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**A REPORT ON A PHASE 1 HIA
FOR THE PROPOSED NEW UNISA PRINT PRODUCTION FACILITY,
UNISA SUNNYSIDE CAMPUS, PRETORIA, GAUTENG**

For:

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REPORT: APAC013/51

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July 2013

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SUMMARY

UNISA intends to construct a new Print Production Facility within the boundary of their Sunnyside Campus. UNISA has appointed a multi-disciplinary Project Team, led by Bagorosi (Pty) Ltd as the Principal Agent, to plan, design and supervise the construction of this facility.

A Pelser Archaeological Consulting (APAC) was subsequently appointed as the heritage and archaeological specialist and sub-consultant for the abovementioned project. The site that has been identified to accommodate this Facility is enclosed by Normaals Street on the east, Nelson Mandela Drive on the west, Piet Uys Street on the north and Willow Road on the South. The site consists of a number of portions with different land uses that will be rezoned and consolidated into a single erf on which the new facility is to be developed. GAPP Architects, on behalf of UNISA, compiled and submitted a Campus Master Plan, which includes the abovementioned project site. As part of this Campus Master Plan, Cultmatrix Heritage Consultants carried out an investigation regarding all heritage resources that fall within the boundary of the campus, and the results and recommendations of their investigation have been reported on.

Two existing multi-storey buildings, currently both unoccupied and in varying states of neglect, are located within the boundaries of the project site and the future of these buildings in terms of their heritage significance are reported on in this document. The one building (Huis Potgieter) is the newer of the two buildings, and is in an advanced state of vandalism and is earmarked to be demolished. The other building (Avondale (Agulhas) Flats) was constructed in 1954, is in a better condition and is proposed by the client to be incorporated into the new facility as the administrative wing.

This report provides a discussion on the results of the physical assessment that was undertaken, as well as the background research conducted. Over and above the two multi-storey buildings assessed, the survey also focused on other possible sites and features of an historical-archaeological nature on the premises. The main aim of the survey/assessment was to provide recommendations in terms of the way forward regarding mitigating any negative impacts of the development on any possible archaeological and historical resources located here.

If the recommendations put forward at the end of this document are implemented, then, from a Heritage point of view, there would be no objection to the continuation of the proposed development.

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1. INTRODUCTION

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

2. TERMS OF REFERENCE

The Basic Terms of Reference for the study, based on the methodology employed by Heritage Impact Assessors, were to:

1. Identify all objects, sites, occurrences and structures of an archaeological or historical nature (cultural heritage sites) located in the proposed development area;
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;

Over and above this, the Scope of Work provided by the client was as follows:

- (a) Get familiarized with the project site;
- (b) Review the report compiled by Cultmatrix Heritage Consultants and to communicate the impact of the findings and recommendations to the Project Team, with specific reference to the project site;
- (c) Advise on the requirements of the National Heritage Resources Act (Act 25 of 1999) and the National Environmental Management Act (Act 107 of 1998) insofar as it impacts on the proposed development of the site and construction the new facility;
- (d) Specifically advise on the heritage status / significance of the existing Avondale (Agulhas) Flats, and whether the building is to be demolished or retained;
- (e) If the Avondale Flats is to be retained, to propose guidelines and/or mitigation measures on the extent to which the building can be altered (internally and externally) by the architect to conform to its intended new use.

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 000m² or involve three or more existing erven or subdivisions thereof
- d. Re-zoning of a site exceeding 10 000 m²
- 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 of 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 studies in the area, was undertaken in order to place the development area in an archaeological and historical context. The sources consulted in this regard are indicated in the bibliography.

4.2 Field survey

The assessment was conducted according to generally accepted HIA practices and in this case was aimed at identifying and recording any possible cultural heritage resources that might be located in the development area, assessing their archaeological & historical significance, while taking into consideration the negative impacts of the proposed development on these resources. The location/position of all sites, features and objects are determined by means of a Global Positioning System (GPS) where possible, while photographs are also taken where needed. The Avondal Flats and Huis Potgieter formed the main focus of this assessment.

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

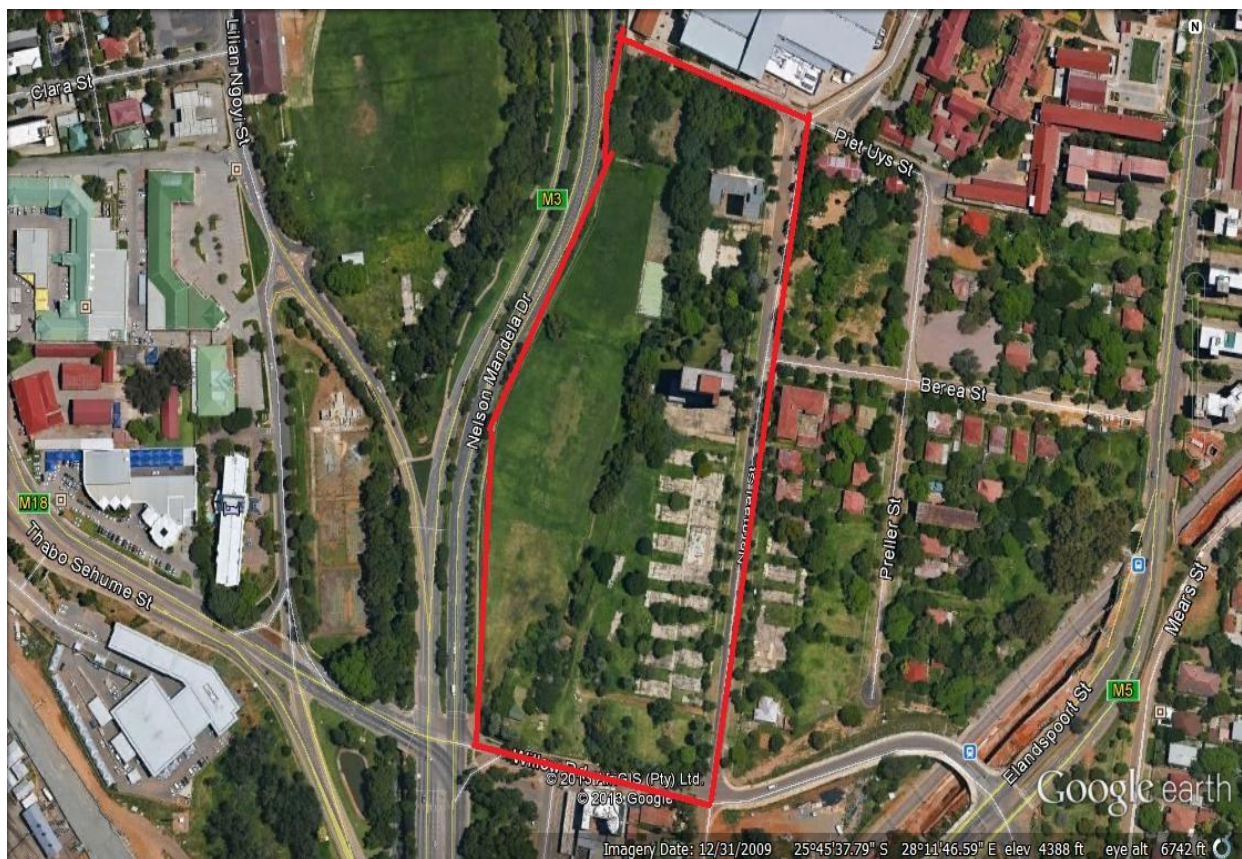
All sites, objects, features and structures identified are documented according to the general minimum standards accepted by the archaeological profession. Co-ordinates of individual

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 proposed New Unisa Print Production Facility is located at the University's Sunnyside Campus, and the site that has been identified to accommodate this Facility is enclosed by **Normaal Street on the east, Nelson Mandela Drive on the west, Piet Uys Street on the north and Willow Road on the south**. The site consists of a number of portions with different land uses that will be rezoned and consolidated into a single erf on which the new facility is to be developed.

The area has been extensively developed over the years and very little of the archaeological and historical landscape would have remained intact. Some historical buildings and features are however present. Tree and vegetation cover is not dense and visibility is therefore good and did not hamper the heritage assessment.



**Figure 1: Aerial view of study area (red block).
Google Earth 2013 – Image date 2009/12/31.**



Figure 2: View of Avondale Flats.



Figure 3: Huis Potgieter.



**Figure 4: View of area towards Huis Potgieter
(from Willow Road).**

6. DISCUSSION

A short background to the archaeology & history of the larger geographical and specific study area is given in the section below before the results of the fieldwork will be discussed. Various sources will be utilized for this purpose, including the Heritage Report conducted by Cultmatrix (See References). The section on the Sunnyside South Campus (where the development is located) heritage features are of main relevance here.

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).

There are no known Stone Age sites in the study area, while no sites or artifacts were identified during the assessment. The closest known Stone Age sites are the well-known Early Stone Age site at Wonderboompoort situated approximately 8 kilometers north-west of the subject property and a number of sites in the Magaliesberg area (Bergh 1999: 4).

If any Stone Age artifacts are to be found in the area, it would more likely be single, misplaced, stone tools of that period. Urbanization over the last 150 years would probably have destroyed any evidence if indeed it did exist in the area concerned.

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 according to Van der Ryst & Meyer (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.

No Early Iron Age sites are known to exist in the larger geographical area of Pretoria/Tshwane whilst Later Iron Age sites do occur (Bergh 1999: 7). The closest known LIA sites are at Silver Lakes and near Mamelodi on the farm Hatherley (Van Schalkwyk et.al 1996). These sites are related to the Manala Ndebele Tribe (Bergh 1999: 10) who resided in the area at the time when the first Europeans arrived during the mid 19th century. Once again no Iron Age sites, features or objects were identified in the study area.

The information below was obtained from the Unisa Masterplan report by Cultmatrix (Section 2.2 - 2013:3-4):

The area, adjacent to and east of the Apies River in the Elandspoort, is at the focal point of the origins of Tshwane as well as a larger process of transition of land ownership in the region, but in which process the larger area was transformed from an culturally indigenous sedentary living environment in which the Elandspoort and Apies River were intensively used as a sustaining resource for grazing and water, to a planned living environment where Trekkers started farms and a small church town from which origins, after becoming the capital of the ZuidAfrikaanserepubliek in 1855, a town rapidly emerged west of the Apies River, and subsequently east of the Apies River as well.

The area was a verdant site at the poort of the magnificent Elandspoortrand (earlier Baronberg), a ridge that had been inhabited by Iron Age peoples moving through the region, and adjacent to the meandering Apies River. The ‘Transvaal’ Ndebele were the first occupants around Pretoria during 1500-1600, pre-dating Tswana occupation (baKgatla of King Tabane) and the later Ndebele of Mzilikazika Mashobaneka Khumalo. The first occupants named the pools of water along the Apies, the Apies river and the Apiesvalley, i.e. Ezwebuhlungu, Mbibane and Tshwane respectively. Shortly before the European settlement of Pretoria was started, Mzilikazi controlled the koppie that the whites then called Baronberg (Bronberg) as it provided an excellent defensive position.

The first Trekker farm in the region was Elandspoort, started by brothers Lucas and Gerhardus Bronkhorst in 1842. The farm was huge and became the core of the town of Pretoria after it was bought by Pres. Marthinus Wessel Pretorius to establish a new capital for the ZAR. The study area is located at the core of this farm, where the homestead of Gerhardus Bronkhorst was situated. The adjacent farm on the west side of the Apies, was Du Preez Hoek. This area was richly watered by the streams that originated at ‘De Fonteynen’,

i.e. the Fountains of Pretoria – the furrow from the Fountains to the farm Harmony existed till the area was formally planned as suburbs, after which the line was put underground and is still in existence today.

After the establishment of Pretoria on 16 Nov 1855, the study area changed. The koppie on which the main Campus buildings are situated today were strategic lookout and defensive positions in the two wars between the Boers and Brittain until 1902. The NZASM railway to Delagoa Bay (Maputo) was constructed in the 1890's, and divided Muckleneuk in east and west – this line crosses the target Area. The area adjacent to the Apies river remained farmland, but the old Elandspoort farm was divided into much smaller portions. The farm Harmony was located where the current registration Building is today, and the northern portion of the Bronkhorst farm became portions of the suburbs of Sunnyside and the farm Arcadia. The area south of the Harmony farm were divided into small plots perpendicular to the river, later consolidated by Minister C.J. Joubert who built his house on the location of the Bronkhorst homestead, and the remainder of the land becoming the western portion suburb called Muckleneuk and laid out by George Walker.

Before the Anglo-Boer War (1899-1902) the British Government bought the property of B.T. Bourke as residence for the Governor of the ZAR. The house was the place where they rejected the Pres. Kruger's ultimatum, so starting the War. After the War, in 1902 and before Union (1910), a new teachers training college was formed for the Transvaal Colony, on the same land earlier owned by Bourke. This was the start of the Normaal College, that over the years grew rapidly and, at the time of UNISA's acquisition of the Sunnyside campus formed approx. 75% of the Sunnyside campus, with the old west part of Muckleneuk the remainder. The original buildings of the old Normaal College have been lost to the new series of buildings that started with the DPW phase of 1909 and those after that. However, the Normaal College site gained a collection of fine buildings over the years. Over the years many apartment blocks were also inserted into the fabric of Muckleneuk west, and the agricultural land made way for sports fields in 1950. The Normaal College site became the home of the Pretoria College of Education in 1980. In 1994, after the acquisition of the site by UNISA, the old Normal/PCE site was re-planned and the existing buildings were extensively upgraded by the firm Maree & Els. New buildings have since also been introduced according to the new layout plan. The Main campus was established on the koppie in the early 1960's along the Master Plan designed by Brian Sandrock. The design of the main campus also has great cultural significance. The Main campus is still growing and evolving, as is evident in this current Master Planning stage. From 1994 many buildings in the 'Muckleneuk suburb' portion of the Sunnyside campus have been demolished. The small portion of Muckleneuk suburb between Mears and Preller Streets, as well as the small portion adjacent to and west of the Gautrain line, have a collection of houses spanning the history of Muckleneuk suburb, and are earmarked for further growth of the Main campus, in order to link Main and Sunnyside campuses.

The study area has seen many recent urban planning proposals and changes, like the Nelson Mandela Ave SDF, the advent of the Gautrain (whose preferred alignment would have traversed the Sunnyside campus), plans for a Government office on Berea Park, and currently the City's newest 'Inner City Masterplan 2012'.

The area is a conglomeration of various land parcels that, over a period of 170 years, each tell a unique portion of the story of the origins and growth of Pretoria and its people.

Based on the Cultmatrix report the northern section of the site is occupied by educational, management and support functions, while the southern section of the site has houses and apartment blocks, currently all standing empty. The report also indicated that the heritage significance of the buildings range from high to low, but that later detailed assessments of these features should be undertaken. The Avondale/Aghulas Flats and Huis Potgieter (which formed the main focus of the current assessment), as well as the remains of a historical water furrow and the area known as the old (Portuguese) Market Gardens, are included in this.

Results of Assessment

This initial assessment of the area where the proposed development is located focused in the main on the Avondale (Aghulas) Flats and Huis Potgieter buildings, while the old water furrow, sections where the Market Garden was located and other historical features were also recorded to some degree. The aim with the assessment was also to determine if there are any possible archaeological (pre-historical) remains in the area.

Archaeological Remains

There are no known archaeological sites or features in the area, and none were located during the assessment as well. If any did exist here in the past it would have been completely destroyed or extensively disturbed over the last 170 years or so as a result of residential and other developments. The subterranean presence of archaeological sites, features or cultural material should however never be forgotten. This could include historical-archaeological refuse dumps related to earlier historical (farming, residential) settlement in the area.

If any Stone Age or Iron Age material are to be found in the area these would more than likely be scattered, single objects that are out of context.

Avondale (Aghulas) Flats

According to Cultmatrix building should be retained as it is of some heritage significance. A map in their report (Section 2.9: p.20 and dating to 1958) shows that the building was constructed in 1953 (therefore just 60 years old). It functioned as student residence and was erected, with others, during the 1950's/60's as a result in the growth of student numbers at the Normaal Kollege/Pretoria College of Education (PCE).

Based on the recommendations by Cultmatrix that the building should be retained, the client has indicated their willingness to do this. The idea is that the building (if retained) will be utilized as the administrative wing of the Print Production Facility. However, if retained the extent to which alterations will be allowed needs to be communicated (from a heritage perspective). GANT, the architects appointed by Bagorosi on the project, provided old building plans for Avondale Flats, also dating to 1953, indicating that the building is therefore just older than 60 years of age. However, these plans could only indicate approvals and not that it was finished in 1953. Also, based on other documents related to the building it is clear that there were additions to the building namely a Domestic building in 1960 (probably for black staff and domestic workers at the residence).

The structure is currently empty and not in use, and although not badly vandalized, has been used by security on the campus. Structurally the building seems sound. From a Heritage

perspective however the building is deemed (by this individual) as of low to medium significance as clearly some alterations to the original building has taken over the years as well. It can be retained or demolished. If retained alterations to use as administrative block can be done. If the decision is taken to demolish then a demolition permit will have to be obtained from the City Council. In order to obtain such a permit a Public Participation process will have to be undertaken during which Site Notices, News Paper Advertisements and Public Meetings will have to be done in order to obtain comments from the general public regarding the intention to demolish (or for that matter alter) Avondale Flats. This report will also have to be commented on by SAHRA prior to a demolition permit being applied for.

Cultural Significance: Low – Medium.

Heritage Significance: None

Field Rating: General protection C (IV C) - Phase 1 is seen as sufficient recording and it may be retained and altered or demolished (low significance).

Mitigation: Demolition Permit application. Plaque on history of study area and Avondale Flats erected

Site location: S25 45 33.80 E28 11 50.10.

Huis Potgieter

A map dating to 1964 in the Cultmatrix report (Section 2.9: p.21) does not show Huis Potgieter in the area, while the next dated map (1991, p.22) does indicate it. The building was therefore clearly only constructed after 1964 and is less than 60 years of age. It is also currently empty and has been vandalized to some extent. Cultmatrix recommended that it could be demolished and it is also this authors' recommendation.

Cultural Significance: Low

Heritage Significance: None

Field Rating: General protection C (IV C) - Phase 1 is seen as sufficient recording and it may be demolished (low significance).

Mitigation: None required.

Site location: S25 45 37.1 E28 11 49.20.

Market Garden Area, Water Furrow and Temporary Class Room Ruins (including area of C.J.Joubert House area)

The area known as the (Portuguese) Market Gardens is located east of Nelson Mandela drive and adjacent to the Huis Potgieter and Avondale Flats and other built-up sections of the campus. An 1889 map in the Cultmatrix report (p.9) shows the area as small plots for farming and also indicates the location of the C.J.Joubert farm house built in 1890. By 1892 these plots are consolidated (p.10). On a 1902 map (p.12) in the same report the situation is the same, except for the addition of a number erven on the eastern side of the study area. The 1904 Donaldson & Hill map reproduced here (p.14) shows the historic water furrow for the first time. In 1929 the Portuguese Market Gardens are shown clearly for the first time on the well-known Paff Map (p.15). By 1958 (p.20) the water furrow has been replaced by a dam and water supply, while new sportsfields (developed in 1950?) has replaced the market gardens. On the 1991 map of the area (p.22) the Joubert House has been demolished and temporary class rooms have been erected (these have since been demolished). The water

furrow could not be seen during this assessment, but sections of the water furrow were recorded on the northern side of the study area.

From a historical point of view the Market Garden area, as well the location of the old water furrow and Joubert House can be seen as significant. However, most evidence of these historical features and landscapes have been obliterated due to developments in the recent past, diminishing its importance. Small sections of these could however be exposed during development work and this need to be taken into consideration. Should any be found (including historical artifacts) then it should be reported to a heritage specialist. Cultmatrix recommended the commemoration of these features through a plaque and the specialist appointed for the current heritage assessment would concur with this.

The ruins of the temporary class rooms are clearly younger than 60 years of age and have no significance.

Cultural Significance: Low

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: Commemoration.

Site locations: S25 45 42.3 E28 11 48.50 (Market Gardens, Class Rooms, approx. position of Joubert House). S25 45 31.2 E28 11 48.4 (Water furrow northern side)

Other Historical Houses indicated by Cultmatrix

A number of historical structures are indicated by Cultmatrix in their March 2013 report as significant and that these structures should not be impacted/demolished (see Figure 18 p.25). These buildings were also identified during the current survey and should not be impacted. It is recommended that a Heritage Management Plan be drafted and implemented and that an Architectural Historian be sub-contracted to assist with the detailed assessment of these structures and the drafting of this Management Plan.



Figure 5: View of entrance of Avondale Flats.



Figure 6: Another view of the Flats. It is fairly modern & typical of flats in Sunnyside.



Figure 7: View of a section of the flats showing parking area.



**Figure 8: View of a section of the Domestic section.
Access to the whole building was not possible.**

CITY COUNCIL OF PRETORIA
STADSRAAD VAN PRETORIA

CITY ENGINEERS DEPARTMENT
ADELING VAN DIE STADSINGENIEUR

DESIGN OFFICE
ONTWERPKANTOOR

VAN DER STEL BUILDING
GEBOU

PRETORIA

SKETCH OF POSITION OF SEWER CONNECTION
SKETS VAN POSISIE VAN RIOOLAANSLUITING

ERF N° 347

TOWNSHIP
STADSGBIED

N

S

E

W

SEWER CONNECTION WILL BE GIVEN ON THE BOUNDARY
RIOOLAANSLUITING SAL GEGEE WAG BOUNDARY

30 FEET FROM HOUSING BOUNDARY
VOET VANA F BOUNDARY

GRENS
GRENS

DEPTH
DIEPTE

COST OF SEWER CONNECTION IS
KOSKE VAN RIOOLAANSLUITING IS

DEPOSIT FOR THE NECESSARY SEWER EXTENSION IS
STORTING VIR DIE NOODIG VERLENGING VAN RIOOLPYP IS

DEPOSIT REQUIRED FOR RELAYING E.W. SEWER IN Q.I. IS
STORTING BENODIG OM DIE ERDEPPY MET GIETSTYPER TE VERVANG IS

DEPOSIT REQUIRED FOR DIVERTING THE EXISTING SEWER IS
STORTING BENODIG VIR DIE VERLEGGING VAN DIE BESTAANDE RIOOLPYP IS

FINAL COST WILL BE SUBMITTED WITHIN 90 DAYS OF COMPLETION OF WORK
FINALE KOSKE VAN DIE WERK SAL BINNE 90 DAE NA VOLTOOIING VOORGELÊ WORD

14/1/55

DESIGN ENGINEER—ONTWERPINGENIEUR



Figure 10: View of Huis Potgieter entrance.



**Figure 11: Another view of Huis Potgieter.
The floors, windows and other fittings
have been removed on portions.**



Figure 12: Another view of Huis Potgieter.



Figure 13: A view of a section of the old Market Garden area.



Figure 14: Another section of the old Market Garden area, now an old sportsfield (soccer).



Figure 15: Northern portion of old Market Garden area. This is close to a section of water furrow and was a parking area at some point of time.



Figure 17: Section of old water furrow.



Figure 18: View of area close to where old Joubert House could have been located.



Figure 19: Water Reservoir and house that probably relates to the 1958 dam and water supply that replaced the water furrow in this section of the study area.



Figure 20: View of ruins of temporary class rooms, with House Potgieter visible in the distance.



Figure 21: View of historic houses opposite Huis Potgieter. Eastern section of study area. These structures need to be retained & managed.



Figure 22: Closer view of one of the old houses, Possibly dating to the late 19th/early 20th century.

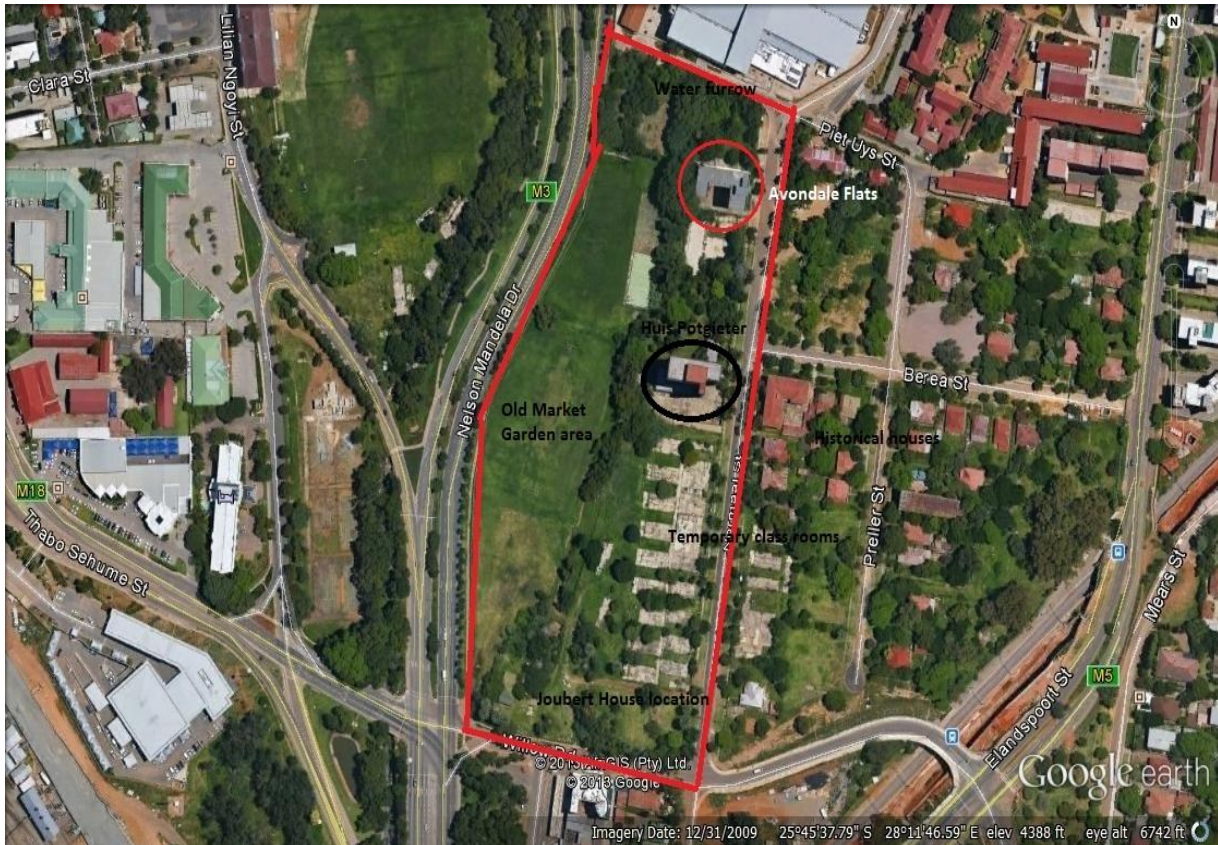


Figure 23: Aerial view of location of sites and features of heritage nature in the study area.
Google Earth 2013 – Image date 2009/12/31.

7. CONCLUSIONS AND RECOMMENDATIONS

In conclusion it is possible to say that the Phase 1 HIA for the proposed Unisa Print Production Facility, to be located on the Unisa Sunnyside (South) Campus, has been conducted successfully. The main focus of the assessment was the Avondale Flats and Huis Potgieter – planned to be retained and demolished respectively – although other historical sites, features and landscapes were also assessed and recorded. Much of the known historical information on the study area was captured earlier by Cultmatrix Heritage Consultants as part of the Unisa Master Plan Report.

It seems as if both the structures are less than 60 years of age and of no real historical significance. Huis Potgieter can therefore be demolished as proposed. Avondale Flats could be retained as the Administrative wing of the Printing Facility, and altered. The other alternative for this structure is demolition as well. However, a Public Participation Process should be undertaken, which would include Site Notices, advertisements in the legal section of various papers and Public Meetings where the intent of the client to demolish and retain/demolish will be indicated. The section of water furrow on the northern boundary of the study area (Piet Uys street) should be preserved as well, while the historical houses along and on the eastern section of the area should be preserved as well. It is recommended that an Architectural Historian be involved in the detailed assessment of these houses as well as the Drafting of a Heritage Management Plan for the remaining historical structures in the area. A final recommendation is that the history of the area and the structures that will be demolished should be commemorated on a Plaque to be erected in the area after completion of the

construction of the Print Facility. This report also needs to be submitted to SAHRA for their required comments and recommendations.

From a Heritage point of view it is therefore recommended that the development be allowed to continue. **The subterranean presence of archaeological and/or historical sites, features or artifacts are however always a distinct possibility and this aspect needs to be kept in mind at all times. This could include unknown and unmarked burials. If during any development activities, if any sites, features and objects of a cultural heritage (archaeological or historical) nature, are exposed, an expert should be called in to investigate and suitable mitigation measures are implemented. All development in these areas should be halted until the situation had been satisfactorily resolved.**

8. REFERENCES

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APPENDIX A

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.