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**CK 2006/014630/23**

**VAT NO.: 4360226270**

**FINAL HIA REPORT RELATED TO PROPOSED  
BUSINESS DEVELOPMENT (CITY DEEP EXT. 29)  
& DEMOLITION PERMIT APPLICATION FOR THE CURRENT OFFICE BLOCK  
CLOSE TO THE CITY DEEP NO.4 SHAFT HEADGEAR  
LOCATED ON THE REMAINING EXTENT OF KLIPRIVIERSBERG 106IR  
CITY OF JOHANNESBURG METROPOLITAN MUNICIPALITY, GAUTENG**

For:

***IProp (Pty) Limited  
P.O.Box 27  
CROWN MINES  
2025***

**REPORT: APAC019/03**

by:

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***January 2019***

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A handwritten signature in black ink, appearing to be 'A. Pelser', is centered on the page.

## SUMMARY

APelser Archaeological Consulting (APAC) was appointed in 2014 by IProp (Pty) Limited to conduct a Phase 1 HIA for proposed new development on the Remaining Extent of Portion 1 of the farm Klipriviersberg 106JR, in the City of Johannesburg Metropolitan Municipality. The area is also known as City Deep and the development will be known as City Deep Extension 29.

The location of the development is close to the old City Deep No.4 Shaft mine and the study area has been completely developed and changed from an industrial and commercial point of view. A number of buildings and other structures related to the mining activities of the past exist here and are currently occupied by a number of businesses. No archaeological sites, features or objects were identified during the 2014 assessment, but from a historical perspective a number of resources did exist (specifically the old No.4 Shaft Headgear). It was recommended in 2014 if the proposed development negatively impact on this that mitigation measures will have to be implemented (**See Report APAC014/10**).

In their Final Comments on the 2014 HIA Report (Case ID#5428, Dated 17<sup>th</sup> of September 2014) SAHRA stated that based on the information that was submitted for this case, that the study area has already been significantly disturbed and altered, and that no archaeological sites, features or objects were identified, the SAHRA Archaeology, Palaeontology and Meteorites Unit has no objection to the proposed development.

Furthermore, the SAHRA APM Unit supported the author's recommendations that a detailed assessment is carried out by a Mining Industrial/Architectural Heritage Specialist as part of a Phase 2 HIA, should the proposed development have any impact on the historical features recorded in the report.

Finally they stated that should any evidence of any significant archaeological sites or remains (e.g., remnants of stone-made structures, indigenous ceramics, bones, stone artifacts, ostrich eggshell fragments and charcoal/ash concentrations), unmarked human burials, fossils or other categories of heritage resources be found during the proposed activities, SAHRA APM Unit must be alerted immediately, and a professional archaeologist or palaeontologist, depending on the nature of the finds, must be contacted as soon as possible to inspect the findings. If the newly discovered heritage resources prove to be of archaeological or palaeontological significance a Phase 2 rescue operation might be necessary.

Subsequent to the recommendations made by APAC in 2014, and SAHRA's Final Comments, IProp (Pty) Ltd decided to incorporate the historical City Deep No.4 Shaft Headgear into their development plans and to keep the structure in place. They aim to development a Restaurant and Conference Facilities around the Headgear and with this in mind requested APAC to conduct a final assessment and then to assist with applying for and obtaining an Alteration Permit from SAHRA for this purpose (See Report APAC019/02).

*Separate to this, they requested APAC to conduct an assessment of the current Office Block on the premises as they intend to demolish this structure in order to replace it with a new structure that will serve as Offices or a Warehouse. This document is the result of the Final Assessment conducted during January 2019.*

**Finally, from a Heritage perspective the development should be allowed to continue, taking cognizance of the conclusions and recommendations put forward at the end of this report. The Demolition Permit for the Office Block will be applied for once comments have been received and it is recommended that the Permit be issued to IProp (Pty) Ltd based on the results of the assessments undertaken.**

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## 1. INTRODUCTION

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The location of the development is close to the old City Deep No.4 Shaft mine and the study area has been completely developed and changed from an industrial and commercial point of view. A number of buildings and other structures related to the mining activities of the past exist here and are currently occupied by a number of businesses. No archaeological sites, features or objects were identified during the 2014 assessment, but from a historical perspective a number of resources did exist (specifically the old No.4 Shaft Headgear). It was recommended in 2014 if the proposed development negatively impact on this that mitigation measures will have to be implemented (**See Report APAC014/10**).

In their Final Comments on the 2014 HIA Report (Case ID#5428, Dated 17th of September 2014) SAHRA stated that based on the information that was submitted for this case, that the study area has already been significantly disturbed and altered, and that no archaeological sites, features or objects were identified, the SAHRA Archaeology, Palaeontology and Meteorites Unit has no objection to the proposed development.

Furthermore, the SAHRA APM Unit supported the author's recommendations that a detailed assessment is carried out by a Mining Industrial/Architectural Heritage Specialist as part of a Phase 2 HIA, should the proposed development have any impact on the historical features recorded in the report.

Finally they stated that should any evidence of any significant archaeological sites or remains (e.g., remnants of stone-made structures, indigenous ceramics, bones, stone artifacts, ostrich eggshell fragments and charcoal/ash concentrations), unmarked human burials, fossils or other categories of heritage resources be found during the proposed activities, SAHRA APM Unit must be alerted immediately, and a professional archaeologist or palaeontologist, depending on the nature of the finds, must be contacted as soon as possible to inspect the findings. If the newly discovered heritage resources prove to be of archaeological or palaeontological significance a Phase 2 rescue operation might be necessary.

Subsequent to the recommendations made by APAC in 2014, and SAHRA's Final Comments, IProp (Pty) Ltd decided to incorporate the historical City Deep No.4 Shaft Headgear into their development plans and to keep the structure in place. They aim to development a Restaurant and Conference Facilities around the Headgear and with this in mind requested APAC to conduct a final assessment and then to assist with applying for and obtaining an Alteration Permit from SAHRA for this purpose (**See Report APAC019/02**).

Separate to this, they requested APAC to conduct an assessment of the current Office Block on the premises as they intend to demolish this structure in order to replace it with a new structure that will serve as Offices or a Warehouse. This document is the result of the Final Assessment conducted during January 2019.

The client indicated the location and boundaries of the study area and the fieldwork focused on this portion of land.

## **2. TERMS OF REFERENCE**

The Terms of Reference for the study was to:

1. Identify all objects, sites, occurrences and structures of an archaeological or historical nature (cultural heritage sites) located on the portion of land that will be impacted upon by the proposed development;
2. Assess the significance of the cultural resources in terms of their archaeological, historical, scientific, social, religious, aesthetic and tourism value;
3. Describe the possible impact of the proposed development on these cultural remains, according to a standard set of conventions;
4. Propose suitable mitigation measures to minimize possible negative impacts on the cultural resources;
5. Review applicable legislative requirements;

## **3. LEGISLATIVE REQUIREMENTS**

Aspects concerning the conservation of cultural resources are dealt with mainly in two acts. These are the National Heritage Resources Act (Act 25 of 1999) and the National Environmental Management Act (Act 107 of 1998).

### **3.1. The National Heritage Resources Act**

According to the above-mentioned act the following is protected as cultural heritage resources:

- a. Archaeological artifacts, structures and sites older than 100 years
- b. Ethnographic art objects (e.g. prehistoric rock art) and ethnography
- c. Objects of decorative and visual arts
- d. Military objects, structures and sites older than 75 years
- e. Historical objects, structures and sites older than 60 years
- f. Proclaimed heritage sites
- g. Grave yards and graves older than 60 years
- h. Meteorites and fossils
- i. Objects, structures and sites of scientific or technological value.

*The National Estate includes the following:*

- a. Places, buildings, structures and equipment of cultural significance
- b. Places to which oral traditions are attached or which are associated with living heritage
- c. Historical settlements and townscapes

- d. Landscapes and features of cultural significance
- e. Geological sites of scientific or cultural importance
- f. Sites of Archaeological and palaeontological importance
- g. Graves and burial grounds
- h. Sites of significance relating to the history of slavery
- i. Movable objects (e.g. archaeological, palaeontological, meteorites, geological specimens, military, ethnographic, books etc.)

A Heritage Impact Assessment (HIA) is the process to be followed in order to determine whether any heritage resources are located within the area to be developed as well as the possible impact of the proposed development thereon. An Archaeological Impact Assessment (AIA) only looks at archaeological resources. An HIA must be done under the following circumstances:

- a. The construction of a linear development (road, wall, power line, canal etc.) exceeding 300m in length
- b. The construction of a bridge or similar structure exceeding 50m in length
- c. Any development or other activity that will change the character of a site and exceed 5 000m<sup>2</sup> or involve three or more existing erven or subdivisions thereof
- d. Re-zoning of a site exceeding 10 000 m<sup>2</sup>
- e. Any other category provided for in the regulations of SAHRA or a provincial heritage authority

### **Structures**

Section 34 (1) of the mentioned act states that no person may demolish any structure or part thereof which is older than 60 years without a permit issued by the relevant provincial heritage resources authority.

A structure means any building, works, device or other facility made by people and which is fixed to land, and includes any fixtures, fittings and equipment associated therewith.

Alter means any action affecting the structure, appearance or physical properties of a place or object, whether by way of structural or other works, by painting, plastering or the decoration or any other means.

### **Archaeology, palaeontology and meteorites**

Section 35(4) of this act deals with archaeology, palaeontology and meteorites. The act states that no person may, without a permit issued by the responsible heritage resources authority (national or provincial):

- a. destroy, damage, excavate, alter, deface or otherwise disturb any archaeological or palaeontological site or any meteorite;
- b. destroy, damage, excavate, remove from its original position, collect or own any archaeological or palaeontological material or object or any meteorite;
- c. trade in, sell for private gain, export or attempt to export from the Republic any category of archaeological or palaeontological material or object, or any meteorite; or

- d. bring onto or use at an archaeological or palaeontological site any excavation equipment or any equipment that assists in the detection or recovery of metals or archaeological and palaeontological material or objects, or use such equipment for the recovery of meteorites.
- e. alter or demolish any structure or part of a structure which is older than 60 years as protected.

**The above mentioned may only be disturbed or moved by an archaeologist, after receiving a permit from the South African Heritage Resources Agency (SAHRA). In order to demolish such a site or structure, a destruction permit from SAHRA will also be needed.**

### **Human remains**

Graves and burial grounds are divided into the following:

- a. ancestral graves
- b. royal graves and graves of traditional leaders
- c. graves of victims of conflict
- d. graves designated by the Minister
- e. historical graves and cemeteries
- f. human remains

In terms of Section 36(3) of the National Heritage Resources Act, no person may, without a permit issued by the relevant heritage resources authority:

- a. destroy, damage, alter, exhume or remove from its original position or otherwise disturb the grave of a victim of conflict, or any burial ground or part thereof which contains such graves;
- b. destroy, damage, alter, exhume or remove from its original position or otherwise disturb any grave or burial ground older than 60 years which is situated outside a formal cemetery administered by a local authority; or
- c. bring onto or use at a burial ground or grave referred to in paragraph (a) or (b) any excavation, or any equipment which assists in the detection or recovery of metals.

Human remains that are less than 60 years old are subject to provisions of the Human Tissue Act (Act 65 of 1983) and to local regulations. Exhumation of graves must conform to the standards set out in the **Ordinance on Excavations (Ordinance no. 12 of 1980)** (replacing the old Transvaal Ordinance no. 7 of 1925).

Permission must also be gained from the descendants (where known), the National Department of Health, Provincial Department of Health, Premier of the Province and local police. Furthermore, permission must also be gained from the various landowners (i.e. where the graves are located and where they are to be relocated to) before exhumation can take place.

Human remains can only be handled by a registered undertaker or an institution declared under the **Human Tissues Act (Act 65 of 1983 as amended)**.

Unidentified/unknown graves are also handled as older than 60 until proven otherwise.

### **3.2. The National Environmental Management Act**

This act states that a survey and evaluation of cultural resources must be done in areas where development projects, that will change the face of the environment, will be undertaken. The impact of the development on these resources should be determined and proposals for the mitigation thereof are made.

Environmental management should also take the cultural and social needs of people into account. Any disturbance of landscapes and sites that constitute the nation's cultural heritage should be avoided as far as possible and where this is not possible the disturbance should be minimized and remedied.

## **4. METHODOLOGY**

### **4.1. Survey of literature**

A survey of available literature, including previous heritage assessments, was undertaken in order to place the development area in an archaeological and historical context. The sources utilized in this regard are indicated in the bibliography.

### **4.2. Field survey**

The field assessment section of the study was conducted according to generally accepted HIA practices and aimed at locating all possible objects, sites and features of archaeological significance in the area of the proposed development. The location/position of all sites, features and objects is determined by means of a Global Positioning System (GPS) where possible, while detail photographs are also taken where needed.

### **4.3. Oral histories**

People from local communities are sometimes interviewed in order to obtain information relating to the surveyed area. It needs to be stated that this is not applicable under all circumstances. When applicable, the information is included in the text and referred to in the bibliography.

### **4.4. Documentation**

All sites, objects, features and structures identified are documented according to the general minimum standards accepted by the archaeological profession. Co-ordinates of individual localities are determined by means of the Global Positioning System (GPS). The information is added to the description in order to facilitate the identification of each locality.

## **5. DESCRIPTION OF THE AREA**

The City Deep Extension 29 development (N17 Park) is situated on the remaining extent of Portion 1 of the farm Klipriviersberg 106IR. It is located in City Deep, within the City of Johannesburg Metropolitan Municipality, Gauteng. The area comprises around 13.9 ha in

total. It has been extensively disturbed through industrial (mining, warehousing) and other business developments over the recent past, and very little of its original natural landscape still exists. Large sections are taken up by storage container facilities and most of the structures on the property are currently used by and rented by tenants running a range of commercial businesses. A number of the buildings are associated with earlier gold mining (No. 4 Shaft) and retains some heritage significance, but has mostly been changed to a large degree diminishing their significance.

The most significant historical feature on the premises is the old No.4 Shaft Headgear and Main Entrance and office buildings and warehousing. As a result of recent historical developments very little of the pre-colonial/archaeological landscape would have been left intact. No evidence for this was found during the 2014 and recent assessments.



**Fig. 1: General location of study area (Google Earth 2019).**

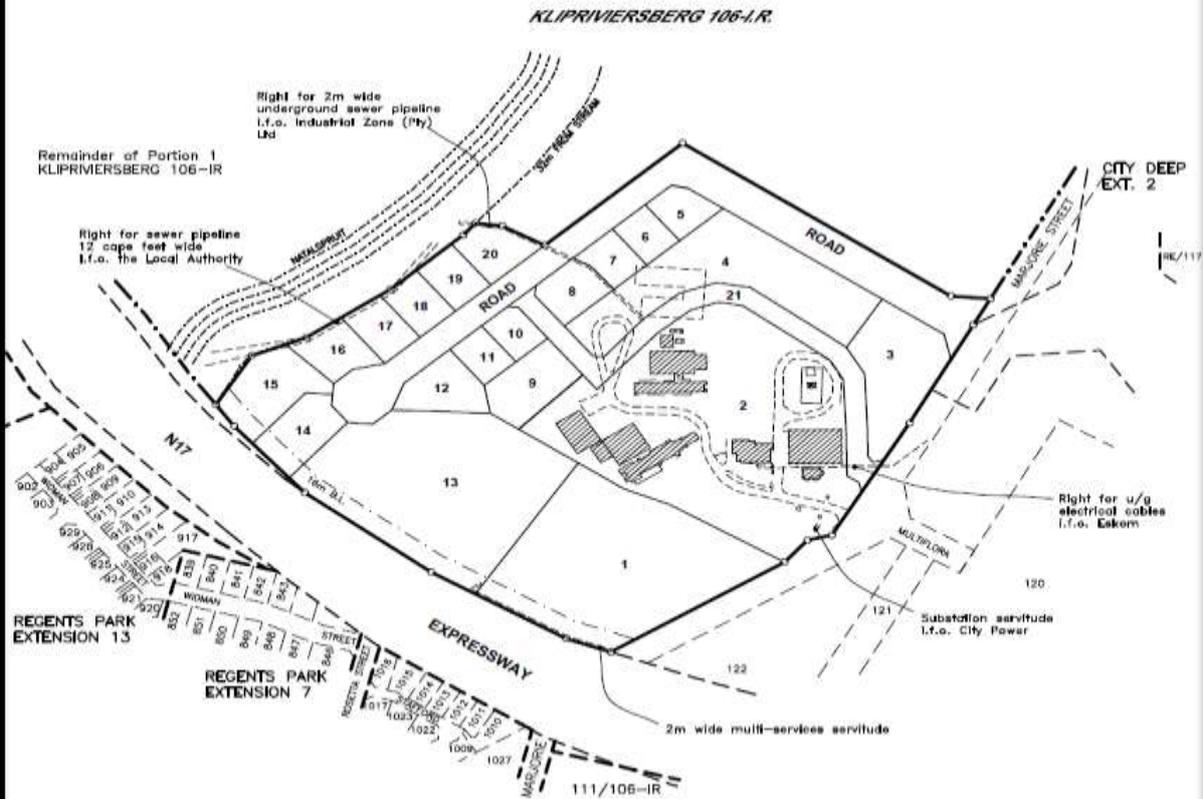


**Fig.2: Closer location of study area (Google Earth 2019).**

# City Deep Extension 29 (N17 Park) (Unproclaimed)



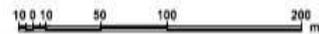
Sep 2013



### Approximate Erf Sizes

ERF	AREA (m <sup>2</sup> )	ERF	AREA (m <sup>2</sup> )
1	19 065	12	2 438
2	32 394	13	19 665
3	5 835	14	2 629
4	11 151	15	3 683
5	1 434	16	1 957
6	1 280	17	1 675
7	1 338	18	1 569
8	1 865	19	1 567
9	2 966	20	1 931
10	1 222	21	6 893
11	1 240		

Erven: Sold



Tel. No. 011 496 1777

Fax. No. 011 496 1222

Fig. 3: Location and development plan (courtesy IProp (Pty) Ltd.)



**Fig.4: View of a section of the study area in 2014.  
Note the storage containers.**



**Fig. 5: Storage containers with large mine dump  
visible (Photo taken during 2014 assessment).**



**Fig. 6: Commercial businesses are located in some of the buildings (2014).**



**Fig. 7: A view of one of the Warehouses/businesses with the old No.4 Shaft headgear visible (2014).**



**Fig.8: Another view of one of the warehouses (2019).**



**Fig.9: View of modern warehouses (2019).**



**Fig.10: View of the Office Block that is earmarked for demolition.**



**Fig.11: Another view of the Office Block.**

## **6. DISCUSSION**

The Stone Age is the period in human history when lithic (stone) material was mainly used to produce tools. In South Africa the Stone Age can be divided in basically into three periods. It is however important to note that dates are relative and only provide a broad framework for interpretation. A basic sequence for the South African Stone Age (Lombard et.al 2012) is as follows:

Earlier Stone Age (ESA) up to 2 million – more than 200 000 years ago  
Middle Stone Age (MSA) less than 300 000 – 20 000 years ago  
Later Stone Age (LSA) 40 000 years ago – 2000 years ago

It should also be noted that these dates are not a neat fit because of variability and overlapping ages between sites (Lombard et.al 2012: 125).

No Stone Age sites are known to occur in the study area, and no stone tools were identified during the survey. The closest known sites are at Aasvoelkop, Melvillekoppies, Linksfield and Primrose. These sites date from the ESA to LSA (Bergh 1999: 4).

The Iron Age is the name given to the period of human history when metal was mainly used to produce artifacts. In South Africa it can be divided in two separate phases (Bergh 1999: 96-98), namely:

Early Iron Age (EIA) 200 – 1000 A.D.

Late Iron Age (LIA) 1000 – 1850 A.D.

Huffman (2007: xiii) indicates that a Middle Iron Age should be included. His dates, which are widely accepted in archaeological circles, are:

Early Iron Age (EIA) 250 – 900 A.D.

Middle Iron Age (MIA) 900 – 1300 A.D.

Late Iron Age (LIA) 1300 – 1840 A.D.

There are no known Iron Age sites in the direct study area, with the closest LIA sites located at Melvillekoppies and Bruma (Bergh 1999: 7). According to Huffman's research the Uitkomst facies of the Urewe (pottery) tradition, dating to between AD1650 and AD1820 were found at Klipriviersberg as well (Huffman 2007: 171).

The historical age started with the first recorded oral histories in the area. It included the moving into the area of people that were able to read and write. The earliest Europeans to travel through the area were the groups of Cornwallis Harris in 1836 and later that of David Livingstone in 1847 (Bergh 1999:13). They were closely followed by the Voortrekkers (p.14). Johannesburg was established in 1886 with the discovery of gold on the Witwatersrand (Bergh 1999:21). During the Anglo-Boer War (1899-1902) there were a number of skirmishes in and around Johannesburg (Bergh 1999: 51), while there were a number of both white & black concentration camps in the area, including one at Klipriviersberg (Bergh 1999: 54).

An 1895 map of Portion 3 of the farm (from the Chief Surveyor General's database: [www.csg.dla.gov.za](http://www.csg.dla.gov.za).) shows that the whole farm (then numbered No.25) was originally granted to one Jacob Smit on 25 July 1859. Portion 3 (a Portion of Portion 1) was surveyed in January 1895 and transport was given in favor of the Jubilee Gold Company Limited and the Salisbury Gold Mining Company Limited on 21 January 1895 (**CSG Document 10HZUU01**).

According to Praagh a number of deep level mines, including City Deep, South City, Suburban Deep, Wolhuter Deep, South Wolhuter and Klip Deep, were floated prior to the Anglo-Boer War (1899-1902) as offshoots of the Klipriviersberg Estate (Gold Mining Company Limited)[Praagh 1906: 574]. City Deep Limited also possessed a mining lease on Klipriviersberg 25 (the old number of Klipriviersberg 106IR) in 1925 (SAB, Vol.808,

Reference MM2640/25). An old map/postcard dating to 1935 also shows the location of the City Deep Limited mine and dump in the approximate study area ([www.on-the-rand.co.uk](http://www.on-the-rand.co.uk)).

From this it is clear that mining activities have been present in the area from very early on. The old mining infrastructure (including parts of the old Warehouses & No.4 Shaft Headgear) forms part of this and would be older than 60 years of age and therefore protected by the National Heritage Resources Act (Act 25 of 1999). The significance of resources and proposed mitigation measures was discussed in the February 2014 HIA Report.

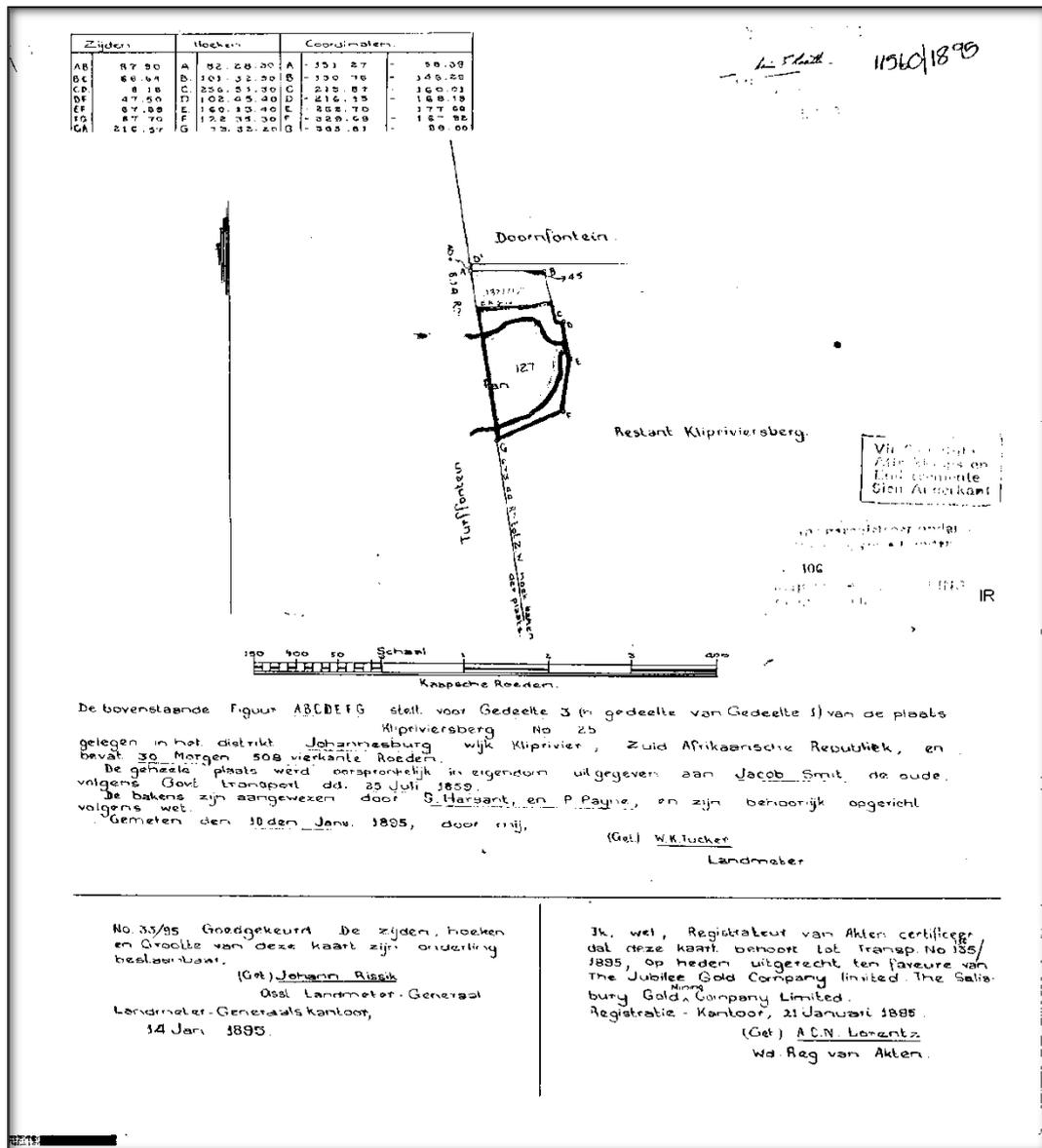


Fig.12: Old 1895 map of Portion 3 of Klipriviersberg 106IR ([www.csg.dla.gov.za](http://www.csg.dla.gov.za)).



**Fig. 13: 1935 map/postcard showing the location of City Deep Limited ([www.on-the-rand.co.uk](http://www.on-the-rand.co.uk)).**

***Results of the 2014 Fieldwork***

During the initial assessment the study area was found to have been extensively developed (mining, industrial, other) during the recent past (over the last more than 100 years) and as a result any Stone Age and Iron Age remains that could have existed here in the past would have been disturbed or completely destroyed. During the assessment no archaeological sites, features or objects were identified.

The focus of the 2014 assessment was the number of buildings and structures associated with late 19<sup>th</sup>/20<sup>th</sup> century gold mining in City Deep that exists on the property. This included the old No.4 Shaft Headgear, Warehouses and Office Blocks. Most of these were and are still currently used by a variety of businesses that include the Crafters Shop, Bitline Arts & Florists and Flora Park. Many of these buildings have also been altered and changed over recent years and as a result has lost their heritage significance.

It was recommended in 2014 that should the proposed development impact on any of these buildings then a Phase 2 Assessment should be conducted. However, the client indicated at the time that there was no intention on damaging or demolishing any of the historical structures on the property. It was based on the 2014 HIA Report that SAHRA issued their Final Comments Letter in September 2014. Subsequent to this, IProp (Pty) Limited has indicated that they want to incorporate the No.4 Shaft Headgear into their development and that they would keep all the Warehouses and shops intact. Only the one old Office Block is proposed to be demolished.

With all the historical mining related structures & buildings (including the No.4 Shaft Headgear, Warehousing and other Shops & Office buildings) that are located on the property remaining intact, only the Office Block had to be assessed during the January 2019 assessment. IProp intends to demolish this Office Block in order to replace it with another structure more suitable to their needs on the property. A discussion on the assessment, with recommended mitigation measures, will be done further on in the Report.



**Fig.14: Aerial view of study area. The blue circles indicate the possible heritage buildings; the green circle is the Headgear and the yellow the old entrance feature. The northernmost shed circled in blue is a recent addition to the structures located on the site, while the entrance gate feature was erected here after being brought in recently and therefore has no historical link with the site (Google Earth 2014 – Imagery date 2013/08/05).**



**Fig.15: Warehouse building (2014).**



**Fig.16: Another view of the Office Block and adjacent Warehouse (2014).**



**Fig.17: View of warehousing with headgear behind it (2014).**



**Fig.18: Main building next to headgear (2014).**



**Fig.19: View of entrance feature taken in 2014. This structure was erected by the current tenant and does not form part of the historic fabric of the site as it was brought in from another location to the site.**

#### ***Results of the January 2019 Assessment & Demolition Permit Application for Office Block***

The assessment of the Office Block that is earmarked for demolition was undertaken during January 2019. The Office Block contains a number of small offices and shops (such as Take Away business) that are currently leased out to tenants by IProp, while some of the offices are empty. IProp intends to demolish the Office Block as the individual offices it currently contains are too small for their purposes. The intention is to replace the Office Block with another structure once the old one has been demolished.

It is clear from the assessment that the structure containing the Office Block is of no real cultural heritage (historical) significance. Although it is related to the earlier mining activities on the property and it is possible that the original offices could date back to more than 60 years ago, the structure has been changed and altered internally and externally substantially over the years. As a result it has lost its historical-architectural origin, with only small elements of it still remaining. Recent modern brick work, roof ceilings, electrical fittings, window frames, doors, flooring and roofing has replaced the original elements. Although an exact date for the current structure could not be determined, it most likely dates to the 1960's/1970's. From that perspective it has a Low Cultural Heritage Significance and the demolition should be allowed to take place. The fact all the other old warehouse structures and No.4 Shaft Headgear are to be retained, ensures that the Historic fabric of the property will be to a large degree be preserved. Recent historical developments on the property (modern industrial structures and warehouses) have impacted on the site already as well, and the proposed demolition of the Office Block will have a minimal impact on the historic sense of place.

However it needs to be stated that some historical elements recorded in one section of the Office Block that is earmarked for demolition has to be preserved for re-use purposes. These are sections of pressed metal ceiling boards found in some of the offices that could be a

remnant of the original structure that was located here. It is of course also possible that the ceiling boards were taken from another structure somewhere else or from the original historical building that was situated here and re-used in the more recent Office Block structure. Some parts of the pressed ceiling board have been severely damaged through rust (water damage) and have been bent as well. Only some sections are therefore relatively well-preserved and could be re-used. These types of pressed ceiling board are typical in old Victorian homes and other structures and can therefore be seen as part of the historical fabric of the site. It is therefore recommended that these ceiling boards should be carefully removed and catalogued and recorded and that the portions that are well preserved should be re-used in the new proposed structure.

Cultural Significance: **Low to Medium**

Heritage Significance: **Low**

Field Rating: **General protection C (IV C) - Phase 1 is seen as sufficient recording and it may be demolished (Low Significance)**

Mitigation Proposed: **Remove and re-use decorated pressed ceiling boards in new Office Block structure.**

GPS Coordinates: **S26 14 01.38 E28 04 12.36**

*It is therefore recommended that a Demolition Permit be applied for from SAHRA (the Gauteng-PHRA Built Environment Section) once comments have been received on this report. Furthermore, Site Notices indicating the intent of IProp to demolish the Office Block well as Legal Notices should be placed in the newspapers for this purpose. These notices and the results of the public participation (comments from Interested & Affected Parties if any) will accompany the Permit Application as is required. Once the permit has been obtained the demolition work can be undertaken.*



**Fig.20: A view of the Office Block on the site.**



**Fig.21: The Warehouse next to the Office Block.**



**Fig.22: A front view (east) of the Office Block.**



**Fig.23: Another view of the Office Block that will be demolished.**



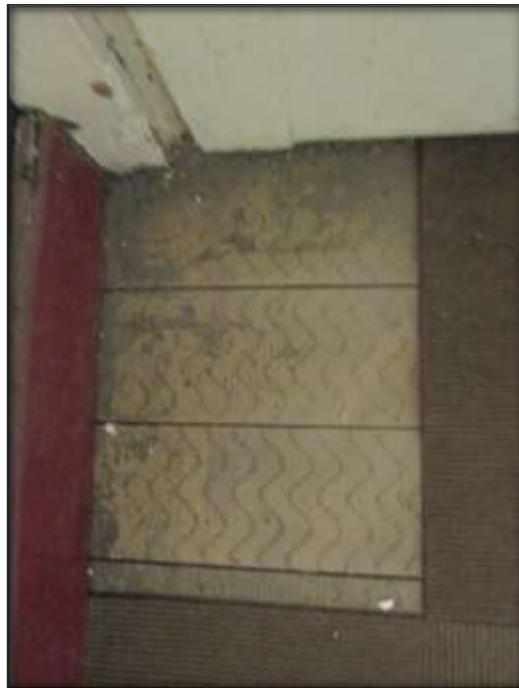
**Fig.24: View of corridor splitting the Office Block in 2 parts.**



**Fig.25: Modern ceilings and light fittings in one of the offices.**



**Fig.26: Modern airvent in one of the offices.**



**Fig.27: Modern carpets covering  
Wooden floor boards. The wood is most likely pine  
and not yellow wood as would be expected in an historical structure.**



**Fig.28: Modern windows in the Office Block.**



**Fig.29: View of remnant of chimney stack.**



**Fig.30: View of area inside office where  
Fireplace/opening for chimney would have been.**



**Fig.31: View of outside walling of Office Block.  
Two different bricks can be seen. This probably indicates changes  
& additions to the original structure.**



**Fig.32: View of decorated pressed ceiling board in one of the office spaces.**



**Fig.33: Closer view. Note the hole caused by rust.**



**Fig.34: Another section showing damage to the ceiling.**



**Fig.35: Another small section of decorated pressed metal ceiling board in one of the offices.**

## **7. CONCLUSIONS AND RECOMMENDATIONS**

APelser Archaeological Consulting (APAC) was appointed in 2014 by IProp (Pty) Limited to conduct a Phase 1 HIA for proposed new development on the Remaining Extent of Portion 1 of the farm Klipriviersberg 106JR, in the City of Johannesburg Metropolitan Municipality. The area is also known as City Deep and the development will be known as City Deep Extension 29.

The location of the development is close to the old City Deep No.4 Shaft mine and the study area has been completely developed and changed from an industrial and commercial point of view. A number of buildings and other structures related to the mining activities of the past exist here and are currently occupied by a number of businesses. No archaeological sites, features or objects were identified during the 2014 assessment, but from a historical perspective a number of resources did exist (specifically the old No.4 Shaft Headgear). It was recommended in 2014 if the proposed development negatively impact on this that mitigation measures will have to be implemented (**See Report APAC014/10**).

In their Final Comments on the 2014 HIA Report (Case ID#5428, Dated 17th of September 2014) SAHRA stated that based on the information that was submitted for this case, that the study area has already been significantly disturbed and altered, and that no archaeological sites, features or objects were identified, the SAHRA Archaeology, Palaeontology and Meteorites Unit has no objection to the proposed development.

Furthermore, the SAHRA APM Unit supported the author's recommendations that a detailed assessment is carried out by a Mining Industrial/Architectural Heritage Specialist as part of a

Phase 2 HIA, should the proposed development have any impact on the historical features recorded in the report.

Finally they stated that should any evidence of any significant archaeological sites or remains (e.g., remnants of stone-made structures, indigenous ceramics, bones, stone artifacts, ostrich eggshell fragments and charcoal/ash concentrations), unmarked human burials, fossils or other categories of heritage resources be found during the proposed activities, SAHRA APM Unit must be alerted immediately, and a professional archaeologist or palaeontologist, depending on the nature of the finds, must be contacted as soon as possible to inspect the findings. If the newly discovered heritage resources prove to be of archaeological or palaeontological significance a Phase 2 rescue operation might be necessary.

Subsequent to the recommendations made by APAC in 2014, and SAHRA's Final Comments, IProp (Pty) Ltd decided to incorporate the historical City Deep No.4 Shaft Headgear into their development plans and to keep the structure in place. They aim to develop a Restaurant and Conference Facilities around the Headgear and with this in mind requested APAC to conduct a final assessment and then to assist with applying for and obtaining an Alteration Permit from SAHRA for this purpose (**See Report APAC019/02**). Separate to this, they requested APAC to conduct an assessment of the current Office Block on the premises as they intend to demolish this structure in order to replace it with a new structure that will serve as Offices or a Warehouse.

The Office Block contains a number of small offices and shops (such as a Take Away business) that are currently leased out to tenants by IProp, while some of the offices are empty. IProp intends to demolish the Office Block as the individual offices it currently contains are too small for their purposes. The intention is to replace the Office Block with another structure once the old one has been demolished.

It is clear from the assessment that the structure containing the Office Block is of no real cultural heritage (historical) significance. Although it is related to the earlier mining activities on the property and it is possible that the original offices could date back to more than 60 years ago, the structure has been changed and altered internally and externally substantially over the years. As a result it has lost its historical-architectural origin, with only small elements of it still remaining. Recent modern brick work, roof ceilings, electrical fittings, window frames, doors, flooring and roofing has replaced the original elements. Although an exact date for the current structure could not be determined, it most likely dates to the 1960's/1970's. From that perspective it has a Low Cultural Heritage Significance and the demolition should be allowed to take place. The fact that the other old warehouse structures and No.4 Shaft Headgear are to be retained, ensures that the Historic fabric of the property will be to a large degree be preserved. Recent historical developments on the property (modern industrial structures and warehouses) have impacted on the site already as well, and the proposed demolition of the Office Block will have a minimal impact on the historic sense of place.

It needs to be stated that some historical elements recorded in the one section of the Office Block that is earmarked for demolition has to be preserved for re-use purposes. These are sections of pressed metal ceiling boards found in some of the offices that could be a remnant of the original structure that was located here. It is of course also possible that the ceiling boards were taken from another structure somewhere else or from the original historical

building that was situated here and re-used in the more recent Office Block structure. Some parts of the pressed ceiling board have been severely damaged through rust (water damage) and have been bent as well. Only some sections are therefore relatively well-preserved and could be re-used. These types of pressed ceiling board are typical in old Victorian homes and other structures and can therefore be seen as part of the historical fabric of the site. It is therefore recommended that these ceiling boards should be carefully removed and catalogued and recorded and that the portions that are well preserved should be re-used in the new proposed structure.

*Finally, it is therefore recommended that a Demolition Permit be applied for from SAHRA (the Gauteng-PHRA Built Environment Section) once comments have been received on this report. Furthermore, Site Notices indicating the intent of IProp to demolish the Office Block well as Legal Notices should be placed in the newspapers for this purpose. These notices and the results of the public participation (comments from Interested & Affected Parties if any) will accompany the Permit Application as is required. Once the permit has been obtained the demolition work can be undertaken.*

## **8. REFERENCES**

Location and Layout Maps: Provided by IProp (Pty) Limited (2014).

Aerial views of study area location and sites/features identified: Google Earth 2014 & 2019.

Proposed Restaurant Development Drawings around No.4 Shaft Headgear: Provided by IProp (Pty) Ltd (courtesy CSAR Architects)

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### **Archival Records and Websites**

Chief Surveyor General Database: [www.csg.dla.gov.za](http://www.csg.dla.gov.za). Document Number 10HZUU01

South African National Archives: SAB. Vol.808. Reference Number MM2640/25.

[www.on-the-rand.co.uk](http://www.on-the-rand.co.uk).

**DEFINITION OF TERMS:**

**Site:** A large place with extensive structures and related cultural objects. It can also be a large assemblage of cultural artifacts, found on a single location.

**Structure:** A permanent building found in isolation or which forms a site in conjunction with other structures.

**Feature:** A coincidental find of movable cultural objects.

**Object:** Artifact (cultural object).

(Also see Knudson 1978: 20).

## APPENDIX B

### DEFINITION/ STATEMENT OF HERITAGE SIGNIFICANCE:

- Historic value: Important in the community or pattern of history or has an association with the life or work of a person, group or organization of importance in history.
- Aesthetic value: Important in exhibiting particular aesthetic characteristics valued by a community or cultural group.
- Scientific value: Potential to yield information that will contribute to an understanding of natural or cultural history or is important in demonstrating a high degree of creative or technical achievement of a particular period
- Social value: Have a strong or special association with a particular community or cultural group for social, cultural or spiritual reasons.
- Rarity: Does it possess uncommon, rare or endangered aspects of natural or cultural heritage.
- Representivity: Important in demonstrating the principal characteristics of a particular class of natural or cultural places or object or a range of landscapes or environments characteristic of its class or 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.

## APPENDIX C

### SIGNIFICANCE AND FIELD RATING:

#### Cultural significance:

- Low            A cultural object being found out of context, not being part of a site or without any related feature/structure in its surroundings.
- Medium        Any site, structure or feature being regarded less important due to a number of factors, such as date and frequency. Also any important object found out of context.
- High           Any site, structure or feature regarded as important because of its age or uniqueness. Graves are always categorized as of a high importance. Also any important object found within a specific context.

#### Heritage significance:

- Grade I        Heritage resources with exceptional qualities to the extent that they are of national significance
- Grade II       Heritage resources with qualities giving it provincial or regional importance although it may form part of the national estate
- Grade III      Other heritage resources of local importance and therefore worthy of conservation

#### Field ratings:

- |                                      |  |
|--------------------------------------|--|
| i. National Grade I significance     | should be managed as part of the national estate   |
| ii. Provincial Grade II significance | should be managed as part of the provincial estate   |
| iii. Local Grade IIIA                | should be included in the heritage register and not be mitigated (high significance)         |
| iv. Local Grade IIIB                 | should be included in the heritage register and may be mitigated (high/ medium significance) |
| v. General protection A (IV A)       | site should be mitigated before destruction (high/ medium significance)                      |
| vi. General protection B (IV B)      | site should be recorded before destruction (medium significance)                             |
| vii. General protection C (IV C)     | phase 1 is seen as sufficient recording and it may be demolished (low significance)          |

## **APPENDIX D**

### **PROTECTION OF HERITAGE RESOURCES:**

#### **Formal protection:**

National heritage sites and Provincial heritage sites – Grade I and II

Protected areas - An area surrounding a heritage site

Provisional protection – For a maximum period of two years

Heritage registers – Listing Grades II and III

Heritage areas – Areas with more than one heritage site included

Heritage objects – e.g. Archaeological, palaeontological, meteorites, geological specimens, visual art, military, numismatic, books, etc.

#### **General protection:**

Objects protected by the laws of foreign states

Structures – Older than 60 years

Archaeology, palaeontology and meteorites

Burial grounds and graves

Public monuments and memorials

## **APPENDIX E**

### **HERITAGE IMPACT ASSESSMENT PHASES**

1. Pre-assessment or Scoping phase – Establishment of the scope of the project and terms of reference.
2. Baseline Assessment – Establishment of a broad framework of the potential heritage of an area.
3. Phase I Impact Assessment – Identifying sites, assess their significance, make comments on the impact of the development and makes recommendations for mitigation or conservation.
4. Letter of Recommendation for Exemption – If there is no likelihood that any sites will be impacted.
5. Phase II Mitigation or Rescue – Planning for the protection of significant sites or sampling through excavation or collection (after receiving a permit) of sites that may be lost.
6. Phase III Management Plan – For rare cases where sites are so important that development cannot be allowed.