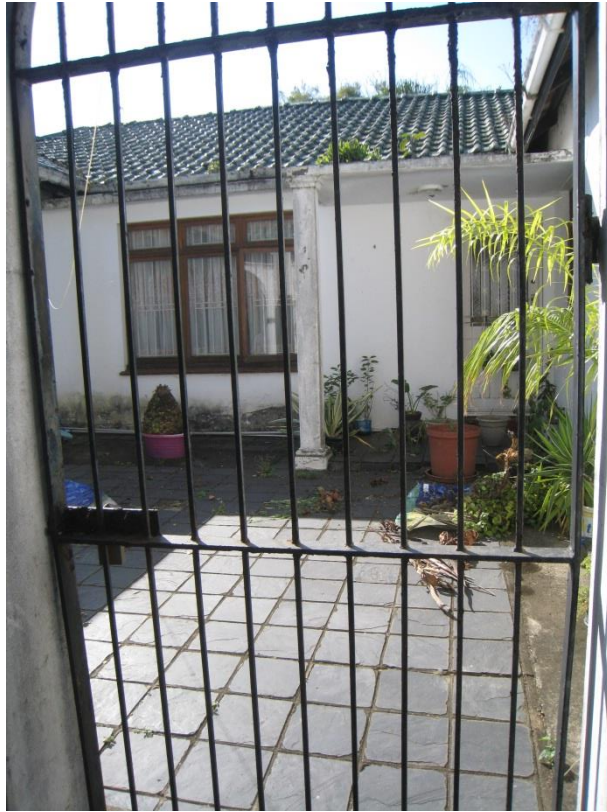


Fig 70: Rear courtyard to the west



Fig 71: South-western corner with water tank



Fig 72: Western elevation



Fig 73: Brick rondavel to west of main house



Fig 74: Pool located on lower deck to the north of the site

Recommendations: House 5 – 6 Hospital Road

House 5 is a good example of executive housing produced for the middle and upper management working at Tongaat Hulett in the late 1960s and early 1970s. It shows cognizance of landscape, views and site, as well as the relation of the house to the garden. It is of interest as it almost appears as a 'design' palette of space, society and material from the early 1970s. However, it is less than 60 years old, and is not under automatic protection of the KwaZulu-Natal Provincial Heritage Act no 4 of 2008. Further, its lack of built context makes a case for retention difficult to justify. Thus, in the view of the author, demolition, should it be required, is an option.

6 Hospital Rd	Local	Regional	National	International
Architectural	medium	low	low	low
Scientific	low	low	low	low
Technical	medium	low	low	low
Historical	low	low	low	low
Social	low	low	low	low

6. Recommendations and mitigation

*The three houses and their outbuildings forming the 'Lower Complex' have little architectural merit, little presence in a streetscape, and notionally represent the housing allocated to lower management working at the Tongaat Sugar Company. **Their demolition of the three houses forming the Lower Complex in Hospital Road, should it be required is, in the opinion of the author possible, providing that required approvals are achieved from Amafa awaZulu-Natali.***

*The two executive houses, and their outbuildings situated at 4 and 6 Hospital Road, are seemingly part of a subsequent, more recent development. Therefore, whilst interesting, are not protected by the clauses relating to buildings over 60 years old, as per the KwaZulu-Natal Heritage Act. **The demolition of the houses at 4 and 6 Hospital Road, is thus in the opinion of the author, permissible.***

Finally, following similar comments in a report on the Amanzimnyama Complex (2015) completed by Archaic Consulting, it is highly recommended, given the extent to which the Tongaat Sugar Company, and its successors in Tongaat Hulett (Pty.) Ltd have influenced not only the architecture of the immediate locale of Tongaat but also sugar 'cultural landscapes' in general, that a full assessment of the built environment (demolished and extant) of Tongaat properties be undertaken in order to celebrate the contribution of the Company to the vernacular architecture of KwaZulu-Natal.

7. References

- Newton Thompson, Joyce. 1951. *Gwelo Goodman: South African artist*. Cape Town: Allen & Unwin
- Saunders: C. 2007. *The history of the Tongaat and Hulett Sugar Companies*. Durban: Tongaat Hulett Pty.Ltd.
- Tongaats Sugar Company / Tongaat Hulett (Pty.) Ltd. *The Condenser* consulted: 1955, 1957, 1958, 1962, 1970, 1973
- Watson, R. 1960. *Tongaati: An African Experiment*. London: Hutchinson
- Whelan, D. 2015. *An historical assessment of the various components comprising the built and natural environment at Amanzimnyama Estate, Tongaat district, KwaZulu-Natal*. Report prepared for Tongaat Hulett Developments (Pty.) Ltd

T 365'

DEED OF TRANSFER

in favour of

THE TONGAAT-HULETT GROUP LIMITED

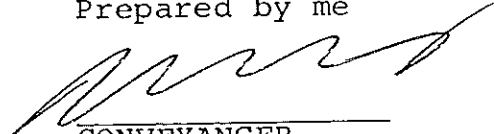
20/12/89

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DEED OF TRANSFER

GARLICKE & BOUSFIELD INC.
Attorneys, Notaries &
Conveyancers
22-24 Floor Durban Bay House
333 Smith Street
DURBAN

Prepared by me



CONVEYANCER

R. REID

BE IT HEREBY MADE KNOWN :

GRAHAM JOHN SHELWELL

THAT
of Pietermaritzburg, Natal, Conveyancer, appeared before me,
Registrar of Deeds for the Province of Natal, at
Pietermaritzburg, he, the said Appearer, being duly
authorised thereto by a Power of Attorney granted to him by:

THE TONGAAT GROUP LIMITED
NO. 02/01395/06
A Member of the White Group

which said Power of Attorney is dated the 20th day of
NOVEMBER, 1989 and signed at LA LUCIA.

AND the said Appearer declared that the said:

THE TONGAAT GROUP LIMITED NO. 02/01395/06

had, on the 1st day of APRIL, 1989, truly and legally sold
in terms of a scheme as contemplated by Section 48 (2) of
the Taxation Laws Amendment Act No. 87 of 1988, and that he,
in his capacity aforesaid, did, by these presents, cede and
transfer in full and free property, to and on behalf of:

THE TONGAAT-HULETT GROUP LIMITED

NO. 02/00610/06


A Member of the WHITE GROUP

its Successors in Title or Assigns, the following property,
namely:

Rem of Sub #16 (of 2) of the Farm Buffels Kloof No. 1267
situate in the Administrative District of Natal, in
extent THIRTY THREE comma FIVE THREE NOUGHT SEVEN
(33,5307) HECTARES

First transferred by Deed of Transfer No. T 748/1885 with
Diagram annexed thereto, and held by Deed of Transfer No. T
1967/1918.

THIS PROPERTY IS TRANSFERRED:

1. SUBJECT to such of the terms and conditions
of the original Government Grant No. 1267
as are still in force and applicable.
- 

2. Subject to the expropriation of a portion of the within mentioned property ~~in extent approximately~~ by the Natal Roads Department vide Notice and Diagram filed with Int. 888/61.
3. Subject to the right in favour of ESKOM to convey electricity over the property hereby conveyed, together with ancillary rights and subject to conditions as created by Notarial deed of Servitude No. 377/57S.

CP

WHEREFORE the said Appearer, renouncing all the right and title which the said:

THE TONGAAT GROUP LIMITED
NO. 02/01395/06

heretofore had to the premises, did in consequence also acknowledge it to be entirely dispossessed of and disentitled to the same, and that by virtue of these presents the said:

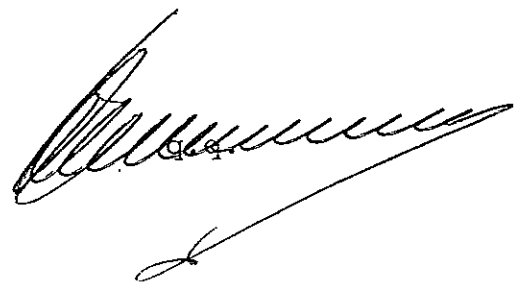
THE TONGAAT-HULETT GROUP LIMITED
NO. 02/00610/06

its Successors in Title or Assigns, now is and henceforth shall be entitled thereto conformably to local custom, the State, however, reserving its rights and finally acknowledging the purchase price of the said property to be the sum of R120 300,00 (ONE HUNDRED AND TWENTY THOUSAND THREE HUNDRED RAND).

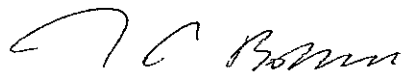
IN WITNESS WHEREOF, I, the said Registrar, together with the Appearer have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds at Pietermaritzburg in the Province of Natal, on the

20/12/89



In my presence,



REGISTRAR OF DEEDS

Registered in the
La

Folio

Register

Registering Clerk

