HERITAGE ASSESSMENT (ARCHITECTURAL) OF BUILDINGS ON THE FARM MOOIFONTEIN – MIDDELBURG-ARNOT (MPUMALANGA PROVINCE)

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For
PGS HERITAGE

EXECUTIVE SUMMARY

General

The farmstead on the farm Mooifontein is a fully productive profitable economic unit and contains a variety of buildings and structures associated with three generations of the Cass family. The oldest evidence of buildings on the farmstead dates to 1904 and the existing buildings have been added to over time to support the economic development of the farm. They therefore reflect several periods and eras of economic development, social evolution and architectural change.

Findings

The site must be considered not as a collection of historic buildings but a complete cultural landscape and historic setting where the significance of the farmstead is more than the sum-total of its parts.

In terms of heritage, the combination of buildings and structures of heritage significance, ownership of a single family over three generations and the economic sustainability of the farm and the farmstead, places this site in an ideal situation to be protected as a heritage site. As a working farmstead and node containing significant vernacular buildings that are still utilized and supported by a strong economic and emotional impetus, it is one of the best examples of sustainable heritage management while also being a productive and profitable entity while remaining in sympathy with existing social structures and community development.

In total, the evaluation identified 34 individual buildings comprising the farmstead, including nine sandstone buildings and one face brick building of historical date and cultural significance and 24 more recent brick-and-steel industrial or 'catalogue' structures of no real cultural significance.

The sandstone buildings, and probably the face brick building, are all likely to be 60 years or older and are therefore protected under section 34 of the National Heritage Resources Act from any alteration or demolition without a permit issued by the responsible heritage resources authority.

The other modern industrial or 'catalogue' structures are of significance in terms of the running of the farm and the evolution of the farmstead over time, but are not protected by the heritage legislation. These buildings and structures can all be demolished, if required.

As an overall 'cultural landscape', the farmstead is clustered and spatially organized almost to a grid in order to be functional and practical. Of special significance regarding this farmstead is the number of old sandstone buildings that define the historic core of the settlement and that are still fully utilized. They have not been discarded or become redundant over time. The farmstead has been developed around these original buildings and new buildings and structures have been erected in between, often using the older buildings as core structures and as working annexes. The original sandstone farmhouse and other buildings are very good examples of the vernacular colonial building tradition, specifically in the rural farmstead context. There are very few examples of such buildings still in existence, especially in the context of still being maintained and used on a daily basis as part of a working farm.

Recommendations

1. The protection of the entire farmstead as a cultural landscape with special emphasis on: (a) guarantees to protection the sustainability of the farmstead as economic hub and node; (b) the exclusive protection (conservation) of a selected number of buildings; (c) the continuous use of all buildings as identified in 2013; and (d) the creation of a set of conservation management measures (such as a protective parameter line) in order to prevent the farmstead and the identified buildings from the adverse impact of the surrounding coal mining activities, such as the negative impact of blasting.
2. The recording of the entire farmstead, with the footprint of each building and structure marked on a scale map of an appropriate scale.
3. The recording of selected buildings: photographic recording of all buildings and structures as identified in 2013 (photographs of elevations and details with appropriate descriptive captions); measured drawings of selected buildings and structures (floor plans, elevations and details with appropriate descriptive captions).

4. A complete set of transcribed texts of oral history regarding the farm and the Cass family.
5. A complete report regarding any other manmade elements on the farm defined as Mooifontein in 2013.
6. A complete report with all above-mentioned visual and documentary material, compiled and prepared as part of a submission to the Provincial Heritage Resources Authority-Mpumalanga as an official record.
7. Application and submission prepared to have the farmstead and an appropriate buffer zone officially proclaimed as a Provincial Heritage Site by the Mpumalanga PHRA.
8. The inclusion of the historical quarry lake (where the sandstone was obtained) into the definition of the 'historic farmstead'.
9. All mining activities be limited to a distance of 1km from the perimeter or boundary of the area defined as 'the farmstead'

CONTENTS

GLOSSARY OF TERMS

Study Area – refers to the entire area to be developed as indicated on the scale drawings by the client.

Stone Age – The first and oldest part of human history is the Stone Age, which is associated with the appearance of early humans between 3-2 million years ago. Stone Age people were hunters, gatherers and scavengers who did not settle in permanent settlements. Places associated with these humans are determined by identifying stone tools that have been preserved in the landscape.

Early Stone Age: 2 000 000- 150 000 Before Present (BP)
Middle Stone Age: 150 000 – 30 000 BP
Later Stone Age: 30 000 – until c. AD 200

Iron Age – A period covering the last 1800 years, when an altered lifestyle was introduced to southern Africa. They established villages, cultivated domesticated crop types such as sorghum, millet and beans and they herded cattle, sheep and goats. They spoke early variations of the Bantu language and manufactured iron objects.

Early Iron Age: AD 200 - AD 1 000
Late Iron Age: AD 1 000 – AD 1830

Historical period – Since the arrival of white settlers – C. AD 1652 (Southern parts of South Africa and AD 1840 (north of the Vaal River)

Cultural significance - According to the ICOMOS Burra Charter (1999) 'cultural significance' means *'aesthetic, historic, scientific or social value for past, present or future generations*.

***Aesthetic value* – Criteria considered for this category may include the form, scale, colour, texture and material of the fabric, the smells and sounds associated with the place, and its use.**

***Historic value* – Historic value encompasses the history of aesthetics, science and society and therefore to a large extent underlies all of the terms used for evaluation. A place may have historic value because it has influenced or has been influenced by an historic figure, event, phase or activity. The significance will be greater where evidence of the association or event survives *in situ* or where the settings are substantially intact than where it has been changed or evidence does not survive.**

***Scientific value* – The scientific or research value of a place will depend on the importance of the data involved, on its rarity, quality or representativeness and on the degree to which the place may contribute further substantial information.**

***Social value* – Social value embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.**

Abbreviations

***EIA* – Environmental Impact Assessment**
EIA – Early Iron Age
ESA – Early Stone Age
LIA – Late Iron Age
LSA – Late Stone Age
MSA – Middle Stone Age
NASA – National Archives of South Africa
NHRA – National Heritage Resources Act
PHRA – Provincial Heritage Resources Authority
SAHRA – South African Heritage Resources Agency

1. BRIEF

To determine whether the site is of cultural significance or may contain any elements that may be of cultural significance and to evaluate the site and the structures according to criteria determined by the National Heritage Resources Act (Act 25 of 1999).

2. AIM OF THE STUDY

*To determine whether the site is of cultural significance and contains or represents particular characteristics that render the farmstead as a 'place' of any cultural significance

*To identify buildings and structures on the site that may be considered of cultural significance or that may be of exceptional heritage significance.

*To evaluate the site, buildings and structures on the site according to the criteria determined by the National Heritage Resources Act, and any additional criteria, to determine their 'cultural significance'.

*To make recommendations regarding the future management and use of the identified buildings and structures.

3. ASSUMPTIONS AND CONDITIONS

*****This is a specialist report focusing only on the assessment of the farmstead, buildings and structures.

*This document is an annexure to a more complete document that forms part of the heritage assessment of features to be impacted on by the proposed coal mining activities.

4. GEOGRAPHIC AREA OF THE STUDY

The farmstead is located on the farm Mooifontein in the district of Arnot between the towns of Middelburg and Belfast in the Mpumalanga Province. This investigation only focused on the farmstead and manmade elements inherent on the farmstead.

5. METHODOLOGY

No desk study was conducted by the architectural historian as the history of the farm was researched by another member of the heritage team within PGS Heritage Consulting. The results of previous research regarding the vernacular architecture of the region and the occurrence of stone masonry farm buildings in the Mpumalanga Province have been published by the author and this information has been used as a base for the evaluation and conclusions regarding the significance of the buildings on this site.

The site was visited and the various buildings were investigated on foot. However the interiors of the individual buildings were not investigated in detail. Photographs of the various buildings were taken for reporting purposes but not as part of a full photographic recording.

The investigation excluded any interviews and any public participation with interested and affected parties.

The objective of this report is to evaluate the architectural significance of the various buildings, both individually and as part of the farmstead and to make recommendations regarding the future of the site and the various structures.

6. FINDINGS

6.1. Section 38(3) (a) Identification and mapping of all heritage resources impacted on in the area affected.

The farmstead:

The farmstead is clustered and spatially organized almost to a grid in order to be functional and practical. Of special significance regarding this farmstead is the number of old sandstone buildings that define the historic core of the settlement and that are still fully utilized. They have not been discarded or become redundant over time. The farmstead has been developed around these original buildings and new buildings and structures have been erected in between, often using the older buildings as core structures and as working annexes.

Figure 1. Plan of the farmstead indicating the location of buildings, structures and infrastructure (photograph: old Google image as some buildings and structures have not been recorded on this image).

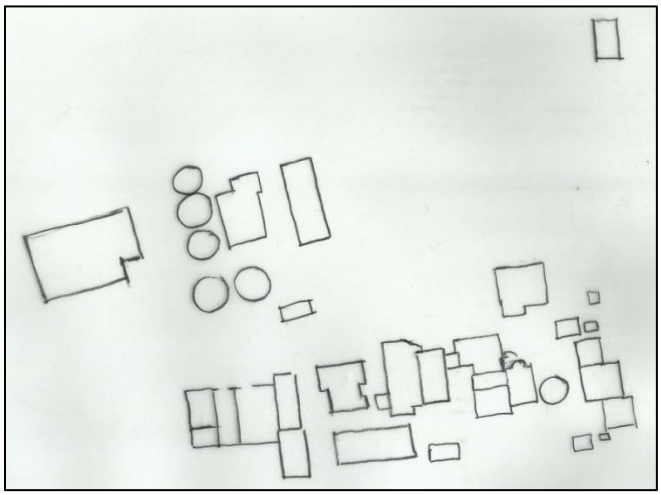

Figure 2. Clusters of buildings and structures defining the form and layout of the Mooifontein farmstead.

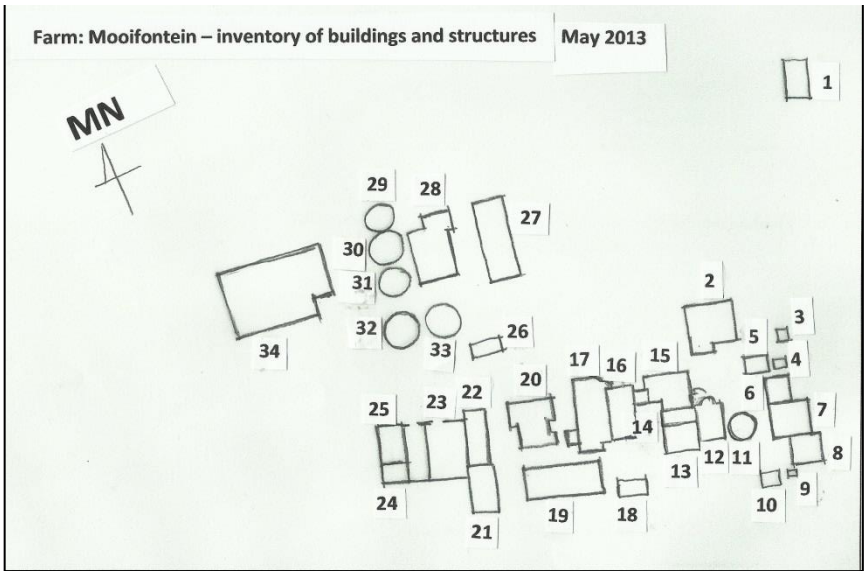

Figure 3. Map of Mooifontein farmstead with numbers of buildings and structures (drawing: M. Naude)

Building 1 - Plane hangar:

Small hangar used as a closed shed for a helicopter, located on the north-eastern periphery of the farmstead. The building is of recent origin (period: 2005-2009), constructed with face bricks and covered with galvanized IBR sheet iron with a galvanized rolling door.

Figure 4. Northern elevation of small helicopter hangar on the north-eastern corner of the farmstead

Building 2 - Sandstone dwelling:

This building forms the core of the farmstead, the historic social centre and most prominent of the sandstone buildings in terms of vernacular architectural significance. The exact date of the building is unknown, but it is assumed that it post-dates the garage building that contains a door lintel dating to 1904.

Figure 5. Principal dwelling of the landowner, which has served as a dwelling for two generations

Building 3 - Timber portable hut:

This is a temporary building and of recent date. It is completely constructed of timber and may be classified as a 'catalogue' building (ie, "can be ordered from a catalogue").

Figure 6. Small timber building located in the backyard

Building 4 - Sandstone water reservoir tower:

The base of this water reservoir is constructed with neatly dressed sandstone blocks and can be reached via the use of a steel frame ladder along the western elevation.

Figure 7. Sandstone structure supporting a water reservoir on top

Building 5 - Sandstone cottage:

Small cottage at the back of the dwelling constructed with neatly dressed sandstone. Currently used as a laundry. It may have been used originally as supporting outbuilding serving some of the spatial needs of the kitchen as meat or milk rooms.

Figure 8. Small sandstone cottage serving as support building to the kitchen

Building 6 - Face brick storage shed:

New face brick building with corrugated iron roof and steel plated garage doors serving as a garage. It forms the core to which another open shelter was added.

Figure 9. Face brick garages serving as annex to the large open sided shelter

Building 7 - Open sided steel frame shelter:

Steel frame shelter of recent origin and IBR sheet iron roofing added as an annex to the face brick garage.

Figure 10. Open-sided steel frame shelter used as parking for utility vehicles

Building 8 - Chicken coops:

Large area fenced-off as chicken coops with two covered coops inside.

Building 9 - JOJO water reservoir:

Protective shelter constructed with face bricks and corrugated iron roof, for JOJO water reservoir.

Figure 11. Small single brick layer protective shelter for JOJO reservoir

Building 10 - Corrugated iron clad structure

Timber frame structure with corrugated iron sheeting cladding used as ablution facility.

Figure 12. Timber frame corrugated iron ablution

Building 11 - Circular dam:

Engineering structure – large circular dam. Although not classified as a building it remains a structure that needs to be assessed and that has added value to the farmstead and is of economic value to the sustainability of the setting.

Figure 13. Circular plastered brick dam at the back of the office complex

Building 12 - Office complex:

Current administrative hub for the farming activities and farmstead with residential characteristics but used as an office building. It is constructed with face bricks with corrugated iron roofing and a single section reminiscent of a rondavel with a thatched roof. The building consists of a core with several later additions and extensions.

Figure 14. Entrance to office complex

Building 13 - Open sided steel frame shed:

Steel frame shed structure with sheet iron cladding.

Figure 15. Steel frame galvanized sheet iron shed

Building 14 - Sandstone garage now storage:

Obscured old sandstone waenhuis-cum-garage that later became a closed space and storage facility. It forms a core to which later additions and extensions were made to accommodate the expansion of the storage needs.

Figure 16. Back of sandstone garage (left, obscured behind the conifer) now used as storage facility

Building 15 - Sandstone garages:

Long elongated rectangular building constructed with sandstone. It consists of a core building with later additions executed with the same sandstone but in a different vocabulary. The later additions were merely added to the sides of the previous garages. The oldest part of this building is the section to the left where the door lintels with the date 1904 appear. These lintels are cocopan rails with the date cast in the iron rail. Later additions have concrete lintels and new plated steel doors. According to the current owners, the oldest section was used as the original house and was built in the 1930s.

Figure 17. Series of sandstone buildings erected at different periods, now used as garages

Building 16 - Open-sided parking:

To link the various historic buildings, a large area has been covered with steel frame and sheet iron cladding allowing ample parking for farm vehicles.

Figure 18. Open-sided parking serving as node for the landowner and service vehicles

Building 17 - Old sandstone shed and annex:

The original sandstone waenhuis -cum –stables, which was apparently later used as a dwelling, have been included into the open-sided larger steel frame shelter. The historical building was constructed with neatly dressed sandstone and has been properly maintained and protected.

Figure 19. Old sandstone shed - one of the former dwellings now incorporated into the a new steel frame shed structure

Building 18 - Sandstone workers quarters:

Small sandstone building used by farmstead workers as a residential unit. The building was erected using exceptionally large dressed sandstone blocks.

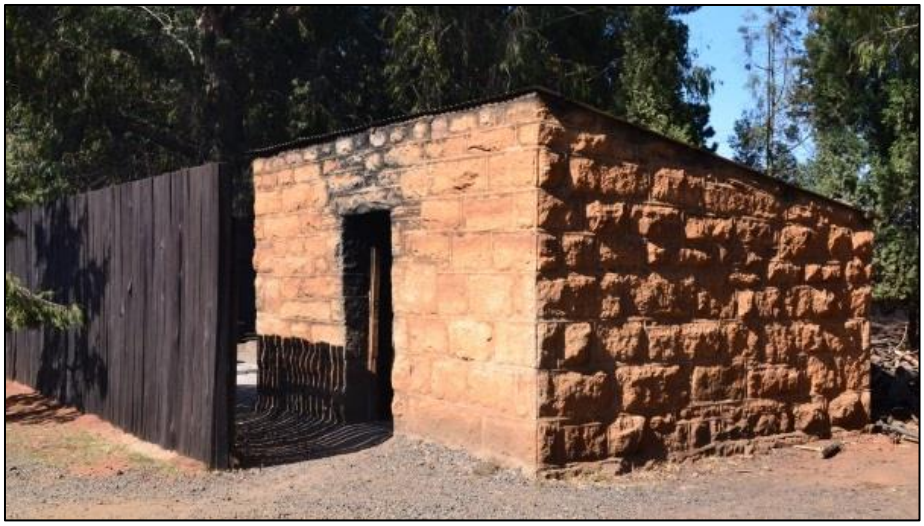

Figure 20. Small workers dwelling constructed with sandstone

Building 19 - Large steel frame closed shed:

Commercial semi-open steel frame multi-purpose engineering structure with sheet iron cladding and open gable ends.

Figure 21. Large steel frame shed with open gable ends

Building 20 - Face brick shed:

Face brick shed building with corrugated iron gable ends and large doors to allow maximum entry into the building. This building is also referred to as the hangar, as it was used in the past to accommodate a small plane.

Figure 22. Old face brick shed, also known as the plane hangar, with large doors in the gable end

Building 21 - Steel frame open parking shelter:

Commercial steel frame engineering structure erected to serve as semi-covered parking for farm vehicles.

Figure 23. Open-sided steel frame parking shelter

Building 22 - Steel frame open storage shelter:

Open sided steel frame engineering structure used as storage facility for farming equipment.

Figure 24. Large steel frame open sided storage shelter

Building 23 - Double sandstone kraal for cattle:

Large sandstone cattle kraal complex. The complex consists of two enclosures, each with its own entrance but not connected to each other. The exterior wall of the western enclosure is used as a supporting wall for another sandstone building, while also serving as the lower section of a steel frame open sided annex.

Figure 25. Remains of old sandstone cattle kraal

Figure 26. Second section of old sandstone cattle kraal

Building 24 - Sandstone storage room:

Large sandstone building adjacent to the sandstone cattle kraal. The original function of this building remains unknown until further investigation.

Figure 27. Large sandstone storage shed

Building 25 - Steel frame open parking shelter:

Open-sided steel frame engineering structure used as parking for farming vehicles.

Figure 28 New open sided steel frame parking shelter

Building 26 – Dairy:

Small modern face brick building where cows are milked and milk is stored and collected.

Figure 29. Dairy and milking facility

Building 27 - Steel frame open parking shelter:

Large steel frame open sided shelter protecting farming vehicles.

Figure 30. Large steel frame semi-open parking facility

Building 28 - Steel frame closed storage shed and loading bay:

Specialized steel frame shed with closing doors used as storage facility for silos

Figure 31. Large steel frame covered storage facility accommodating silos and loading bay

Building 29 - Cylindrical corrugated iron silo:

Building 30 - Cylindrical corrugated iron silo:

Building 31 - Cylindrical corrugated iron silo:

Building 32 - Cylindrical corrugated iron silo:

Building 33 - Cylindrical corrugated iron silo:

Building 34 - Large steel frame storage shed:

Large steel frame shed with open sided steel frame shelter used for vehicle parking

Figure 32. large steel frame storage sheds and open-sided parking shelter

6.2. Section 38(3) (b) An assessment of the significance of such resources in terms of the heritage assessment criteria in Section 6(2) or prescribed in Section 7.

According to the Burra Charter 'cultural significance' means 'aesthetic, historic, scientific or social value for past, present or future generations'. Cultural significance is a concept which helps in estimating the value of places. These terms and their meaning are not mutually exclusive, for example, architectural style has both historical and aesthetic aspects (Burra Charter, 1999).

The categorization into aesthetic, historic, scientific and social values is one approach to understanding the concept of cultural significance (Burra Charter, 1999). However, more precise categories may be used as understanding of the specific significance of a particular place increases.

For the purposes of this report, such categories are used in tandem with the criteria set out by the National Heritage Resources Act.

The concept of 'cultural landscape'

UNESCO's definition of a cultural landscape defines three types (http://whc.unesco.org/en/culturallandscape):

1. The most identifiable is the clearly defined landscape designed and created intentionally by humans. This embraces garden and parkland landscapes constructed for aesthetic reasons, which are often (but not always) associated with religious or other monumental buildings and ensembles.
2. The second category is the organically evolved landscape. This results from an initial social, economic, administrative and or religious imperative and has developed its present form by association with and in response to its natural environment. Such landscapes reflect a process of evolution in their form and component features. They fall into two sub-categories: (a) *a relict (or fossil) landscape* is one in which an evolutionary process came to an end at some time in the past, either abruptly or over a period. Its significant distinguishing features are, however, still visible in material form; (b) *a continuing landscape* is one which retains an active social role in the contemporary society closely related with the traditional way of life and in which the evolutionary process is still in progress. At the same time, it exhibits significant material evidence of its evolution over time.
3. The final category is the associative cultural landscape. The inclusion of such landscapes on the World Heritage list is justifiable by virtue of the powerful religious, artistic or cultural associations of the natural element, rather than material cultural evidence, which may be insignificant or even absent.

This farmstead falls within category 2(b), as the farmstead has evolved over time from the agricultural activities of the landowners and each generation has added another layer or layers to the initial settlement and the physical phenomena that resulted from the first settlement.

6.2.1. Significance criteria in terms of Section 3(3) of the National Heritage Resources Act.

	Criteria	***Significance***
1.	***The importance of the cultural heritage in the community or pattern of South Africa's history (Historic and political significance)***	***Rating***
	In this case the farmstead and the larger farm as an economic unit represent a particular cultural phenomenon, namely, farming on the Highveld (formerly the eastern Transvaal Highveld and now the districts of the Mpumalanga Province).	
	This region originally became known as a maize production area, later for cattle and stock farming and, during the 1960s to the present day, as a coal mining region and for the numerous power stations owned by ESCOM supplying South Africa with electricity. Within this paradigm this farm has evolved through all these stages and has still remained a profitable economic unit based on the exploitation of its agricultural value and natural resources – excluding the exploitation of coal. This farm now also produces potatoes and milk as additional agricultural products. This is an exceptional new historical layer to this historic farm and proves that agriculture remains a very sustainable economic activity without the exploitation of the mineral resources. The natural resources such as rainfall, underwater sources, good soil types and relatively flat topography remain the most sustainable elements on this farm. These aspects have formed the basis and foundation for the creation and	***High***

	sustainable use of the manmade heritage features that are represented on the farmstead. These are the real heritage related aspects of this farm and farmstead and serve as an excellent example of how heritage can be retained and sustained when incorporated into a profit-drive management plan.	
2.	***Possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage (Scientific significance).*** The most significant and 'rare' heritage elements on the farmstead are the various sandstone farm buildings and structures that have been erected over a period of more than 100 years and which are still utilized as supporting farm buildings. These are the most 'endangered' elements of the farmstead. However, due to the fulltime use of these buildings they are protected by their continuous utilization and incorporation into the farmstead's economic activities, thus ensuring and guaranteeing their sustainability.	***Rating*** ***High***
3.	***Potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage (Research/scientific significance)*** The exploitation of the mineral resources in the Highveld region of the Mpumalanga Province is currently a direct threat to the protection and knowledge pool the academic and scientific world has of the vernacular architecture of the region. This tradition is dominated by the use of the various stone types of the region and has become a unique part of South Africa's vernacular architectural history. This farmstead still contains the original sandstone buildings and the full range of building types associated with farming on this Highveld farm. These buildings are still used and have been incorporated into commercial farming activities without demolition of the older buildings.	***Rating*** ***High***
4.	***Importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects (Scientific significance)*** The particular type or class of 'cultural places' is 'farmsteads'. The evaluation of the site and any of the buildings on the site must be done within the common scenario of the rural landscape and, in particular, in the context of farmsteads and farmstead development. The farmstead represents the history of various generations of a single family and how they contributed to the development and current condition of this farmstead.	***Rating*** ***High***
5.	***Importance in exhibiting particular aesthetic characteristics valued by a community or cultural group (Aesthetic significance)*** Various sets of aesthetics are represented on the farmstead in various functional areas, buildings, structures, the development of infra-structure, various open spaces and the planted vegetation. A farmstead is not usually evaluated in terms of its aesthetic appeal but the individual buildings are. On this farmstead the aesthetic criterion is	***Rating***

	mainly applicable to the occurrence of the many sandstone buildings. The use of stone masonry for the construction of farm dwellings, supporting buildings and related structures in the region has become a typical occurrence and this farmstead with its buildings is one of the exceptional settings where the sandstone buildings were retained and remain functional. On other farms in the region, these buildings have become redundant and are often vandalized and this building tradition is not continued. This farmstead is one of the last functioning farmsteads where these sandstone buildings are still used and the sandstone character and building tradition is respected, protected and retained by the landowner.	***High***
6.	***Importance in demonstrating a high degree of creative or technical achievement at a particular period (Scientific significance)*** Two traditions are present on the farmstead namely, the stone masonry building tradition and the other, which is based on engineering principles. In this case, the engineering tradition is negated, while the stone masonry tradition is considered the more significant tradition to be considered within the heritage paradigm. However, the stone buildings have not been investigated in detail to the extent that an extensive conclusion regarding the value of every building can be formulated. As the sandstone masonry tradition has almost disappeared completely in this part of the country, this tradition and the buildings reflecting and projecting the knowledge and skills involved in this craft, is the most significant tradition to be protected. This farmstead contains numerous examples of buildings constructed in this tradition (a more detailed report on this issue needs to be drafted).	***Rating*** ***High***
7.	***Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons (Social significance)*** The site is located in a rural area and has no direct association with the local town and urban community. Its only association is with the Cass family, which has farmed on Mooifontein since the turn of the 19th century.	***Rating*** ***Medium***
8.	***Strong or special association with the life and work of a person, group or organization of importance in the history of South Africa (Historic significance)*** Desktop research has indicated that the farm Mooifontein has an association with both Richard Charles O'Neil (the founder of the nearby town of Belfast) and with Pixley ka Seme (one of the founders of the organization which became the ANC). These associations are detailed in the separate document "Desktop Research Into The Heritage Significance Of Historic People Associated With The Mooifontein Farm, Optimum Colliery, Arnot, Mpumalanga The site has also been associated with the Cass family for three generations.	***Rating*** ***Medium***

9.	***The significance of the site relating to the history of slavery in South Africa.*** The site has no known association with the history of slavery in South Africa.	***Rating*** ***Low***

<u>6.2.2. Significance criteria in terms of historical, architectural and spatial significance.</u>

In addition to the criteria set out in the National Heritage Resources Act, which can tend to emphasise the significance of heritage resources in terms of the 'national estate', which few heritage sites and features fall within, a second set of criteria are used to determine the regional and local significance of heritage sites. Three sub-categories are used to determine this significance:

(a) <u>Historical significance</u> – this category determines the social context in which a heritage site and resource need to be assessed. These criteria focus on the history of the 'place' in terms of its significance in time and the role played in a particular community (human context).
(b) <u>Architectural significance</u> – the objective of this set of criteria is to assess the artefactual significance of the heritage resource, its physical condition and meaning as an 'object'.
(c) <u>Spatial significance</u> – focuses on the physical context in which the object and place exists and how it has contributed to the landscape, the region, the precinct and neighborhood.

Historical significance

	Criteria	***Significance***
1.	***Is the site or building associated with a historical person or group?*** The farm and farmstead have been associated with the Cass family for more than three generations. The farmstead reflects a deep historical layering in terms of social history and collective memory. In addition, desktop research has indicated that the farm Mooifontein has an association with both Richard Charles O'Neil (the founder of the nearby town of Belfast) and with Pixley ka Seme (one of the founders of the organization which became the ANC). These associations are detailed in the separate document on historical associations of the farm Mooifontein (as noted in 6.2.1 above).	***Rating*** ***High***
2.	***Is the site or building associated with an historical event?*** The site is not associated with an outstanding historical event.	***Rating*** ***Low***
3.	***Is the site or building associated with a religious, economic, social, political or educational activity?*** The farmstead is a profitable economic hub and the farm and farming practices are considered of exceptional economic significance as an example of commercial farming in the region. The farmstead is also an example to the heritage and conservation industry in the sense that existing historic buildings and structures have been incorporated into the economic activities on the farm and have not been demolished and replaced with contemporary commercial engineering structures and architecture.	***Rating*** ***Medium***

4.	***Is the site or building of archaeological significance?*** Although several of the sandstone buildings are likely to be 100 years or older, the fact that they have been in continuous use up to the present day, means that they cannot be described as strictly "archaeological". However, all of these buildings are protected under the NHRA (see section below).	***Rating*** ***Not applicable***
5.	***Are any of the buildings or structures on the site older than 60 years?***	***Rating***
	Building 1 - Plane hangar: Not older than 60 years and is not protected by the 60 years clause of the NHRA.	***Low***
	Building 2 - Sandstone dwelling: Older than 60 years and protected by the 60 years clause of the NHRA	***High***
	Building 3 - Timber mobile hut: Not older than 60 years and is not protected by the 60 years clause of the NHRA.	***Low***
	Building 4 - Sandstone water reservoir tower: Older than 60 years and protected by the 60 years clause of the NHRA	***High***
	Building 5 - Sandstone outbuilding: Older than 60 years and protected by the 60 years clause of the NHRA	***High***
	Building 6 - Face brick storage shed: Not older than 60 years and is not protected by the 60 years clause of the NHRA.	***Low***
	Building 7 - Open sided steel frame shed: Not older than 60 years and is not protected by the 60 years clause of the NHRA.	***Low***
	Building 8 - Chicken coops: Not older than 60 years and is not protected by the 60 years clause of the NHRA.	***Low***
	Building 9 - JOJO reservoir building: Not older than 60 years and is not protected by the 60 years clause of the NHRA.	***Low***
	Building 10 - Corrugated iron ablution: Not older than 60 years and is not protected by the 60 years clause of the NHRA.	***Low***
	Building 11 - Circular dam: Not older than 60 years and is not protected by the 60 years clause of the NHRA.	***Medium***
	Building 12 - Office complex: Not older than 60 years and is not protected by the 60 years clause of the NHRA.	***Low***
	Building 13 - Open sided steel frame shed: Not older than 60 years and is not protected by the 60 years clause of the NHRA.	***Low***
	Building 14 - Sandstone garage now storage: Older than 60 years and protected by the 60 years clause of the NHRA	***High***
	Building 15 - Sandstone garages: Older than 60 years and protected by the 60 years clause of the NHRA	***High***
	Building 16 - Open sided parking: Not older than 60 years and is not protected by the 60 years clause of the NHRA.	***Low***

	Building 17 - Old sandstone shed and annex: Older than 60 years and protected by the 60 years clause of the NHRA	***High***
	Building 18 - Sandstone workers quarters: Older than 60 years and protected by the 60 years clause of the NHRA	***High***
	Building 19 - Large steel frame closed shed: Not older than 60 years and is not protected by the 60 years clause of the NHRA.	***Low***
	Building 20 - Face brick shed: Older than 60 years and protected by the 60 years clause of the NHRA	***High***
	Building 21 - Steel frame open parking shelter: Not older than 60 years and is not protected by the 60 years clause of the NHRA.	***Low***
	Building 22 - Steel frame open parking shelter: Not older than 60 years and is not protected by the 60 years clause of the NHRA.	***Low***
	Building 23 - Double sandstone kraal for cattle: Older than 60 years and protected by the 60 years clause of the NHRA	***High***
	Building 24 - Sandstone storage room: Older than 60 years and protected by the 60 years clause of the NHRA	***High***
	Building 25 - Steel frame open parking shelter: Not older than 60 years and is not protected by the 60 years clause of the NHRA.	***Low***
	Building 26 – Dairy: Not older than 60 years and is not protected by the 60 years clause of the NHRA.	***Low***
	Building 27 - Steel frame open parking shelter: Not older than 60 years and is not protected by the 60 years clause of the NHRA.	***Low***
	Building 28 - Steel frame closed storage shed and loading bay: Not older than 60 years and is not protected by the 60 years clause of the NHRA.	***Low***
	Building 29 - Cylindrical corrugated iron silo: Not older than 60 years and is not protected by the 60 years clause of the NHRA.	***Low***
	Building 30 - Cylindrical corrugated iron silo: Not older than 60 years and is not protected by the 60 years clause of the NHRA.	***Low***
	Building 31 - Cylindrical corrugated iron silo: Not older than 60 years and is not protected by the 60 years clause of the NHRA.	***Low***
	Building 32 - Cylindrical corrugated iron silo: Not older than 60 years and is not protected by the 60 years clause of the NHRA.	***Low***
	Building 33 - Cylindrical corrugated iron silo: Not older than 60 years and is not protected by the 60 years clause of the NHRA.	***Low***
	Building 34 - Large steel frame storage shed: Not older than 60 years and is not protected by the 60 years clause of the NHRA.	***Low***

Architectural significance (artefactual significance)

	Criteria	***Significance***
1.	***Are any of the buildings or structures an important example of a specific building type?***	***Rating***
	Building 1 - Plane hangar: Not an important example of a building type - classified as an industrial shed type and can be ordered or built with standard commercial materials	***Low***
	Building 2 - Sandstone dwelling: the building is an important example of sandstone architecture in the vernacular tradition associated with farm dwellings, especially on the Highveld of the Mpumalanga Province.	***High***
	Building 3 - Timber mobile hut: Not an important example of a building type - classified as an industrial timber Wendy-house type and can be ordered or built with standard commercial materials	***Low***
	Building 4 - Sandstone water reservoir tower: No extensive research has been done on this building type in the region, but existing fieldwork has indicated that stone masonry was often used to erect these structures. This building reflects exceptional craftsmanship	***Medium***
	Building 5 - Sandstone supporting outbuilding: No extensive research has been done on this building type in the region, but existing fieldwork has indicated that stone masonry was quite common for the construction of these structures. This building reflects exceptional craftsmanship.	***Medium***
	Building 6 - Face brick storage shed: Not an important example of a building type - classified as an industrial shed type and can be ordered or built with standard commercial materials	***Low***
	Building 7 - Open sided steel frame shed: Not an important example of a building type - classified as an industrial open sided shelter type and can be ordered or built with standard commercial materials	***Low***
	Building 8 - Chicken coops: typical chicken coops constructed from face bricks according to standard specifications for coops	***Low***
	Building 9 - JOJO water reservoir building: typical structure constructed with bricks according to local preferences by the builder – not a significant building	***Low***
	Building 10 - Timber frame building with corrugated iron cladding – not a significant building	***Low***
	Building 11 - Circular dam: Not considered exceptional in terms of engineering or construction.	***Low***
	Building 12 - Office complex: Not an important example of a building type - classified as typical building on commercial farms mostly associated with contemporary style of dwellings and can be	***Low***

	built with standard commercial materials	
	Building 13 - Open sided steel frame shed: Not an important example of a building type - classified as a industrial shed type and can be ordered or built with standard commercial materials	***Low***
	Building 14 - Sandstone garage, now used for storage: Quite an exceptional building as it is solidly constructed and is still used	***High***
	Building 15 - Sandstone garages: exceptional, as it is the only building that contains any engineering or architectural detail with a date on it. All later additions were also executed in sandstone.	***High***
	Building 16 - Open sided parking: Not an important example of a building types - classified as a industrial shed type and can be ordered or built with standard commercial materials	***Low***
	Building 17 - Old sandstone shed and annex: Exceptional building but needs to be investigated in more detail	***High***
	Building 18 - Sandstone workers quarters: Small building executed with sandstone masonry.	***Medium***
	Building 19 - Large steel frame closed shed: Not an important example of a building types - classified as a industrial shed type and can be ordered or built with standard commercial materials	***Low***
	Building 20 - Face brick shed: Historical building executed in old type face bricks and corrugated iron	***Low***
	Building 21 - Steel frame open parking shelter: Not an important example of a building type - classified as an industrial shed type and can be ordered or built with standard commercial materials	***Low***
	Building 22 - Steel frame open parking shelter: Not an important example of a building type - classified as an industrial shed type and can be ordered or built with standard commercial materials	***Low***
	Building 23 - Double sandstone kraal for cattle: No extensive research has been done on this building type in the region, but existing fieldwork has indicated that stone masonry was quite common for the construction of these	***Medium***
	Building 24 - Sandstone storage room: No extensive research has been done on this building type in the region, but existing fieldwork has indicated that stone masonry was quite common for the construction of these structures	***Medium***
	Building 25 - Steel frame open parking shelter: Not an important example of a building type - classified as an industrial shed type and can be ordered or built with standard commercial materials	***Low***
	Building 26 – Dairy: No extensive research has been done on this building type in the region, but existing fieldwork has indicated that stone masonry was quite common for the construction of these structures This building	***Medium***

	reflects exceptional craftsmanship. .	
	Building 27 - Steel frame open parking shelter: Not an important example of a building type - classified as an industrial shed type and can be ordered or built with standard commercial materials	***Low***
	Building 28 - Steel frame closed storage shed and loading bay: Not an important example of a building types - classified as an industrial shed type and can be ordered or built with standard commercial materials	***Medium***
	Building 29 - Cylindrical corrugated iron silo: This is a new type of structure on farmsteads and has to be ordered according to size and capacity. It is not typical but becoming more and more common on commercial farms	***Medium***
	Building 30 - Cylindrical corrugated iron silo: This is a new type of structure on farmsteads and has to be ordered according to size and capacity. It is not typical but becoming more and more common on commercial farms	***Medium***
	Building 31 - Cylindrical corrugated iron silo: This is a new type of structure on farmsteads and has to be ordered according to size and capacity. It is not typical but becoming more and more common on commercial farms	***Medium***
	Building 32 - Cylindrical corrugated iron silo: This is a new type of structure on farmsteads and has to be ordered according to size and capacity. It is not typical but becoming more and more common on commercial farms	***Medium***
	Building 33 - Cylindrical corrugated iron silo: This is a new type of structure on farmsteads and has to be ordered according to size and capacity. It is not typical but becoming more and more common on commercial farms	***Medium***
	Building 34 - Large steel frame storage shed: Not an important example of a building type - classified as an industrial shed type and can be ordered or built with standard commercial materials	***Low***
2.	***Are any of the buildings outstanding examples of a particular style or period.***	***Rating***
	None of the buildings can be classified according to any formal architectural style such as Victorian, Edwardian, Art Deco or Modernist styles.	
	The building 'tradition' applied in terms of the stone masonry buildings can only be classified as 'vernacular' (architecture) and in particular the vernacular of the Highveld region of the Mpumalanga Province.	
	Building 1 - Plane hangar: Commercial contemporary engineering structure	***Low***
	Building 2 - Sandstone dwelling:	***High***

	Building 3 - Timber mobile hut:	***Medium***
	Building 4 - Sandstone water reservoir tower:	***Low***
	Building 5 - Sandstone outbuilding:	***Medium***
	Building 6 - Face brick storage shed: Commercial contemporary engineering structure	***Low***
	Building 7 - Open sided steel frame shed: Commercial contemporary engineering structure	***Low***
	Building 8 - Chicken coops:	***Low***
	Building 9 - JOJO building:	***Low***
	Building 10 - corrugated iron shelter:	***Low***
	Building 11 - Circular dam: Commercial contemporary engineering structure	***Low***
	Building 12 - Office complex:	***Low***
	Building 13 - Open sided steel frame shed: Commercial contemporary engineering structure	***Low***
	Building 14 - Sandstone garage now storage:	***High***
	Building 15 - Sandstone garages:	***High***
	Building 16 - Open sided parking: Commercial contemporary engineering structure	***Low***
	Building 17 - Old sandstone shed and annex:	***High***
	Building 18 - Sandstone workers quarters:	***Medium***
	Building 19 - Large steel frame closed shed: Commercial contemporary engineering structure	***Low***
	Building 20 - Face brick shed:	***Medium***
	Building 21 - Steel frame open parking shelter: Commercial contemporary engineering structure	***Low***
	Building 22 - Steel frame open parking shelter: Commercial contemporary engineering structure	***Low***
	Building 23 - Double sandstone kraal for cattle:	***Medium***
	Building 24 - Sandstone storage room:	***High***
	Building 25 - Steel frame open parking shelter: Commercial contemporary engineering structure	***Low***
	Building 26 – Dairy:	***Low***

	Building 27 - Steel frame open parking shelter: Commercial contemporary engineering structure	***Low***
	Building 28 - Steel frame closed storage shed and loading bay: Commercial contemporary engineering structure	***Low***
	Building 29 - Cylindrical corrugated iron silo: Commercial contemporary engineering structure	***Medium***
	Building 30 - Cylindrical corrugated iron silo: Commercial contemporary engineering structure	***Medium***
	Building 31 - Cylindrical corrugated iron silo: Commercial contemporary engineering structure	***Medium***
	Building 32 - Cylindrical corrugated iron silo: Commercial contemporary engineering structure	***Medium***
	Building 33 - Cylindrical corrugated iron silo: Commercial contemporary engineering structure	***Medium***
	Building 34 - Large steel frame storage shed: Commercial contemporary engineering structure	***Low***
3.	***Do any of the buildings contain fine architectural details and reflect exceptional craftsmanship?***	***Rating***
	In general four types of buildings occur on the site (a) sandstone buildings, (b) face brick buildings; (c) steel frame buildings and (d) buildings constructed with a combination of steel frame and face bricks . In all four instances the construction was properly executed and the structures solidly built.	
	Building 1 - Plane hangar: it was constructed with a combination of steel frame and face bricks covered by galvanized sheet iron.	***Low***
	Building 2 - Sandstone dwelling: to be investigated in more detail	***High***
	Building 3 - Timber mobile hut:	***Low***
	Building 4 - Sandstone water reservoir tower: to be investigated in more detail	***Medium***
	Building 5 - Sandstone outbuilding: to be investigated in more detail	***Medium***
	Building 6 - Face brick storage shed: it was constructed with a combination of steel frame and face bricks covered by galvanized sheet iron	***Low***
	Building 7 - Open sided steel frame shed: it was constructed with a combination of steel frame and face bricks covered by galvanized sheet iron.	***Low***
	Building 8 - Chicken coops:	***Low***
	Building 9 - JOJO building:	***Low***

	Building 10 - corrugated iron shelter:	***Low***
	Building 11 - Circular dam:	***Low***
	Building 12 - Office complex:	***Low***
	Building 13 - Open sided steel frame shed: it was constructed with a combination of steel frame and face bricks covered by galvanized sheet iron.	***Low***
	Building 14 - Sandstone garage now storage: to be investigated in more detail	***High***
	Building 15 - Sandstone garages: to be investigated in more detail	***High***
	Building 16 - Open sided parking: it was constructed with a combination of steel frame and face bricks covered by galvanized sheet iron.	***Low***
	Building 17 - Old sandstone shed and annex: to be investigated in more detail	***High***
	Building 18 - Sandstone workers quarters: to be investigated in more detail	***Medium***
	Building 19 - Large steel frame closed shed: it was constructed with a combination of steel frame and face bricks covered by galvanized sheet iron.	***Low***
	Building 20 - Face brick shed: to be investigated in more detail	***Medium***
	Building 21 - Steel frame open parking shelter: it was constructed with a combination of steel frame and face bricks covered by galvanized sheet iron	***Low***
	Building 22 - Steel frame open parking shelter: it was constructed with a combination of steel frame and face bricks covered by galvanized sheet iron	***Low***
	Building 23 - Double sandstone kraal for cattle: to be investigated in more detail	***Medium***
	Building 24 - Sandstone storage room: to be investigated in more detail	***Medium***
	Building 25 - Steel frame open parking shelter: it was constructed with a combination of steel frame and face bricks covered by galvanized sheet iron.	***Low***
	Building 26 – Dairy: to be investigated in more detail	***Low***
	Building 27 - Steel frame open parking shelter: it was constructed with a combination of steel frame and face bricks covered by galvanized sheet iron.	***Low***

	Building 28 - Steel frame closed storage shed and loading bay: it was constructed with a combination of steel frame and face bricks covered by galvanized sheet iron.	***Low***
	Building 29 - Cylindrical corrugated iron silo: Complete steel frame engineering structure	***Low***
	Building 30 - Cylindrical corrugated iron silo: Complete steel frame engineering structure	***Low***
	Building 31 - Cylindrical corrugated iron silo: Complete steel frame engineering structure	***Low***
	Building 32 - Cylindrical corrugated iron silo: Complete steel frame engineering structure	***Low***
	Building 33 - Cylindrical corrugated iron silo: Complete steel frame engineering structure	***Low***
	Building 34 - Large steel frame storage shed: Complete steel frame engineering structure	***Low***
4.	***Are any of the buildings an example of an industrial, engineering or technological development?***	***Rating***
	Different technologies have been applied on the site ranging from simple vernacular sandstone to more sophisticated vernacular sandstone masonry; face brick technology without any plastering or ornament and steel frame (with light-weight cladding) 'catalogue' technology.	
	The one exception is the little timber building in the backyard of the dwelling.	
	Building 1 - Plane hangar: Standard industrial technology	***Low***
	Building 2 - Sandstone dwelling: associated with vernacular architecture and traditional sandstone and brick masonry	***High***
	Building 3 - Timber mobile hut: Standard industrial technology	***Low***
	Building 4 - Sandstone water reservoir tower: associated with vernacular architecture and traditional sandstone and brick masonry	***Medium***
	Building 5 - Sandstone outbuilding : associated with vernacular architecture and traditional sandstone and brick masonry	***Medium***
	Building 6 - Face brick storage shed: Standard industrial technology	***Low***
	Building 7 - Open sided steel frame shed: Standard industrial technology	***Low***
	Building 8 - Chicken coops: Standard industrial technology	***Low***
	Building 9 - JOJO building: Standard industrial technology	***Low***
	Building 10 - corrugated iron shelter: traditional timber frame structure	***Low***

	Building 11 - Circular dam: Standard industrial technology	***Low***
	Building 12 - Office complex: contemporary building methods and techniques combining various commercial building materials	***Low***
	Building 13 - Open sided steel frame shed: Standard industrial technology	***Low***
	Building 14 - Sandstone garage now storage: associated with vernacular architecture and traditional sandstone and brick masonry	***High***
	Building 15 - Sandstone garages: associated with vernacular architecture and traditional sandstone and brick masonry	***Medium***
	Building 16 - Open sided parking: Standard industrial technology	***Low***
	Building 17 - Old sandstone shed and annex: associated with vernacular architecture and traditional sandstone and brick masonry	***High***
	Building 18 - Sandstone workers quarters: associated with vernacular architecture and traditional sandstone and brick masonry	***Medium***
	Building 19 - Large steel frame closed shed: Standard industrial technology	***Low***
	Building 20 - Face brick shed: Standard industrial technology	***Low***
	Building 21 - Steel frame open parking shelter: Standard industrial technology	***low***
	Building 22 - Steel frame open parking shelter: Standard industrial technology	***Low***
	Building 23 - Double sandstone kraal for cattle: associated with vernacular architecture and traditional sandstone masonry	***Medium***
	Building 24 - Sandstone storage room: associated with vernacular architecture and traditional sandstone and brick masonry	***Low***
	Building 25 - Steel frame open parking shelter: Standard industrial technology	***Low***
	Building 26 – Dairy: Standard industrial technology	***Low***
	Building 27 - Steel frame open parking shelter: Standard industrial technology	***Low***
	Building 28 - Steel frame closed storage shed and loading bay: Standard industrial technology	***Low***
	Building 29 - Cylindrical corrugated iron silo: Standard industrial technology	***High***
	Building 30 - Cylindrical corrugated iron silo: Standard industrial technology	***High***

	Building 31 - Cylindrical corrugated iron silo: Standard industrial technology Building 32 - Cylindrical corrugated iron silo: Standard industrial technology Building 33 - Cylindrical corrugated iron silo: Standard industrial technology Building 34 - Large steel frame storage shed: Standard industrial technology	***High*** ***High*** ***High*** ***Low***
5.	***What is the state of the architectural and structural integrity of the buildings?*** Building 1 - Plane hangar: Architectural integrity: excellent Structural integrity: excellent Building 2 - Sandstone dwelling: Architectural integrity: Structural integrity: excellent Building 3 - Timber mobile hut: Architectural integrity: excellent Structural integrity: excellent Building 4 - Sandstone water reservoir tower: Architectural integrity: excellent Structural integrity: excellent Building 5 - Sandstone outbuilding: Architectural integrity: Structural integrity: excellent Building 6 - Face brick storage shed: Architectural integrity: excellent Structural integrity: excellent Building 7 - Open sided steel frame shed: Architectural integrity: excellent Structural integrity: excellent Building 8 - Chicken coops: Architectural integrity: excellent Structural integrity: excellent Building 9 - JOJO building: Architectural integrity: Structural integrity: excellent Building 10 - Architectural integrity: Structural integrity:	***Rating*** ***See rating in column left***

	Building 11 - Circular dam: Architectural integrity: excellent Structural integrity: excellent Building 12 - Office complex: Architectural integrity: Structural integrity: excellent Building 13 - Open sided steel frame shed: Architectural integrity: excellent Structural integrity: excellent Building 14 - Sandstone garage now storage: Architectural integrity: excellent Structural integrity: excellent Building 15 - Sandstone garages: Architectural integrity: excellent Structural integrity: excellent Building 16 - Open sided parking: Architectural integrity: excellent Structural integrity: excellent Building 17 - Old sandstone shed and annex: Architectural integrity: excellent Structural integrity: excellent Building 18 - Sandstone workers quarters: Architectural integrity: Structural integrity: excellent Building 19 - Large steel frame closed shed: Architectural integrity: excellent Structural integrity: excellent Building 20 - Face brick shed: Architectural integrity: excellent Structural integrity: excellent Building 21 - Steel frame open parking shelter: Architectural integrity: excellent Structural integrity: excellent Building 22 - Steel frame open parking shelter: Architectural integrity: excellent Structural integrity: excellent Building 23 - Double sandstone kraal for cattle: Architectural integrity: excellent Structural integrity: excellent Building 24 - Sandstone storage room: Architectural integrity: Structural integrity: excellent	

	Building 25 - Steel frame open parking shelter: Architectural integrity: excellent Structural integrity: excellent Building 26 – Dairy: Architectural integrity: excellent Structural integrity: excellent Building 27 - Steel frame open parking shelter: Architectural integrity: excellent Structural integrity: excellent Building 28 - Steel frame closed storage shed and loading bay: Architectural integrity: excellent Structural integrity: excellent Building 29 - Cylindrical corrugated iron silo: Architectural integrity: excellent Structural integrity: excellent Building 30 - Cylindrical corrugated iron silo: Architectural integrity: excellent Structural integrity: excellent Building 31 - Cylindrical corrugated iron silo: Architectural integrity: excellent Structural integrity: excellent Building 32 - Cylindrical corrugated iron silo: Architectural integrity: excellent Structural integrity: excellent Building 33 - Cylindrical corrugated iron silo: Architectural integrity: excellent Structural integrity: excellent Building 34 - Large steel frame storage shed: Architectural integrity: excellent Structural integrity: excellent	
6.	***Are the buildings' current and future uses in sympathy with their original use (for which the buildings were designed)?***	***Rating***
	Building 1 - Plane hangar:	***Sympathetic use***
	Building 2 - Sandstone dwelling:	***Sympathetic use***
	Building 3 - Timber mobile hut:	***Sympathetic use***
	Building 4 - Sandstone water reservoir tower:	***Sympathetic use***
	Building 5 - Sandstone outbuilding:	***Sympathetic use***
	Building 6 - Face brick storage shed:	***Sympathetic use***
	Building 7 - Open sided steel frame shed:	***Sympathetic use***

	Building 8 - Chicken coops:	***Sympathetic use***
	Building 9 - JOJO building:	***Sympathetic use***
	Building 10 - corrugated iron shelter:	***Unknown***
	Building 11 - Circular dam:	***Sympathetic use***
	Building 12 - Office complex:	***Sympathetic use***
	Building 13 - Open sided steel frame shed:	***Sympathetic use***
	Building 14 - Sandstone garage now storage:	***Sympathetic use***
	Building 15 - Sandstone garages:	***Sympathetic use***
	Building 16 - Open sided parking:	***Sympathetic use***
	Building 17 - Old sandstone shed and annex:	***Sympathetic use***
	Building 18 - Sandstone workers quarters:	***Sympathetic use***
	Building 19 - Large steel frame closed shed:	***Sympathetic use***
	Building 20 - Face brick shed:	***Sympathetic use***
	Building 21 - Steel frame open parking shelter:	***Sympathetic use***
	Building 22 - Steel frame open parking shelter:	***Sympathetic use***
	Building 23 - Double sandstone kraal for cattle:	***Sympathetic use***
	Building 24 - Sandstone storage room:	***Sympathetic use***
	Building 25 - Steel frame open parking shelter:	***Sympathetic use***
	Building 26 – Dairy:	***Sympathetic use***
	Building 27 - Steel frame open parking shelter:	***Sympathetic use***
	Building 28 - Steel frame closed storage shed and loading bay:	***Sympathetic use***
	Building 29 - Cylindrical corrugated iron silo:	***Sympathetic use***
	Building 30 - Cylindrical corrugated iron silo:	***Sympathetic use***
	Building 31 - Cylindrical corrugated iron silo:	***Sympathetic use***
	Building 32 - Cylindrical corrugated iron silo:	***Sympathetic use***
	Building 33 - Cylindrical corrugated iron silo:	***Sympathetic use***
	Building 34 - Large steel frame storage shed:	***Sympathetic use***

7.	***Were any alterations/extensions made to the original design?*** Building 1 - Plane hangar: No alterations were made to the original structure Building 2 - Sandstone dwelling: Still needs to be investigated in detail Building 3 - Timber mobile hut: No alterations were made to the original structure Building 4 - Sandstone water reservoir tower: Still needs to be investigated in detail Building 5 - Sandstone outbuilding: Still needs to be investigated in detail Building 6 - Face brick storage shed: Still needs to be investigated in detail Building 7 - Open sided steel frame shed: No alterations were made to the original structure Building 8 - Chicken coops: No alterations were made to the original structure Building 9 - JOJO reservoir building: No alterations were made to the original structure Building 10 - corrugated iron shelter: No alterations were made to the original structure Building 11 - Circular dam: No alterations were made to the original structure Building 12 - Office complex: Still needs to be investigated in detail Building 13 - Open sided steel frame shed: No alterations were made to the original structure Building 14 - Sandstone garage now storage: Still needs to be investigated in detail Building 15 - Sandstone garages: Still needs to be investigated in detail Building 16 - Open sided parking: No alterations were made to the original structure Building 17 - Old sandstone shed and annex: Still needs to be investigated in detail Building 18 - Sandstone workers quarters: Still needs to be investigated in detail Building 19 - Large steel frame closed shed: No alterations were made	***Rating*** ***See comments in left column***

	to the original structure Building 20 - Face brick shed: No alterations were made to the original structure Building 21 - Steel frame open parking shelter: No alterations were made to the original structure Building 22 - Steel frame open parking shelter: No alterations were made to the original structure Building 23 - Double sandstone kraal for cattle: Still needs to be investigated in detail Building 24 - Sandstone storage room: Still needs to be investigated in detail Building 25 - Steel frame open parking shelter: No alterations were made to the original structure Building 26 – Dairy: Still needs to be investigated in detail Building 27 - Steel frame open parking shelter: No alterations were made to the original structure Building 28 - Steel frame closed storage shed and loading bay: Building 29 - Cylindrical corrugated iron silo: No alterations were made to the original structure Building 30 - Cylindrical corrugated iron silo: No alterations were made to the original structure Building 31 - Cylindrical corrugated iron silo: No alterations were made to the original structure Building 32 - Cylindrical corrugated iron silo: No alterations were made to the original structure Building 33 - Cylindrical corrugated iron silo: No alterations were made to the original structure Building 34 - Large steel frame storage shed: No alterations were made to the original structure	
8.	***Are any of the buildings or structures the work of a major architect, engineer or builder?*** None of the buildings and structures was designed by a major architect. The large steel frame structures are the designs originally of engineers but as these buildings and structures are utilitarian and very functional structures they were designed to be adapted and altered according to the needs of the client.	***Rating*** ***Low***

Spatial significance

In this case, the spatial layout of the cluster of manmade elements organized on the farmstead and defining the core of the farming activities on Mooifontein is of extreme significance. Even though individual buildings, and even a select group of buildings on the farmstead, are of specific significant, it is the farmstead as settlement type and as an economic and historic unit that is considered of unique and rare significance.

	Criteria	***Significance***
1.	***Can the cultural landscape (farmstead) be considered a landmark in the region?*** In terms of defining the region in this sense, it remains difficult to determine the boundaries in judicial terms. For the purposes of this report, the term 'region' refers to the Highveld region, which has a certain similarity in terms of geography, botany, geology and general visual appearance. This farmstead is one of only a few surviving examples where the bulk of the old buildings, structures, infrastructure and associated open spaces have remained intact and have been included into commercial farming activities. This makes this farmstead unique and 'rare'. The farmstead has gained some 'landmark' value in terms of being a historical farm related to a family with a long history in the region and surrounding towns.	***Rating*** ***High***
2.	***Does the cultural landscape (farmstead) contribute to the character of the neighborhood?*** In a rural landscape and environment the definition of 'neighbourhood' needs to be altered slightly, as 'neighbourhood' cannot be interpreted in the same visual and spatial paradigm as in urban settings. In this case, 'neighbourhood' is understood as the area directly surrounding the Mooifontein farm - that includes all the surrounding farms. The investigation did not include visits to the farmsteads directly adjacent to the Mooifontein farm. The Mooifontein farmstead has become a significant visual phenomenon and substantial economic hub – as example of a model farm and demonstration of how an old farmstead can still be a profitable and economically viable human settlement without sacrificing historical buildings and structures.	***Rating*** ***High***
3.	***Does the farmstead contribute to the character of the cultural landscape of the district?*** The character of the farmstead is twofold: (a) the historical centre; and (b) the economic profitable portion of the farmstead. This is a unique situation regarding the incorporation and sustained use of historical buildings and structures while new structures are continually added to the farmstead. Other farms containing historical buildings are currently lost due to coal mining and rationalization of farming activities. The result is that this farmstead has become one of the last farmsteads that contain historical buildings and where the sandstone buildings have not become redundant or been demolished.	***Rating*** ***High***

4.	***Does the cultural landscape (farmstead) form part of a past or existing tradition of farmstead (as settlement) types?*** The historical core of the farmstead is similar to many other farmsteads in the region, where the farmstead centers around a dwelling and the backyard forms part of the household activity area of the housewife; where buildings such as a milk room, meat room and other activities relating to the preparation and storage of food occur. Buildings and activities relating to the farming and economic activities of the landowner were usually located further away and on this farmstead these buildings are still in situ and intact.	***Rating*** ***High***

Even though each building needs to be evaluated as a single artifact, the overall site still needs to be evaluated in terms of its significance in its geographic area, city, town, village, neighborhood or precinct. This set of criteria determines the spatial significance of the site and any of the buildings or structures on the site in terms of their relationship and spatial matrix.

Criteria		***Significance***
1.	***Can any of the buildings or structures be considered a landmark in the region?*** Principally, the main sandstone dwelling, but all other sandstone buildings contribute to this significance.	***Rating*** ***High***
2.	***Do any of the buildings contribute to the character of the neighborhood?*** Principally the main sandstone dwelling, but all other sandstone buildings contribute to this significance	***Rating*** ***High***
3.	***Do any of the buildings or structures contribute to the character of the farmstead?*** Principally the main sandstone dwelling, but all other sandstone buildings contribute to this significance	***Rating*** **High**
4.	***Do any of the buildings form part of an important group of buildings?*** Principally the main sandstone dwelling, but all other sandstone buildings contribute to this significance.	***Rating*** ***High***

6.3 Section 38(3) (c) An assessment of the impact of the development on such heritage resources.

The site is owned by a mining company and the underlying land is intended to be mined for coal. Mining implies complete demolition of the buildings, as the mining is done according to the open-cast method. Whether this portion of the land will be mined has not been decided yet.

Mining of the area close to where the farmstead is located already has had a negative impact on the historic farmstead, producing cracks in several of the buildings and structures from blasting activities.. This impact must be mitigated or an alternative must be found to find a way to secure the protected area from the impact of extreme blasting.

The most extreme impact would occur if the entire farmstead is demolished for mining. In such a case the impact is adverse, severe and final.

6.4 Section 38(3) (d) An evaluation of the impact of the development on heritage resources relative to the sustainable economic benefits to be derived from the development.

Two types of development are discoursed: (a) mining using open cast methods and (b) agriculture.

The question remains, which of these activities are the most sympathetic to the protection of this heritage site and resource? Another question remains: which of these developments is sustainable for the longest period?

Mining would demolish the heritage resource without replacing it or reconstructing it, since heritage resources are 'one of a kind and irreplaceable'. This is not a natural landscape that can be replaced and rehabilitated. Mining is a short- term economic activity.

Agriculture and the way it is practiced at this farm, would respect the natural processes of the landscape, will protect and continue to use the existing heritage resources and is economically sustainable *ad infinitum*. This is a short-, medium- and long-term economic activity.

6.5 Section 38(3) (e) The results of consultation with the communities affected by the proposed development and other interested parties regarding the impact of the development on heritage resources.

This report does not include any public participation activities and interviews with interested and affected parties, at this stage.

6.6 Section 38(3)(f) If heritage resources will be adversely affected by the proposed development the consideration of alternatives.

If the area is not mined the buildings should be re-used.
The various alternatives are as follows;

1. "No-go" option: the entire farmstead should be retained in situ and the proposed mining activity should avoid the farmstead, with a specific buffer zone imposed (to be agreed on after consultation with the mine).
2. Mitigation option: the entire farmstead, specifically the historical sandstone buildings, should be recorded in detail, together with an oral history of the association of the Cass family. Once the farmstead and buildings have been recorded in detail, there are two possible ways forward:
    a. The farmstead, and specifically the historical sandstone buildings could be re-used as administrative buildings for the mine; or
    b. In terms of section 34 of the National Heritage Resources Act (NHRA), a permit for demolition of the buildings that are 60 years or older could then be applied for from the Mpumalanga Provincial Heritage Resources Authority (MPHRA). However, there is a possibility that the MPHRA will not issue such a permit for those buildings.
3. No mitigation option: The entire farmstead is demolished to make way for the expansion of the mining activities. However, this would require an application for a demolition permit from the MPHRA, and they would probably require a detailed recording of the historical sandstone buildings, before issuing such a permit

6.7 Section 38(3)(g) Plans for mitigation of any adverse effects during and after the completion of the proposed development.

The no-go option is preferred, which would preserve and protect the farmstead and its buildings. The principal mitigation measure is to have the buildings and their historical and cultural significance properly recorded and compiled in a detailed report.

7. CONCLUSION

In total, the evaluation identified 34 individual buildings comprising the farmstead, including nine sandstone buildings and one face brick building of historical date and cultural significance and 24 more recent brick-and-steel industrial or 'catalogue' structures of no real cultural significance.

The sandstone buildings, and probably the face brick building, are all likely to be 60 years or older and are therefore protected under section 34 of the National Heritage Resources Act from any alteration or demolition without a permit issued by the responsible heritage resources authority.

The other modern industrial or 'catalogue' structures are of significance in terms of the running of the farm and the evolution of the farmstead over time, but are not protected by the heritage legislation. These buildings and structures can all be demolished, if required.

As an overall 'cultural landscape', the farmstead is clustered and spatially organized almost to a grid in order to be functional and practical. Of special significance regarding this farmstead is the number of old sandstone buildings that define the historic core of the settlement and that are still fully utilized. They have not been discarded or become redundant over time. The farmstead has been developed around these original buildings and new buildings and structures have been erected in between, often using the older buildings as core structures and as working annexes. The original sandstone farmhouse and other buildings are very good examples of the vernacular colonial building tradition, specifically in the rural farmstead context. There are very few examples of such buildings still in existence, especially in the context of still being maintained and used on a daily basis as part of a working farm.

8. RECOMMENDATIONS

1. The protection of the entire farmstead as a cultural landscape with special emphasis on (a) guarantees to protect the sustainability of the farmstead as an economic hub and node; (b) the exclusive protection (conservation) of a selected number of buildings (specifically the sandstone buildings); (c) the continuous use of all buildings as identified in 2013 and (d) the creation of a set of conservation management measures (such as a protective parameter line) in order to prevent the farmstead and the identified buildings from adversely impacts of the proposed coal mining activities, such as the negative impact of blasting.
2. The recording of the entire farmstead, with the footprint of each building and structure marked on a scale map of an appropriate scale.
3. The recording of selected buildings (specifically the sandstone buildings); photographic recording of all buildings and structures as in 2013 (photographs of elevations and details with appropriate descriptive captions); measured drawings of selected buildings and structures (floor plans, elevations and details with appropriate descriptive captions).
4. A complete set of transcribed texts of oral history regarding the farm and the Cass family.
5. A complete report regarding any other manmade elements on the farm defined as Mooifontein in 2013.
6. A complete report with all above- mentioned visual and documentary material compiled and prepared as part of a submission to the PHRA- Mpumalanga as an official record.
7. Application and submission to the PHRA Mpumalanga to have the farmstead and an appropriate buffer zone officially proclaimed as a Provincial Heritage Site.
8. The inclusion of the lake into the definition of the 'historic farmstead'.
9. All mining activities be limited to an appropriate distance related to the safe blasting distance from the perimeter or boundary of the area defined as 'the historic farmstead'

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