



Appendix D6:
**Heritage Impact Assessment & Archaic Report
on Structures**

**HERITAGE IMPACT ASSESSMENT OF KINGTHORPE EQUESTRIAN
ESTATE, PIETERMARITZBURG,
KWAZULU-NATAL, SOUTH AFRICA**

Assessment and report by



Box 20057 Ashburton 3213
PIETERMARITZBURG South Africa
Telephone 033 326 1136 Facsimile 086 672 8557
082 655 9077
thembeni@iafrica.com

for

NMH Consulting

Telephone Neville Hattingh 031 9166 976

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Management summary

eThembeni Cultural Heritage was appointed by NMH Consulting to undertake a heritage impact assessment of properties affected by a proposed equestrian estate near Pietermaritzburg, in terms of the KwaZulu-Natal Heritage Act No 10 of 1997. Two eThembeni staff members inspected the area on 1 and 28 November 2005 and completed a controlled-exclusive surface survey, as well as a database and literature search.

We identified the original farmhouse, a structure older than sixty years, and 56 ancestral graves on the proposed estate.

We recommend that the developers apply to Amafa aKwaZulu-Natali for permission to demolish the farmhouse and either recycle its building materials on site by incorporation into new structures or donate the materials to Amafa aKwaZulu-Natali's materials bank.

Discussions are underway with the families of the deceased to relocate all graves to a memorial garden adjacent to the proposed estate. All parties are aware that no graves may be altered in any way without the permission of the families concerned, as well as permits from Amafa aKwaZulu-Natali.

If permission is granted for development to proceed, the client is reminded that the Act requires that a developer cease all work immediately and notify Amafa aKwaZulu-Natali should any heritage resources, as defined in the Act, be discovered during the course of development activities.

We have submitted this report to Amafa aKwaZulu-Natali in fulfilment of the requirements of the KwaZulu-Natal Heritage Act. The client may contact Ms Elize Becker at Amafa's Pietermaritzburg office (telephone 033 3946 543) in due course to enquire about the Council's decision.

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Introduction

eThembeni Cultural Heritage was appointed by NMH Consulting to undertake a heritage impact assessment of various properties affected by the proposed Kingthorpe equestrian estate, in terms of the KwaZulu-Natal Heritage Act No 10 of 1997. Section 27(1) of the Act requires such an assessment in case of:

- (a) construction of a road, wall, power line, pipeline, canal or other similar form of linear development or barrier exceeding 300 m in length;
- (b) construction of a bridge or similar structure exceeding 50 m in length; and
- (c) any development, or other activity which will change the character of an area of land, or water –
 - (i) exceeding 10 000 m² in extent;
 - (ii) involving three or more existing erven or subdivisions thereof; or
 - (iii) involving three or more erven, or subdivisions thereof, which have been consolidated within the past five years; or
- (d) the costs of which will exceed a sum set in terms of regulations; or
- (e) any other category of development provided for in regulations.

A heritage impact assessment is not limited to archaeological artefacts, historical buildings and graves. It is far more encompassing and includes intangible and invisible resources such as places, oral traditions and rituals. In the KwaZulu-Natal Heritage Act 1997 a heritage resource is defined any place or object of cultural significance i.e. of aesthetic, architectural, historical, scientific, social, spiritual, linguistic or technological value or significance. This includes the following wide range of places and objects:

- (a) places, buildings, structures and equipment;
- (b) places to which oral traditions are attached or which are associated with living heritage;
- (c) historical settlements and townscapes;
- (d) landscapes and natural features;
- (e) geological sites of scientific or cultural importance;
- (f) archaeological and palaeontological sites;
- (g) graves and burial grounds, including -
 - (i) ancestral graves,
 - (ii) royal graves and graves of traditional leaders,
 - (iii) graves of victims of conflict,
 - (iv) graves of important individuals,
 - (v) historical graves and cemeteries older than 60 years, and
 - (vi) other human remains which are not covered under the Human Tissues Act, 1983 (Act No.65 of 1983 as amended);
- (h) movable objects, including -
 - (i) objects recovered from the soil or waters of South Africa including archaeological and palaeontological objects and material, meteorites and rare geological specimens;
 - (ii) ethnographic art and objects;
 - (iii) military objects;
 - (iv) objects of decorative art;
 - (v) objects of fine art;
 - (vi) objects of scientific or technological interest;
 - (vii) books, records, documents, photographic positives and negatives, graphic, film or video material or sound recordings; and
 - (viii) any other prescribed categories, but excluding any object made by a living person;
- (i) battlefields;
- (j) traditional building techniques.

A 'place' is defined as:

- (a) a site, area or region;
- (b) a building or other structure (which may include equipment, furniture, fittings and articles associated with or connected with such building or other structure);

- (c) a group of buildings or other structures (which may include equipment, furniture, fittings and articles associated with or connected with such group of buildings or other structures); and
- (d) an open space, including a public square, street or park; and in relation to the management of a place, includes the immediate surroundings of a place.

‘Structures’ means any building, works, device, or other facility made by people and which is fixed to land and any fixtures, fittings and equipment associated therewith older than 60 years.

‘Archaeological’ means -

- (a) material remains resulting from human activity which are in a state of disuse and are in or on land and are older than 100 years, including artefacts, human and hominid remains and artificial features and structures;
- (b) rock art, being a form of painting, engraving or other graphic representation on a fixed rock surface or loose rock or stone, which was executed by human agency and is older than 100 years including any area within 10 m of such representation; and
- (c) wrecks, being any vessel or aircraft, or any part thereof, which was wrecked in South Africa, whether on land or in the maritime cultural zone referred to in section 5 of the Maritime Zones Act 1994 (Act 15 of 1994), and any cargo, debris or artefacts found or associated therewith, which are older than 60 years or which in terms of national legislation are considered to be worthy of conservation;
- (d) features, structures and artefacts associated with military history which are older than 75 years and the sites on which they are found.

‘Palaeontological’ means any fossilised remains or fossil trace of animals or plants which lived in the geological past, other than fossil fuels or fossiliferous rock intended for industrial use, and any site which contains such fossilised remains or trace.

‘Grave’ means a place of interment and includes the contents, headstone or other marker of and any other structures on or associated with such place.

Nature and description of proposed activities

Stars Away Investments 102 (Pty) Ltd proposes the development of the Kingthorpe Equestrian Estate on six properties in the Dadelfontein / Vaalkop area near Pietermaritzburg, with the following components:

- Main entrance gate, including administration buildings, two flats and eight lock-up garages.
- Equestrian area (fifty stables of 4x4 metres including 4x2 metre tack rooms; 2 hay rooms; 2 feed rooms; vets office; small clubhouse; jumping arena 40x20 metres; 3 round training rings; wash bays for horses; 2 sand dust rooms; farrier area; twenty car parking bays; thirty undercover horse box parking bays; ten 4.5 acre wagon wheel paddocks; horse trails around entire property).
- Recreational area (clubhouse; 250-seater restaurant; lounges; bingo hall for 150 people; boutique hotel with 25 bed and breakfast rooms; reception / offices / laundry; four squash courts; four tennis courts; indoor gym and pool; outside pool; two bowling greens; archery for twenty people; golf driving range for thirty people; parking areas).
- Residential component consisting of approximately 1490 residential sites, up to three stories in height. The sizes of residential sites will include 18,000m² small holdings; 12,000m² smallholdings; 3,000m² executive homes; 1,000m² normal homes; 500m² small homes; 300m² small homes; sixteen 10,000m² town house sites including 18 to 20 units per site, up to two stories in height; one village of 900 units (Italian) of three to five stories per block.
- Seven-hectare commercial development including shops, garage, nursery and a hardware store.

A perimeter fence will secure the entire property.

Storm water attenuation ponds and water features may be created for water management, aesthetic and irrigation purposes and to attract water birds. A professional consulting engineering firm will investigate the ability of the municipalities and other service providers to provide various bulk services to the proposed

development. As no waterborne sewage system is available in close proximity, the developer has proposed the construction of one or more sewage treatment works. Access to the property will be taken directly off the Lynnfield Park road (exit 65 from the N3 freeway) along the southern boundary of the site.

Although portions of the properties proposed for development are being used for grazing (beef production), this land use has been found to be unviable by the previous owner due to the relatively small size of the farm and the relatively high running costs. Tick borne diseases and resistant tick strains have also reduced the viability of beef production, while low rainfall and shallow soils limit the use of the farms for crop production.

Careful assessment of the entire property and delineation of all areas of conservation value during the environmental impact assessment phase will ensure that areas of conservation value are retained. With the generation of revenue from the proposed development, these areas can be rehabilitated where necessary and managed to ensure their sustainability. The vegetation type 'Coastal Hinterland Thornveld', which is found over much of the property, has conservation value and will not be used for further agricultural grazing. The applicant is intent on conserving natural biodiversity, rather than creating a game farm.

Previous studies undertaken by McCarthy identified the area proposed for the Kingthorpe Equestrian Estate, as a future development node due to, amongst other factors, its low agricultural potential, proximity to the major city of Pietermaritzburg and accessibility to the N3 freeway.

The project will create a considerable number of jobs during the construction and operational phases, both directly and indirectly. The estate will also include a low-income residential component. Employment opportunities will far exceed those that are currently available on the proposed development site. Many jobs will also be created by the influx of capital into the local economy and from the need to service the additional population.

During the Environmental Scoping Process various alternative development options will be considered and assessed. The developers have already considered the no development option; cattle, goat and game farming; cemetery; industrial / factories; timber and a plant nursery.

Site access, description and environmental issues

The properties proposed for development are:

- Rem of Portion 52 of the farm Vaalkop and Dadelfontein No 885 (2,2781 hectares);
- Portion 369 of the farm Vaalkop and Dadelfontein No 885 (14,2833 hectares);
- Rem of Portion 185 of the farm Vaalkop and Dadelfontein No 885 (73,5555 hectares);
- Portion 195 of the farm Vaalkop and Dadelfontein No 885 (35,6794 hectares);
- Portion 181 of the farm Vaalkop and Dadelfontein No 885 (210,4367 hectares) and
- Portion 372 of the farm Vaalkop and Dadelfontein No 885 (35,8900 hectares).

Road access to the site is from the N3 freeway southbound from Pietermaritzburg. Take exit 65 and turn left (east). Proceed for three kilometres to the farm entrance on the left.

Land use on these properties prior to purchase was agriculture, focussing on beef production. Adjacent land uses are agriculture (hay production) to the north; grazing and fodder production to the east; poultry farms and Thornveld to the south; and agricultural grazing land, smallholdings and the N3 motorway to the west.

The properties consists of a mixture of open pastures, a eucalyptus plantation, extensive areas of Coastal Hinterland Thornveld (supporting a variety of indigenous fauna and flora) and a number of drainage lines that include wetland areas and dams.

The following issues have been identified as being of particular significance on this site:

Geophysical and biophysical (including biodiversity) issues

- a. Although areas of the site have been altered fairly significantly due to intensive agricultural practices (planting of grazing fodder and establishment of an eucalyptus plantation) as well as the

- establishment of homesteads, much of the site is comprised of Thornveld. Coastal Hinterland Thornveld has conservation value and will be managed to ensure that it is not affected negatively by the proposed development.
- b. Location of the housing units will be planned to avoid existing, relatively undisturbed Thornveld areas, drainage lines and wetland areas wherever possible. Loss of indigenous fauna and flora of conservation value as a result of housing construction is therefore unlikely.
 - c. The proposed estate will ensure that approximately 50% of the property will remain as open space, thus ensuring that most, if not all areas of conservation value are retained and rehabilitated.
 - d. Although no housing units will be located in wetland areas, certain units may be located in the catchment areas of some of the drainage lines that originate on and traverse the site. A delineation of wetlands and a geotechnical survey have already been undertaken to identify less-favoured development areas.
 - e. Sewage will be treated on site by means of one or more sewage treatment works. The installation of sewage pipelines may involve traversing drainage lines and Thornveld areas. Effluent discharged from sewage treatment works can have significant impacts on the environment if its quality does not meet the Department of Water Affairs and Forestry Standards. Additional issues are the ability of the drainage lines to accommodate the additional volume of water discharged from the treatment works and the potential impacts on downstream systems and users. The potential to use treated sewage effluent for irrigation will be investigated.
 - f. The construction of a secured estate will affect movement patterns of indigenous fauna. The proposed development layout will need to consider substantial corridors within the property to facilitate the movement of indigenous fauna, while boundary fencing may need to include areas that are permeable to a certain extent to allow the movement of fauna (up to a certain size) across the property boundaries.
 - g. Although a few existing dams could be used as storm water attenuation features, additional attenuation ponds may be necessary. The construction of these features could affect the environment through erosion and sedimentation during the construction phase. There are also potential negative effects on downstream users and the riverine system due to the possible decrease in water flow downstream of attenuation structures.
 - h. Equestrian areas and stabling generate a substantial amount of animal waste, which will require appropriate management to prevent the contamination of ground or surface water as well as potential health issues.
 - i. Drainage lines may need to be crossed during the construction of internal access roads. Locations of crossings will be chosen to minimise environmental impacts and will be avoided wherever possible.
 - j. The location, design and construction of fuel stations are controlled by strict government standards to minimise environmental impacts.
 - k. During the construction phase bulk earthworks and structural works will affect the environment. Soil erosion, storm water and waste management, disturbance of Thornveld areas by construction workers and other construction related activities, are all issues that will be addressed in the scoping phase and Environmental Management Plan.

Socio-economic issues

- a. The development will create many jobs both directly and indirectly, exceeding the number of jobs supported by the current land use.
- b. The proposed development will change the view and sense of place of neighbouring residential homeowners from a largely undeveloped to an intensively developed landscape.
- c. The land is in the process of being cleared with the Land Claims Commission regarding land claims.
- d. The proposed development could affect traffic volumes on the Lynnfield Park road. Requirements of the Department of Transport have been indicated in writing and will be addressed during the planning process.

Methodology

Two eThembeni staff members inspected the property on 1 and 28 November 2005. Soil surface visibility was moderate and we completed a controlled-exclusive surface survey, where 'sufficient information exists on an area to make solid and defensible assumptions and judgements about where [heritage resource] sites may and may not be' and 'an inspection of the surface of the ground, wherever this surface is visible, is made, with no substantial attempt to clear brush, turf, deadfall, leaves or other material that may cover the surface and with no attempt to look beneath the surface beyond the inspection of rodent burrows, cut banks and other exposures that are observed by accident' (King 1978).

No excavations or sampling were undertaken, since a permit from Amafa aKwaZulu-Natali is required to disturb a heritage resource. We assessed the value and significance of heritage resources as defined in the KwaZulu-Natal Heritage Act 1997 and the criteria contained in Appendix A. Culturally significant landscapes were assessed according to the criteria in Appendix B.

We consulted various provincial databases, including historical, archaeological and geological sources and undertook a limited literature review. Geographic coordinates were obtained with a handheld Garmin GPS72 global positioning unit and photographs were taken with a Hulett Packard digital camera.

Background and literature review

The general area is one of variable heritage resource significance and the following tables provide a brief summary of archaeological time periods:

E arly	1.5 million to 180 000 years ago	Only stone artefacts remain from
S tone		this time period, including large
A ge		choppers, cleavers and hand axes
M iddle	180 000 to 35 000 years ago	Stone tools smaller than in ESA;
S tone		include blades and flakes; human
A ge		and animal remains also found
L ater	35 000 years ago to the time	Variety of artefacts made from
S tone	of European settlement	organic and inorganic materials;
A ge		human remains, shell middens etc

E arly	400 – 500 AD	Mzonjani phase
I ron	500 – 700 AD	Msuluzi phase
A ge	700 – 900 AD	Ndondondwane phase
	900 – 1200 AD	Ntshekane phase
L ate	1200 – 1500 AD	Settlement by Nguni speakers
I ron	1500 – 1700 AD	Introduction of maize
A ge	1700 – 1850 AD	Pre-European settlement
	1850 AD to present	Historical

Numerous Stone and Iron Age sites have been recorded in the general area (Maggs 1989, Mazel 1989).

Early Stone Age stone scatters occur in raised beach gravels, eroded areas and ancient coastal dunes. No information is available on the foods eaten by the Early Stone Age people in Natal, but it can be assumed on the basis of evidence on Early Stone Age people elsewhere that their diet consisted primarily of animals and plant foods. It was also during this period that people learnt to control fire' (Mazel 1989: 3-5).

'Clear technological differences separate the Middle Stone Age from the Early Stone Age. Whereas Early Stone Age tools were generally core tools [choppers, handaxes, cleavers], Middle Stone Age

tools were made of flakes and blades detached from the core [trapezoids, segments, scrapers, points, flakes, blades]. Handaxes and cleavers were absent...

'Relatively little is known about the particular types of food that the Middle Stone Age hunter-gatherers ate. Border Cave [situated in the Lebombo Mountains on the border between South Africa and Swaziland] is the only site from which information is at present available... Small quantities of a wide variety of animals were found in the Border Cave excavations. These included honey badger, dassie, Burchell's zebra, bushpig, warthog, hippopotamus, steenbok, oribi, mountain reedbuck, waterbuck, roan / sable, impala, blesbok, hartebeest / tsessebe, blue wildebeest, springbok, greater kudu, nyala, bushbuck, eland, Cape buffalo and possibly an extinct giant Cape horse (*Equus capensis*).

'A handful of seeds was also found at Border Cave, while grindstones, which may have been used in the processing of plant foods, have been recovered from the Middle Stone Age layers at Umhlatuzana Shelter [located between Durban and Pietermaritzburg]...

'Evidence of the manufacture of cultural articles from materials other than stone first appears during the Middle Stone Age. So also does evidence concerning religious practices, the final Middle Stone Age stage at Border Cave producing the earliest known burial so far attributed to the Middle Stone Age' (Mazel 1989: 6-8).

Recent excavations at Sibhudu Shelter, a near-coastal site located between the Mvoti and uMngeni rivers, promise to shed more light on the Middle Stone Age of KwaZulu-Natal.

Later Stone Age sites occur throughout the province, with high concentrations in places such as the uKhahlamba mountains where rock shelters suitable for occupation are plentiful.

'Stone artefacts are overwhelmingly the most common cultural item recovered from the excavations that have been carried out, followed by pottery (belonging to the last 2 000 years), ground, polished and shaved bone, beads and ostrich eggshell... [Stone] scrapers were probably used for removing the fat from animal skins before these were pegged out to dry. Adzes were probably used for shaving wood and, to a lesser extent, bone; while backed pieces, of which there are different types, were probably employed in hunting and cutting up carcasses.

'A great deal of information about the foods Later Stone Age hunter-gatherers ate has been obtained from animal, plant and marine and freshwater shell remains. In some cases, it has been possible to identify the remains of individual species. As small animals in particular are sensitive to environmental fluctuations, these remains can also tell us much about past environments. Botanical remains are also very useful, for seeds can indicate which fruits and berries Later Stone Age people ate. And, because fruits and berries are seasonal, they can also provide information about the months during the year when sites were occupied' (Mazel 1989: 11-12).

'One of the main themes of Later Stone Age research in South Africa, including Natal, has been that of seasonality. It has been hypothesized, on the basis of the analysis of the seasonal movements of large antelope, that the food resources of southern Natal would have been exploited on a seasonal basis by hunter-gatherers. According to this hypothesis, they would have occupied the Drakensberg in summer and the Thornveld and coastal areas during winter, traversing the Midlands along ridges rather than in the valleys.

'Recent field-work based on this hypothesis has suggested that in southern Natal during the last 3 500 years, hunter-gatherers would have occupied the Drakensberg in spring and summer (October to March), the coastal zone in winter (April / May to August), and the Midlands in autumn and late winter (March / April to September). This seasonal hypothesis... has given rise to the speculation that while they were in the Drakensberg, the hunter-gatherers would have lived in large groups and would have operated from large home-base sites.

'One of the results of the formation of these larger social units could have been an increase in ritual activity. Social organisation in the Midlands, however, would have been characterized by the small mobile groups that traversed the zone, while in the coastal zones larger groups, but not as large as those in the Drakensberg, would have been found' (Mazel 1989: 17).

One feature of the Later Stone Age in southern Africa with great academic and popular appeal is its rock paintings, concentrated particularly in the uKhahlamba / Drakensberg mountains.

'The first recordings of rock paintings in the Drakensberg were made over 100 years ago. Since then, they have been the focus of intensive research and of numerous publications. On completion of a three-year survey of painting sites in the Drakensberg in 1981, 516 sites, containing a total of 29 874

paintings, were known. Rock art occurs, but less frequently, in other areas of Natal but it has never been adequately surveyed and researched.

'A great problem lies in establishing the age of the art, but some advances have been made. The earliest dated paintings in southern Africa are from the Apollo 11 Cave in southern Namibia. Dated to about 26 000 years ago, these paintings are about as old as the earliest Palaeolithic art in western Europe [the latter is now thought to be up to 40 000 years old]. The Apollo 11 dates are based on the age of the deposits in which slabs of painted rocks were recovered. The next oldest known art in southern Africa are pieces of engraved stones from Wonderwerk Cave in the northern Cape, dated to around 11 000 years ago. An increasing number of painted and engraved stones date to within the last 10 000 years, especially the last 4 000 years, but none are from Natal.

'In the Natal Drakensberg, besides the paintings of cattle and sheep which, in all likelihood, postdate the arrival of the Iron Age farming communities 1 500 to 2 000 years ago and those of horses, wagons and whites which postdate AD 1 800, we are unable to put dates to the paintings. However, as the area is high in rainfall and experiences great temperature variations, both of which cause weathering in rocks, it is unlikely that the earliest paintings still visible on the rocks are more than a few thousand years old.

'New and improved radio-carbon dating techniques, which have been used with success in the Western Cape, offer some hope of our being able to establish the age of the wall paintings in the not too distant future.

'Interpretation of the paintings is a source of continuing controversy. There are three main theories. The first is that they were executed merely to illustrate what was seen, in other words, 'art for art's sake'. The second is that they represent a form of sympathetic magic, reflecting a belief that the painting of appropriate scenes before a hunt, or after a successful hunt, would enhance the prowess of the hunters. The third is that they are symbolic, related to hunter-gatherer religious practices, primarily trance performance, and perform important social functions.

'Hunter-gatherer historical records as well as ethnography both favour what has been loosely phrased the 'trance hypothesis', for many features of trance performance and trance vision are identifiable in the paintings. During trance dances, shamans enter trance and perform certain tasks such as the maintenance of social relations, the promotion of economic activity by, for example, guiding antelope into ambushes and controlling rain, and the maintenance of sound links between bands by means of 'out of body travel', in which they 'visit' associated bands.

'It has also been speculated that the art may have been a way of preparing novices for religious experience and an instruction for those who had not, or would not, experience trance. Thus, the shaman's art was not 'a luxury indulged in leisure time to provide pleasure and relaxation', but a 'remarkable aesthetic achievement' which lay at 'the very heart of the functioning of San society' (Mazel 1989: 17-19).

'The advent of the Iron Age saw not only the introduction of metallurgy. Of even greater significance was the introduction of agriculture, necessitating a settled, village way of life instead of the nomadic patterns of the Stone Age. It also provided for an appreciable increase in population density, as well as a more complex life-style. Richly decorated pottery is a hallmark of these early settlements. Domestic animals including cattle, sheep, goats and dogs were also a feature of the Iron Age, although current information indicates that they had already reached parts of South Africa, but apparently not Natal, during the Late Stone Age, through the agency of Khoisan herders...

'... the earliest Iron Age sites in South Africa, including Natal, relate to an eastern coastal and lowland cultural tradition with links as far north as the Kwale sites of eastern Kenya. This tradition has been named 'Matola', after a site in southern Mozambique, which provided close typological links between the Natal and eastern Transvaal sites¹. [In KwaZulu-Natal] almost all of them are on the belt of ancient dunes, which would have been covered by coastal forest at the time' (Maggs 1989: 29-31).

'Most Early Iron Age sites in Natal are later than the [Mzonjani] period and are classified according to ceramic styles [refer to the table above]... By this time villages, often about eight hectares in size and probably containing a hundred or more people, had become common in the lower-lying and savannah areas, below an altitude of 1 000 metres. They were most common along the major rivers and in the coastal belt, where there was good, deep soil, sweet year-round grazing, and timber for building and fuel...

'Diet was based on agriculture and pastoralism, with a little supplementary hunting, fishing and gathering of wild plants and shellfish. Crops identified from seeds include several grains (bulrush millet,

¹ This tradition is now known as Mzonjani in KwaZulu-Natal.

finger millet and probably sorghum), and probably the African melon... Most villages had one or more iron smelting areas and therefore produced their own requirements' (Maggs 1989: 31-32).

The beginning of the Late Iron Age marked a period of significant change in pottery styles, attributable to both socio-political and demographic factors (Maggs 1989). Settlements were no longer located in river valleys, but were built on higher ground where homesteads would benefit from cooling breezes and good views for strategic purposes.

Steep slopes, wetlands and marshy areas were used for grazing domestic animals and gathering wild food and medicinal plants. Settlements appear to have been much smaller, implying that 'society underwent a change away from the large Early Iron Age villages and towards the individual family homesteads of the historic Nguni-speaking peoples (Maggs 1989: 35).

Artefacts on Iron Age homestead sites include ceramic sherds, upper and lower grindstones and human and animal bones. Metalworking sites are often located in areas where iron ore is available and associated debris includes furnace remains, slag, bloom and ceramic sherds.

Observations and recommendations

In accordance with current legislation, no construction work associated with the proposed activities had started prior to our visit.

⇒ [Places, buildings, structures and equipment](#)

The farmhouse and its outbuildings are located at 29 40 59.5S; 30 30 09.7E (illustrated in photographs on the compact disk accompanying this report). According to the previous farm owner, Mr QF Fuller, the house is older than 120 years. It is structurally unsound and its low historical, aesthetic and social values give it low significance on all levels. The intention of the developers is to demolish the structure.

- We recommend that the developers apply to Amafa aKwaZulu-Natali for permission to demolish the farmhouse and
- Either recycle its building materials on site by incorporation into new structures or donate the materials to Amafa aKwaZulu-Natali's materials bank.

⇒ [Places to which oral traditions are attached or which are associated with living heritage](#)

None will be affected.

⇒ [Historical settlements and townscapes](#)

None will be affected.

⇒ [Landscapes and natural features](#)

The landscape consists of extensive agriculture, poultry farming and smallholdings, with the N3 freeway to the west and the village of Ashburton a few kilometres away. The landscape will be altered significantly by the construction of the proposed equestrian estate, with developments of this nature being uncommon in the area. However, it will ensure the conservation of a large area of indigenous Thornveld, which is being removed by residential developments around Pietermaritzburg and Ashburton.

⇒ [Geological sites of scientific or cultural importance](#)

None will be affected.

⇒ [Archaeological and palaeontological sites](#)

None will be affected.

⇒ [Graves and burial grounds](#)

56 ancestral graves are present on the proposed estate, the details of which are included in Appendix C. All have high significance at all levels because of their social value. Discussions are underway with the families of the deceased to relocate all graves to a memorial garden adjacent to the proposed estate.

- All parties are aware that no graves may be altered in any way without the permission of the families concerned, as well as permits from Amafa aKwaZulu-Natali.

⇒ [Movable objects excluding any object made by a living person](#)

None will be affected.

⇒ [Battlefields](#)

None will be affected.

⇒ [Traditional building techniques](#)

None will be affected.

Summary of findings in terms of the KwaZulu-Natal Heritage Act 1997 Section 27(3)

(a) the identification and mapping of all heritage resources in the area affected

The original farmhouse – a structure older than sixty years.
56 ancestral graves.

(b) an assessment of the significance of such resources in terms of the heritage assessment criteria set out in regulations

The farmhouse has low to medium local significance, with low significance on all other levels.
The ancestral graves have high significance on all levels.

(c) an assessment of the impact of development on such heritage resources

The intention is to demolish the farmhouse and relocate all the graves to an adjacent property.

(d) an evaluation of the impact of the development on heritage resources relative to the sustainable social and economic benefits to be derived from the development

If the recommended mitigation measures are implemented, the benefits of the proposed development outweigh the impact on the identified heritage resources.

(e) the results of consultation with communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources

The client has undertaken such consultation in terms of statutory requirements and retains the relevant documentation. eThembeni also spoke to the previous landowner, Mr Fuller, and a farm worker, Mr Phetha, both of whom had grown up on the farm.

(f) if heritage resources will be adversely affected by the proposed development, the consideration of alternatives

The developers should apply to Amafa aKwaZulu-Natali for permission to demolish the farmhouse and either recycle its building materials on site by incorporation into new structures or donate the materials to Amafa aKwaZulu-Natali's materials bank.

No graves may be altered in any way without the permission of the families concerned, as well as permits from Amafa aKwaZulu-Natali.

(g) plans for mitigation of any adverse effects during and after completion of the proposed development

If permission is granted for development to proceed, the client is reminded that the Act requires that a developer cease all work immediately and notify Amafa should any heritage resources, as defined in the Act, be discovered during the course of development activities.

Conclusion

We have submitted this report to Amafa aKwaZulu-Natali in fulfilment of the requirements of the KwaZulu-Natal Heritage Act. According to Section 27(4) of the Act:

The report shall be considered timeously by the Council which shall, after consultation with the person proposing the development, decide -

- (a) whether or not the development may proceed;
- (b) any limitations or conditions are to be applied to the development;
- (c) what general protections in terms of this Act apply, and what formal protections may be applied to such heritage resources;
- (d) whether compensatory action shall be required in respect of any heritage resources damaged or destroyed as a result of the development; and
- (e) whether the appointment of specialists is required as a condition of approval of the proposal.

The client may contact Ms Elize Becker at Amafa's Pietermaritzburg office (telephone 033 3946 543) in due course to enquire about the Council's decision.

References

King, T. F. 1989. The archaeological survey: methods and uses. Quoted in Canter, L. W. 1996. Environmental impact assessment. Second Edition. New York: McGraw-Hill, Inc.

Maggs, T. 1989. The Iron Age farming communities. In Duminy, A. and Guest, B. (eds) Natal and Zululand from earliest times to 1910. A new history pp. 28-48. Pietermaritzburg: University of Natal Press.

Mazel, A. 1989. The Stone Age peoples of Natal. In Duminy, A. and Guest, B. (eds) Natal and Zululand from earliest times to 1910. A new history pp. 1-27. Pietermaritzburg: University of Natal Press.

APPENDIX A

SIGNIFICANCE AND VALUE OF HERITAGE RESOURCE SITES

The following guidelines for determining site significance were developed by the South African Heritage Resources Agency in 2003. We use them in conjunction with tables of our own formulation (see that for the Southern African Iron Age, below) when considering intrinsic site significance and significance relative to development activities, as well as when recommending mitigatory action.

Type of Resource

Place

Structure

Archaeological Site

Palaeontological Site

Geological Feature

Grave

Type of Significance

1. Historical Value

It is important in the community, or pattern of history

- Importance in the evolution of cultural landscapes and settlement patterns
- Importance in exhibiting density, richness or diversity of cultural features illustrating the human occupation and evolution of the nation, Province, region or locality.
- Importance for association with events, developments or cultural phases that have had a significant role in the human occupation and evolution of the nation, Province, region or community.
- Importance as an example for technical, creative, design or artistic excellence, innovation or achievement in a particular period

It has strong or special association with the life or work of a person, group or organisation of importance in history

- Importance for close associations with individuals, groups or organisations whose life, works or activities have been significant within the history of the nation, Province, region or community.

It has significance relating to the history of slavery

- Importance for a direct link to the history of slavery in South Africa.

2. Aesthetic Value

It is important in exhibiting particular aesthetic characteristics valued by a community or cultural group

- Importance to a community for aesthetic characteristics held in high esteem or otherwise valued by the community.
- Importance for its creative, design or artistic excellence, innovation or achievement.
- Importance for its contribution to the aesthetic values of the setting demonstrated by a landmark quality or having impact on important vistas or otherwise contributing to the identified aesthetic qualities of the cultural environs or the natural landscape within which it is located.
- In the case of an historic precinct, importance for the aesthetic character created by the individual components which collectively form a significant streetscape, townscape or cultural environment.

3. Scientific Value

It has potential to yield information that will contribute to an understanding of natural or cultural heritage

- Importance for information contributing to a wider understanding of natural or cultural history by virtue of its use as a research site, teaching site, type locality, reference or benchmark site.
- Importance for information contributing to a wider understanding of the origin of the universe or of the development of the earth.
- Importance for information contributing to a wider understanding of the origin of life; the development of plant or animal species, or the biological or cultural development of hominid or human species.
- Importance for its potential to yield information contributing to a wider understanding of the history of human occupation of the nation, Province, region or locality.

It is important in demonstrating a high degree of creative or technical achievement at a particular period

- Importance for its technical innovation or achievement.

4. Social Value

It has strong or special association with a particular community or cultural group for social, cultural or spiritual reasons

- Importance as a place highly valued by a community or cultural group for reasons of social, cultural, religious, spiritual, symbolic, aesthetic or educational associations.
- Importance in contributing to a community's sense of place.

Degrees of Significance

Rarity

It possesses uncommon, rare or endangered aspects of natural or cultural heritage

- Importance for rare, endangered or uncommon structures, landscapes or phenomena.

Representivity

It is important in demonstrating the principal characteristics of a particular class of natural or cultural places or objects

Importance in demonstrating the principal characteristics of a range of landscapes or environments, the attributes of which identify it as being characteristic of its class.

Importance in demonstrating the principal characteristics of human activities (including way of life, philosophy, custom, process, land-use, function, design or technique) in the environment of the nation, Province, region or locality.

Sphere of Significance	High	Medium	Low	
International	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
National	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Provincial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Regional	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Local	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Specific Community	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	-----

What other similar sites may be compared to this site?

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Southern African Iron Age

	Significance		
	- low	- medium	- high
Unique or type site			Yes
Formal protection			Yes
Spatial patterning	?Yes	?Yes	?Yes
Degree of disturbance	75 – 100%	25 – 74%	0 – 24%
Organic remains (list types)	0 – 5 / m ²	6 – 10 / m ²	11 + / m ²
Inorganic remains (list types)	0 – 5 / m ²	6 – 10 / m ²	11 + / m ²
Ancestral graves			Present
Horizontal extent of site	< 100m ²	101 – 1000m ²	1000 + m ²
Depth of deposit	< 20cm	21 – 50cm	51 + cm
Spiritual association			Yes
Oral history association			Yes
➤ Research potential			High
➤ Educational potential			High

Please note that this table is a tool to be used by qualified cultural heritage managers who are also experienced site assessors.

APPENDIX B

The American National Parks Services sets out various criteria for the identification and management of cultural landscapes:

'Cultural landscapes are complex resources that range from large rural tracts covering several thousand acres to formal gardens of less than an acre. Natural features such as landforms, soils and vegetation are not only part of the cultural landscape, they provide the framework within which it evolves. In the broadest sense, a cultural landscape is a reflection of human adaptation and use of settlement, land use, systems of circulation and the natural resources and is often expressed in the way land is organised and divided, patterns of types of structures that are built. The character of a cultural landscape is defined both by physical materials, such as roads, buildings, walls and vegetation, and by use reflecting cultural values and traditions.

'Identifying the character-defining features in a landscape and understanding them in relation to each other and to significant historic events, trends and persons allows us to read the landscape as a cultural resource. In many cases, these features are dynamic and change over time. In many cases, too, historical significance may be ascribed to more than one period in a landscape's physical and cultural evolution.

'Cultural landscape management involves identifying the type and degree of change that can occur while maintaining the character-defining features. The identification and management of an appropriate level of change in a cultural landscape is closely related to its significance. In a landscape significant for its association with a specific style, individual, trend or event, change may diminish its integrity and needs to be carefully monitored and controlled. In a landscape significant for the pattern of use that has evolved, physical change may be essential to the continuation of the use. In the latter case, the focus should be on perpetuating the use while maintaining the general character and feeling of the historic period(s), rather than on preserving a specific appearance.

'A cultural landscape is a geographic area, including both natural and cultural resources, associated with a historic event, activity or person. The National Park Services recognises four cultural landscape categories: historic designed landscapes, historic vernacular landscapes, historic sites and ethnographic landscapes. These categories are helpful in distinguishing the values that make landscapes cultural resources and in determining how they should be treated, managed and interpreted...

'The four cultural landscape categories are not mutually exclusive. A landscape may be associated with a significant event, include designed or vernacular characteristics and be significant to a specific cultural group.'

**APPENDIX C - Kingthorpe Grave
Register: November 2005**

As shown by Velamuthi Phetha who is
+60 years old and lived all his life on
Kingthorpe

Name of deceased	Sex	Age at death	Age of grave and/or date of death	Location of grave cluster
1. Mhlinzeki Phetha	male - adult	80	c. 20 yrs	29.40.41,0 S; 30.30.19,8 E
2. Madoda Phetha	male - adult	> 50 yrs	c. 20 yrs	
3. Selekile Phetha	female - adult	> 50 yrs	c. 20 yrs	
4. Maria Pheta	female - adult	90	c. 20 yrs	29.40.41,0 S; 30.30.20,3 E
5. Unknown child	female	neonate	3 yrs	
6. Gobevu Phetha	male - adult	> 50 yrs	c. 10yrs	29.40.39,8 S; 30.30.16,5 E
7. Thembisile Phetha	female - adult	> 50 yrs	c. 10yrs	
8. Fihlani Beauty Zimu	female - adult	> 50 yrs	6 yrs, 14. 05. 1999	
9. Nugeleni Phetha	male - adult	> 50 yrs	c. 20 yrs	29.40.40,0 S; 30.30.16,5 E
10. Phetha - daughter of Nugeleni	female - adult	> 50 yrs	c.10 yrs	
11. Phetha - daughter of Nugeleni	female - adult	> 50 yrs	c.10 yrs	
12. Thulasizwe Phetha	female - adult	> 50 yrs	c. 20 yrs	29.40.44,1 S; 30.30.25,8 E
13. Hlope (MaNgubane)	female - adult	> 50 yrs	c.10 yrs	29.40.38,4 S; 30.30.15,3 E
14. Thulani Zimu	female - adult	?	c.10 yrs	
15. Unageni (MaZimu) Ndlovu	female - adult	> 50 yrs	c.10 yrs	29.40.37,7 S; 30.30.15,5 E
16. Zeblon Ndlovu	male - adult	> 50 yrs	c.10 yrs	
17. Umenze Ngubane	male child	< 10yrs old	c.10 yrs	29.40.36,2 S; 30.30.15,4 E
18. uThombenhle Ngubane	female - adult	?	c. 20 yrs	
19. Nosipho Ngubane	female - adult	?	c. 20 - 30 yrs	
20. Nokuthula Ngubane	female - adult	?	c. 20 yrs	
21. Fikile Ngubane	female - adult	?	c. 20 - 30 yrs	
22. Philemon Zhakwe	male - adult	> 50 yrs	>10 yrs	
23. Sighubo Zhakwe (son of Philemon)	male - adult	?	< 10yrs	

HERITAGE IMPACT ASSESSMENT OF KINGTHORPE EQUESTRIAN ESTATE, PIETERMARITZBURG, KWAZULU-NATAL

24. Zablon Gasas	male - adult	?	>10 yrs	29.40.29,4 S; 30.30. 15,3 E
25. Mhletshwa Gasas	male - adult	?	>10 yrs	
26. Gasas child	male - toddler	< 3yrs	< 10yrs	
27. Ndwango Phetha	male - adult	> 65	c. 65 yrs	29.40. 26,0 S; 30.30. 16,6 E
28. Mfulethe Pheta (son of Ndwango)	male - adult	> 50 yrs	c. 50 yrs	29.40. 25,5 S; 30.30. 13,3 E
29. Philisi Phetha	male - adult	> 65 yrs	> 50 yrs	29.40. 22,5 S; 30.30. 09,5 E
30. Ndawembi Phetha	male - adult	> 50 yrs	> 30 yrs	
31. Mdeni Robert Phetha	male - adult	?	c. 5 yrs	
32. uGegehla Phetha	male - adult	?	c.10 yrs	
33. Phetha (MaMchunu)	female - adult	?	>10 yrs	
34. Phetha (MaNtombela)	female - adult	?	>10 yrs	
35. Phetha (MaNgubane)	female - adult	?	>10 yrs	
36. Thulazela (MaNgwane) Phetha	female - adult	?	>10 yrs	
37. Phetha - infants	3 neonates		>10 yrs	
38. Muzwempi Phetha	male - adult	?	>10 yrs	29.40. 23,3 S; 30.30. 11,6 E
39. Ndoda Phetha	male - adult	?	>10 yrs	
40. MaSibisi Ngubane	female - adult	?	>10 yrs	29.40. 21,5 S; 30.30. 01,9 E
41. Madodenzani Ngubane	male - child	c. 10yrs	>10 yrs	
42. Mondli Ngubane	male - child	c. 12yrs	>10 yrs	
43. Sandanezo Ngubane (grandfather)	male - adult	> 80	> 50 yrs	29.40. 28,2 S; 30.30. 01,1 E
44. Busi Ngubane	male - child	c. 10yrs	?	
45. Zofile Ngubane	male - adult	> 65 yrs	> 30 yrs, 1973	
46. Ngubane - infants	4 neonates		?	29.40. 29,0 E; 30.30. 01,6 E
47. Unisa Mbetshe	female - adult	?	?	29.40. 31,2 S; 30.30. 04,5 E
48. Velemusa Mbetshe	male - child	c. 10yrs	>10 yrs	
49. Zomubi Mbetshe (Umzumzane)	male - adult	> 65 yrs	> 40 yrs:	29.40. 30,6 S; 30.30. 05,5 E
50. Phetha - child	male - child	c. 12yrs	?	29.40. 27,7 S; 30.30. 06,8 E
51. Gcashele Phetha	male - adult	?	> 55 yrs	29.40. 26,8 S; 30.30. 08,1 E
52. Si Phetha (older brother of Gcashele)	male - adult	?	> 55 yrs	

HERITAGE IMPACT ASSESSMENT OF KINGTHORPE EQUESTRIAN ESTATE, PIETERMARITZBURG, KWAZULU-NATAL

53. Mjovo Phetha (father of Velamuthi)	male - adult		> 55 yrs	29.40. 27,2 S; 30.30. 08,6 E
54. Ulozi Phetha	female - child	c. 10yrs	< 10 yrs	29.40. 27,4 S; 30.30. 09,6 E
55. Uzamo Phetha	male - child	c. 12yrs	> 1yr, June 2004	29.40. 38,1 S; 30.30. 07,8 E
56. To be recorded at stream bank	female - adult	?	?	to be recorded

Architectural and historical impact assessment for the house and associated outbuildings known as Kingthorpe, Umlaas Road district, KwaZulu-Natal



Prepared for: Mr Neville Hattingh
Blue Environmental Consultants

July 2007



archaic consulting

architecture: research: conservation: anthropology: impacts consulting

debbie whelan
po box 21834
mayors walk
3208

tel: 033 3442522
fax: 033 3443122
cell: 083236 0410
email: debbie@archaic.co.za

Architectural and historical impact assessment for the house and associated outbuildings known as Kingthorpe, Umlaas Road district, KwaZulu-Natal



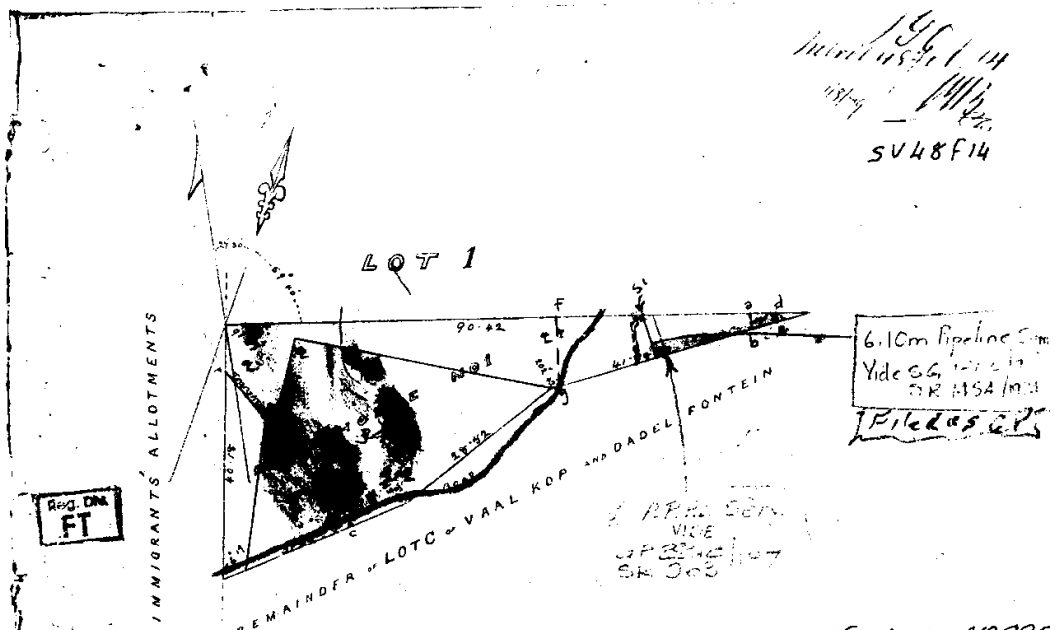
The farm name 'Kingthorpe' first appears on the survey of July 1879 where sub Kingthorpe No 1 of subC of the farm Vaalkop and Dadelfontein no 885 are bounded by immigrants allotments and the remainder of Vaalkop and Dadelfontein. (see attachments). These immigrant allotments appear to have been surveyed as early as 1850, with J Byrne being noted as the owner of a few of them. The first owner of 'Kingthorpe' farm in August 1879 was one Thomas Foster, who purchased the land from a Mr E Smith. Records show that a Mr E Smith, agriculturalist/Clerk arrived in Cape Town on the *Eclipse* on 27/11/1849. (Bull;1991) Another piece of land was purchased by Foster from Smith, namely Sub 1 of C in 1870, which shows that the Kingthorpe property predated the survey diagram attached. In the *Census of the Colony of Natal in 1881*, the portion of land known as Sub 6, Kingthorpe, 1 of C land is shown as being occupied by Thomas Foster, farmer, and that there was no building improvement on the land.(NAB 3/1/1/32)

Foster sold the land to a Frederick Harrison in 1896, who owned the land, with WB Turner as tenant, until September 1918 when it was sold to Arthur Fuller, and transferred into Quinton Fuller's name in 1969 (the Land Registers also note that Mr Fuller was born in 1929).

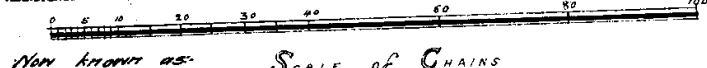
In 1905, WB Turner was active in the local farmers associations, and submitted a petition to the Colonial Public Works Department for the provision of a road, 4 miles long, from the main road through the farms which formed part of the original 'immigrants allotments'. At this stage the road reached for some 1 1/2 miles.(MJPW;122:2736/1905) On the attached map, F Harrison is noted as the owner and W Turner as the tenant. F Harrison also appears to own the prime property along Main Road no 1. Certainly, WB Turner, an early resident, appears to have living on the property for many years, as he is noted in archival material from at least 1906, and was a tenant when the Fuller's purchased the property in 1918.

More legendary in the history of the farm is its (notoriety) as a hippy colony- Mrs Fuller says that the stories that they could tell could fill a book! Apparently the hippy colony started off as tenants who were University lecturers, whose alternative lifestyles mutated resulting in the hippies as tenants.

190
 1879
 5V48F14



~~X~~ NOW REGISTERED AS SUB. 135 (of 172) OF THE FARM *Vaalkop and Dadelfontein* N° 885.



Now known as: *SCALE of CHAINS*
Sub Knightrope N° 1 of Sub C of the farm Vaalkop and Dadelfontein N° 885
 The above *Skizzen* marked *Knightrope No 1* rep-^{4/13}

resents 163 acres 1 rood 2 perches of Land, situate and being a portion of the Remainder of Lot C of the Farms "Vaal-Kop" and "Dadel-Fontein", in the County of Pietermaritzburg, Colony of Natal. Bounded N. by Lot 1, S. E. by Remainder of Lot C of Vaal-Kop and Dadel-Fontein, and W. by Immigrants' Allotments. SR 9606

July 1879

Surveyed by me
Thomas Fleming
 Government Surveyor

FOR ENDORSEMENTS, etc., SEE BACK

FT 9/5D
 COMP FT6G
 COMP FT5EB FTSH
 COMP FT5DB

History of the property:

This information was gleaned from an interview with Mr Fuller, who has lived on the farm Kingthorpe since his birth in 1929 until very recently. He and his family moved to Pietermaritzburg two years ago, having sold the land to developers, even though it was under 'Land Claim'.

Quinton Fuller's father, AW Fuller bought the farm Kingthorpe in 1918. He paid £7 7/-6 per acre for the land, some 1200 acres in total. This was apparently named after a hamlet in the midlands of England. The house and the farm had been there for a long time, as, when Mr Fuller was about 8 in 1927, a Mr Foster came to visit. He was in his eighties, and said that he had grown up on the farm as a young boy and had lived in the house. This makes the age of the house and the farm around 160 years old. The early owners had named the farm Kingthorpe.

The archival records note that a Mr WB Turner lived on the farm. Mr Fuller has corroborated this, saying that Turner was a tenant on the property when they bought the farm. Turner farmed beef.

The property was always a working farm; Mr Fuller said that his father had done beef and dairy, as well as maize, but since the latter was always being plundered, this was curtailed in the pursuit of growing pasturage for baling and selling. Mr Fuller ran beef and dairy, but stopped the dairy after a while.

The property consists of a subdivision of the 'Immigrant Lands', farms Vaalkop and Dadelfontein. The main building is of mud brick, and where it is plastered, lath was applied to the walls by Mr Fuller's father, and the walls were then plastered and painted. The kitchen and bathroom were added on later. Mr Fuller's father also paneled the inside walls. Here, the area below the chair rail was a dark white, above the chair rail up to the picture rail, a cream, and above the picture rail, white. The ceilings, which were boarded, had thatch inside the roof. All the cover strips in the partitioning were covered in black paint. The big fireplace in the lounge formed the kitchen hearth when they moved in- this room was originally two rooms but the partition was removed and the room made into the lounge. The one bedroom acted as the dairy, with access from outside. The corrugated sheeting roof had the logo HLH DNR, Hunt, Leuchars and Hepburn, (Durban)

The acacia in the front of the house (which is no longer there) was recognized by Mr Foster as having been there when he was a boy which makes it incredibly old indeed. The four palm trees were planted by Mr Fuller's father, who had purchased them for 7/-6 a tree, a fact that he bemoaned as being expensive. He also planted the jacarandas.

The main (new) house on the site, not included in this report, was built by Mr Fuller in 1951, and he then got married in 1955. The old house was then let out to a succession of tenants, which the Fuller family wish that they had written a book about. The most colourful in latter years was the 'hippy' colony.

Mr Fuller went to school at Camperdown Primary, and boarded in the village as the 6 1/2 miles was deemed to far to travel daily. They went into town once a fortnight, and it took some 40 minutes to travel to Pietermaritzburg. Until they could afford oxen, they used a span of donkeys that they had got from De Aar. There was no electricity on the farm, so Mr Fuller's father set up a substation and produced 32V electricity for lighting. The water was collected in underground rainwater tanks, and then the borehole was dug, it produced a brackish water which even the cows avoided, preferring to walk a kilometer down to the river. Mr Fuller, senior, and Mr Harries, started the milk and butter factory at Umlaas Road.

A site inspection of the house and outbuildings was made on the 8th August 2007, and a second to confirm details which came up in the interview, on the 25th August 2007.

The Kingthorpe property is situated on the Lion Park road, with the house and outbuildings being distant and not visible from the road.

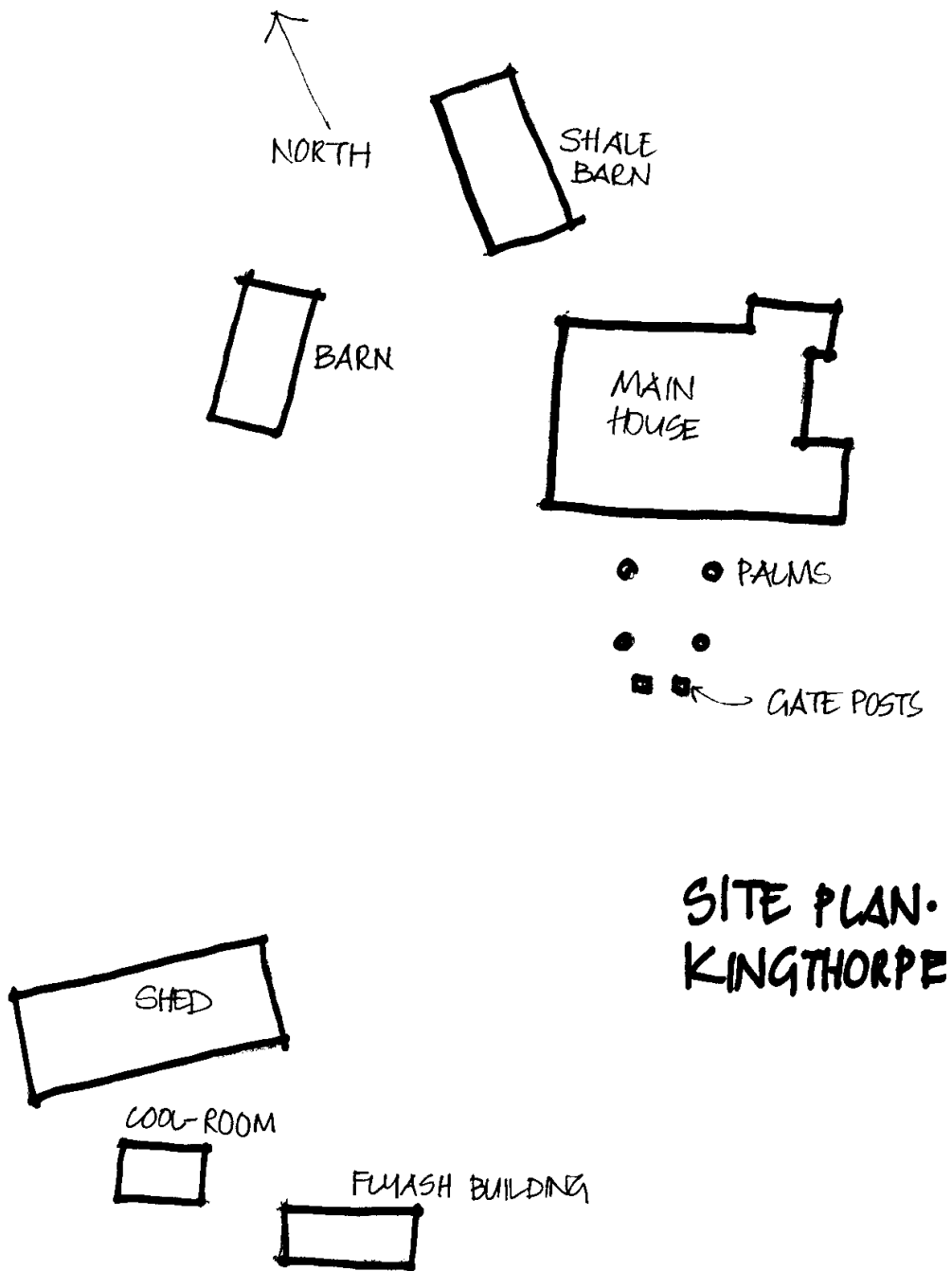


Fig 1: site plan of Kingthorpe Complex

The Main House:



The Kingthorpe house is red brick, plastered in places (see above) under a shallowly-pitched corrugated sheeting roof. It has a veranda to the north and the east. It is a typical farmhouse that sits in association with a number of other buildings of a more practical nature. There is an uncomfortable addition, also over the age of 60 years, which occupies the north east corner, constructed out of red brick but with a parapet and a mono-pitched roof. The garden is typically and exotically planted, with established palm trees and jacarandas.

Fig 2: view of house from south

The condition of the external part of the house is generally good, with a little more than basic maintenance being needed. Internally, the house is unusual in that all the internal walls are of partition boards, with chair rails and the decorative *accoutrements* of the period. The main living room has a magnificent brick fireplace at the western end. (this was the kitchen in 1918 when the Fuller family moved in). Rather disturbingly, on a second visit on Saturday 25 August, it was found that the rear veranda was in the process of being bricked up in the most alarming manner possible (see Fig 7)

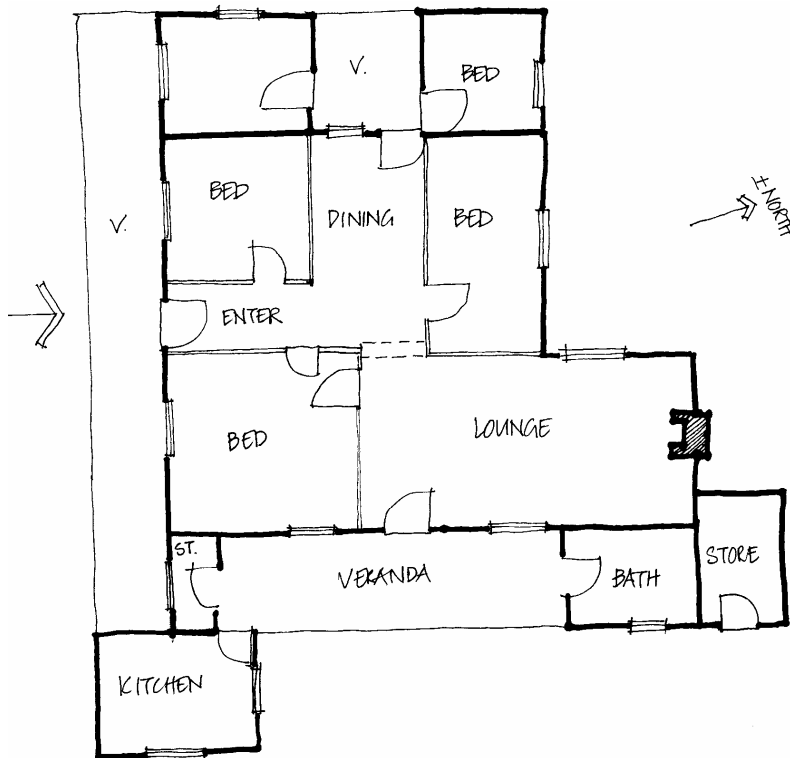


Fig 3: Plan of the main house



Fig 4: view of main veranda to the south



Fig 5: Symmetry of palms and gate posts



Fig 6: Back veranda- first visit



Fig 7: Back veranda- second visit



Fig 8: house from north-east



Fig 9: addition on the north-eastern corner



Fig 10: door from main room to east veranda- note the chair rails in the paneling



Fig 11: arch from lounge to dining area



Fig 12: Main room showing fireplace



Fig 13: Black painted cover strips as described by Mr Fuller



Fig 14: close up of fireplace



Fig 15: back veranda-entrance to bathroom



Fig 16: kitchen at rear



Fig 17: showing house from east



Fig 18: underside of east veranda

Significance of structure

Main house	local	regional	National	international
Architectural significance	high	low	low	low
Technical significance	low	low	low	low
Scientific significance	low	low	low	low
Social significance	high	low	low	low
Historical significance	low	low	low	low

Although the house is a good example of a rural farmhouse, it is distinctive in that it is a structure dating back to the 1880's which is constructed of earth. Although the owner notes that the visit by Mr Foster as a man in his eighties, it is known that the earliest that this Mr Foster could have been on the land as a child is 1870- the property was put into Thomas Foster's name as Kingthorpe in 1879. The Census of the Colony of Natal in 1881 shows no improvement on this particular portion of land, which dates the house to about 1885.

It is protected under the Heritage Act no 10 of 1997, being older than 60 years.

The Shale Barn



Fig 19: Showing shale barn from the north

This is a ramshackle though nostalgic agricultural building, with three sides of shale wall holding up a corrugated sheeting roof covered in cats-claw creeper. This, according to Mr Fuller, was used as an open barn. It is situated next to the house.

Significance of Structure:

Shale barn	local	regional	National	international
Architectural significance	low	low	low	low
Technical significance	low	low	low	low
Scientific significance	low	low	low	low
Social significance	low	low	low	low
Historical significance	low	low	low	low

Although this building has nostalgia value, it is not of any significance architecturally, technically, scientifically, socially nor historically. It is protected under the Heritage Act no 10 of 1997, being older than 60 years.

The Brick barn



Fig 20: showing barn



Fig 21: Barn from the north



Fig 22: Showing joints



Fig 23: barn from the south east

This is a saddle backed shed with a mono-pitch rear addition, which has been painted. The walls are of wire cut bricks and have eroded mortar joints, suggesting mud mortar at the time of construction. This is corroborated by Mr Fuller who says that the cement (probably lime) was pointed on the extreme outside, whilst the inner pointing was of mud. The tenant in this building called this the 'cowshed', but this was disputed by Mr Fuller who says that it was just a barn, and that his father had subdivided the internal spaces to make it habitable.

Significance of the structure:

Brick barn	local	regional	National	international
Architectural significance	low	low	low	low
Technical significance	low	low	low	low
Scientific significance	low	low	low	low
Social significance	low	low	low	low
Historical significance	low	low	low	low

Although the structure is protected by the provincial Heritage Act, no 10 of 1997, and is a tidy example of a rural structure, it has been much altered and has no value socially, historically, architecturally, technically nor architecturally. However, the wire cut bricks are salvageable in the event of demolition.

Cool Room and incubator



Fig 24: entrance to cool-room building



Fig 25: group showing fly-ash rammed building on left and cool room behind shed structure.



Fig 26: showing construction of cool-room

The building described is a small structure tucked behind other farm buildings. It consists of mixed material construction and is in a dilapidated state. The edges are brick constructed and the rest is a mixture of shale, cement and plaster. The flagstoned floor inside is collapsing at the rear and the roof has largely disappeared. There is a window which has evidence of wooden louvers which have long ago fallen out.

This building was noted by Mr Fuller as having been a cool-room and an incubator.

Significance of structure:

Cool room/ incubator	local	regional	National	international
Architectural significance	low	low	low	low
Technical significance	low	low	low	low
Scientific significance	low	low	low	low
Social significance	low	low	low	low
Historical significance	low	low	low	low

It is protected under the Heritage Act no 10 of 1997, being older than 60 years. In some ways I consider this the most interesting building on the site, for its mixed construction.

Rammed flyash structure



Fig 27: showing building as part of group



Fig 28: Showing building close up

This building was constructed by Mr Fuller for one of the tenants. It is made of rammed fly-ash and concrete and was, according to Mr Fuller, the cheapest building that he had ever built.

Significance of structure:

Rammed ash structure	local	regional	National	international
Architectural significance	low	low	low	low
Technical significance	low	low	low	low
Scientific significance	low	low	low	low
Social significance	low	low	low	low
Historical significance	low	low	low	low

This building does not fall within the 60 year clause for the KwaZulu-Natal Heritage Act, and has no social, architectural, technical, historical nor scientific significance. Demolition, should it be requested, would be acceptable.

Shed:



Fig 29: showing group of buildings



Fig 30: Showing shed

The shed is a large open agricultural space which is constructed of gum-poles and sheeting. It is bordering on rickety.

Significance of structure:

Shed structure	local	regional	National	international
Architectural significance	low	low	low	low
Technical significance	low	low	low	low
Scientific significance	low	low	low	low
Social significance	low	low	low	low
Historical significance	low	low	low	low

This building does not fall within the 60 year clause for the KwaZulu-Natal Heritage Act, and has no social, architectural, technical, historical nor scientific significance. Demolition, should it be requested, would be acceptable.

Conclusions:

The following observations should be made with respect to the site:

- The old property is not visible from the road, and is hidden behind the house of 1950's construction. It thus has no street context.
- The close proximity to Pietermaritzburg is beneficial with respect to the reuse of the house, as a farm museum or as a restaurant. The state of repair of the house is good considering its age and recent history, but more work than basic maintenance has to be done.
- The outbuildings form a complex with the house, and are related in their agricultural context. Demolition of the outbuildings and retention of the house means that the function of the house would have to change to a new context.

Recommendations: demolition of the outbuildings, should it be necessary, is not seen as problematic in relation to the KwaZulu-Natal Provincial Heritage Act no 10 of 1997. Indeed, the building constructed of rammed fly-ash and the big shed are not protected by this Act of Law.

The house has embedded history, and although is not unique, is well situated with respect to the new development as well as to the city of Pietermaritzburg, and its practical reuse in terms of the development or a greater end-user should be investigated.

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