

**Assessment of historic and contemporary structures on Siyayi 10011,
Carlyle 9707, Enyezane 9470 , Baton Rouge 9667 and Highfield 9705 and
Lot 100, Fairbreeze district, Zululand**



Highfield Country House: Lot 89 Umlalazi (photo: supplied)

**Prepared for: Exxaro KZN Sands
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architecture: research: conservation: anthropology: impacts consulting

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Lot 100, Fairbreeze district, Zululand**

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1. Introduction

Deborah Whelan of Archaic Consulting was approached by Mr. Gavin Anderson of Umlando Archaeological Tourism and Resource Management with the view to carrying out a Phase 1 Desktop Report on the heritage value of structures on properties intended for mining by Exxarro KZN Sands. These structures would necessarily be demolished in the event of mining operations being carried out, and the context of their demolition is compliance with the KwaZulu-Natal Provincial Heritage Act no 4 of 2008.

The field of study is a number of farms in the Fairbreeze area, close to Mtunzini in Zululand. These farms operated as sugar concerns and many were latterly purchased by Mondi. Mondi Forests operated using a policy of demolishing structures that were not directly used, and structures that formed part of these early settlements were possibly victims of this destruction, leaving the Architectural Heritage Impact Assessment to deal largely with ruins and mounds of demolished buildings.

2. Methodology

The photographs of the structures intended for demolition were sent to Archaic Consulting by e-mail. These were cross-referenced using Google Earth to ensure that no other structures of any immediate value were missed. Archaic Consulting was ensured that no other structures besides those provided would be affected. The farms were then investigated using the tools of the land registers, establishing their history. Published works, especially by Minnaar (1992) and Van Jaarsveld (1998) were used to try to dovetail information. However, the scope of the brief was limited, and there are areas which would determine greater scrutiny. The investigation was followed up looking at the 1937 aerial photographs, which indicate structures which could be over 60 years of age and thus be protected by the Provincial Heritage Act no 4 of 2008. However, these are vague and inconclusive.

3. Brief history of the Fairbreeze area

As with most of the rest of Zululand, this district was opened up for white settlement as a result of the Zululand Delimitation of Lands Commission in 1905. This is reinforced by the survey dates of the affected farms evident on the survey diagrams (see individual assessments). The Zululand Coastal Lands, of which the affected lots form part, were some of the earliest surveys and allotments. Grouped, as described by Minaar (1992: 3) lots 89 to 99 form the Umlalazi lots. Minaar notes that 'Originally the farms in this area were surveyed in larger areas than normal at the time because the area was considered more suitable for cattle and cotton than for cane. The farms on the coastal side of the main road were largely third grade farms with large areas of marsh and swampland' (Minaar;1992: 14) This factor could possibly be the reason for the discrepancy in allottee, in 1906, and grantee in the 1920s.

4. Individual assessments

The information presented is compiled from a number of sources, both empirical and secondary. The assessment of each particular structure affected is dealt with in the body of the discussion, and reiterated in the final section of this report. Recourse is made to the land registers found in the Provincial Deeds Office in Pietermaritzburg to establish the date of the first grant, and to dovetail this information with the original survey diagrams. These establish the earliest possible dates for structures on the site. It must be noted that the date of grant is usually the date when full title is achieved after completing the quit rent payments, and this is often many years after the property was originally inhabited. Thus, using both dates to establish and historical value is appropriate. Please note that there are discrepancies in the land registers with regard to names, and they are sometimes unclear and difficult to interpret.

4.1 Assessment of structures on Lot 91 Umlalazi Siyayi 10011

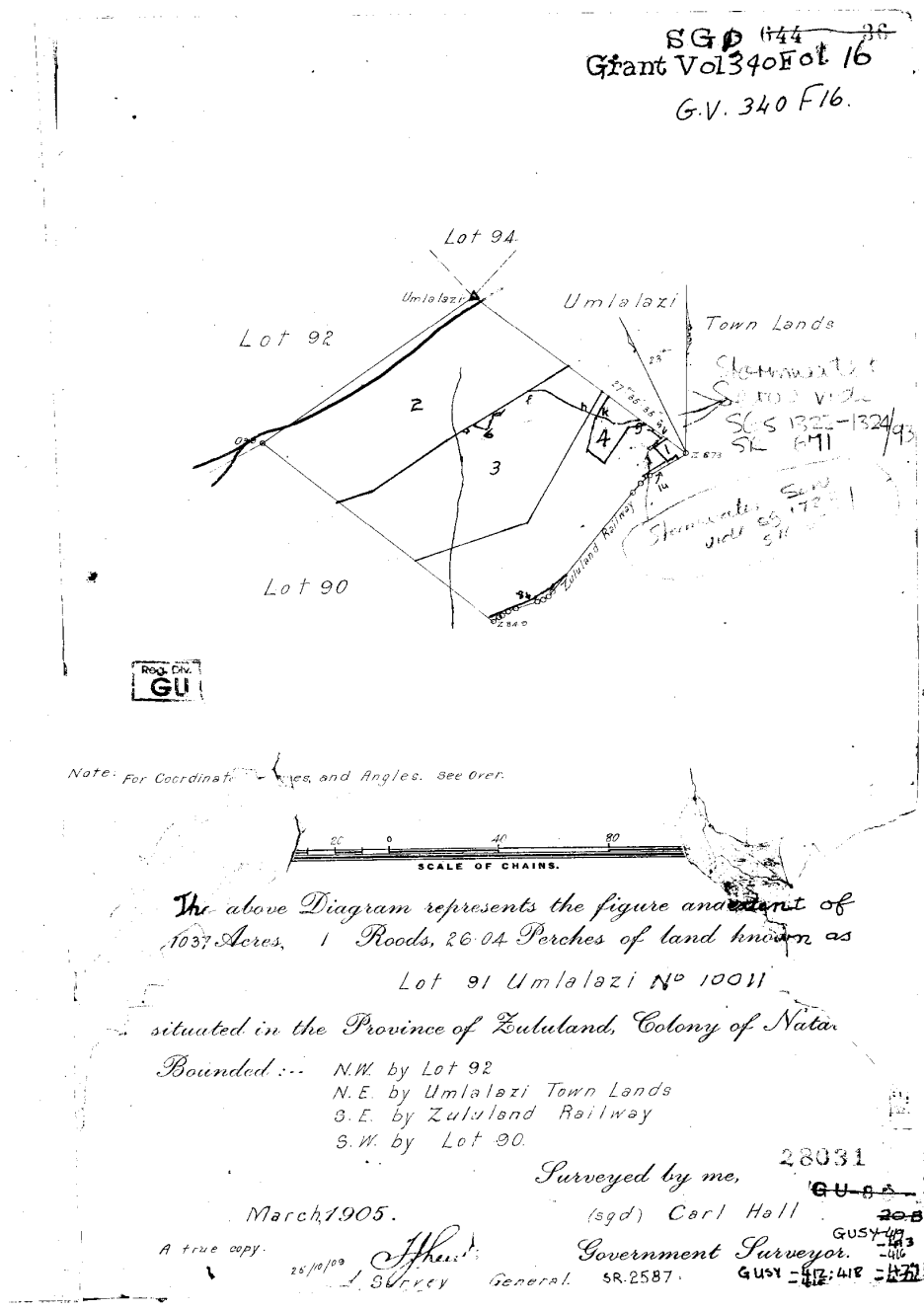


Fig 1: Survey diagram of Lot 91 Umlalazi 10011

Lot 91 of Umlalazi, later renamed Siyayi, was originally surveyed in March 1905 by Carl Hall. This was an early farm survey, and it is suspected that it was inhabited reasonably early, given the proximity to Empangeni Mission and Port Durnford.

The Land Registers for Siyayi 10011 read thus:

Parent farm and Remainder:

1922 Crown Grant of 1037 acres to Frank Herbert Carr¹
1951 registered in the name of Siyayi Estates (Pty) Ltd
 1951 Subdivision 1 of 5 acres created to Zululand Cillcrete (Pty) Ltd
 1954 Subdivision 2 of 396 acres created to Overssant Estates (Pty) Ltd
1962 Remainder of 636 acres to Frank Herbert Carr and Raymond John Carr
1962 Subdivision 3 of 304 acres to Raymond John Carr
1962 Remainder now 332 acres to Frank Herbert Carr
1963 Remainder registered in the name of FH Carr (Pty) Ltd
 1976 Subdivision 4 9 ha registered in the name of FH Carr (Pty) Ltd
1984 Remainder to Raymond John Carr
 1985 Subdivision 8 to Republic of South Africa (Roads and Transport)

On Subdivision 1

1951 Zululand Cillcrete (Pty) Ltd
1957 registered in the name of Siyayi Estates (Pty) Ltd
1962 Remainder now 636 acres to Frank Herbert Carr and Raymond John Carr
1962 Partition Frank Herbert Carr
1963 Remainder registered in the name of FH Carr (Pty) Ltd
1973 George Benjamin van Schalkwyk

On Subdivision 2

1954 Subdivision 2 of 396 acres was registered in the name of Overssant Estates (Pty) Ltd. There is no update in the land register, suggesting that the *status quo* remained until the mid-1980s.

On Subdivision 3

1962 Subdivision 3 of 304 acres registered in the name of Raymond John Carr. There is no update in the land register, suggesting that the *status quo* remained until the mid- 1980s.

Subdivision 4

1978 FH Carr (Pty) Ltd.
1984 Antoinette Investments (Pty) Ltd.

Subdivision 5

1981 Xaxaza Investments (Pty) Ltd.

This property was transferred to Mondi Forests post- 1986.

¹ Note that Albert van Jaarsveld indicates allotment of this property to one A Silbury on 27 March 1906 (Van Jaarsveld; 1998:50). This is reinforced by 1906 archival reference (SGO III/1/236 SG177D/1908) Arthur Silburn (sic?), Durban: applies for Lot no. 91, Zululand Coast Lands.

The house pictured in the figure below currently houses the offices of Mondi Shanduka. It is of contemporary mixed material construction, in a fenced enclosure under a Marseille tile roof. It has little architectural merit, composed as it is of *ad hoc* structural elements. The only photographic evidence supplied to the author is the visual below.



Fig 2: Affected structure on Lot 91 Umlalazi (photo: supplied)

Statement of value: House on Lot 91

House: Lot 91	Local	Regional	National	International
Architectural importance	low	low	low	low
Historical importance	low	low	low	low
Technical importance	low	low	low	low
Social importance	low	low	low	low
Scientific importance	low	low	low	low

Recommendations: *There is little to recommend the retention of this structure. It is of recent construction and reveals little historic texture. However, given the limited nature of the evidence provided to Archaic Consulting it is recommended that if and when demolition commences, a qualified historical architectural professional is consulted more closely with respect to other structures on the site.*

- *Demolition is an option.*

4.2 Assessment of Structures on Lot 99 Umlalazi Carlyle 9707

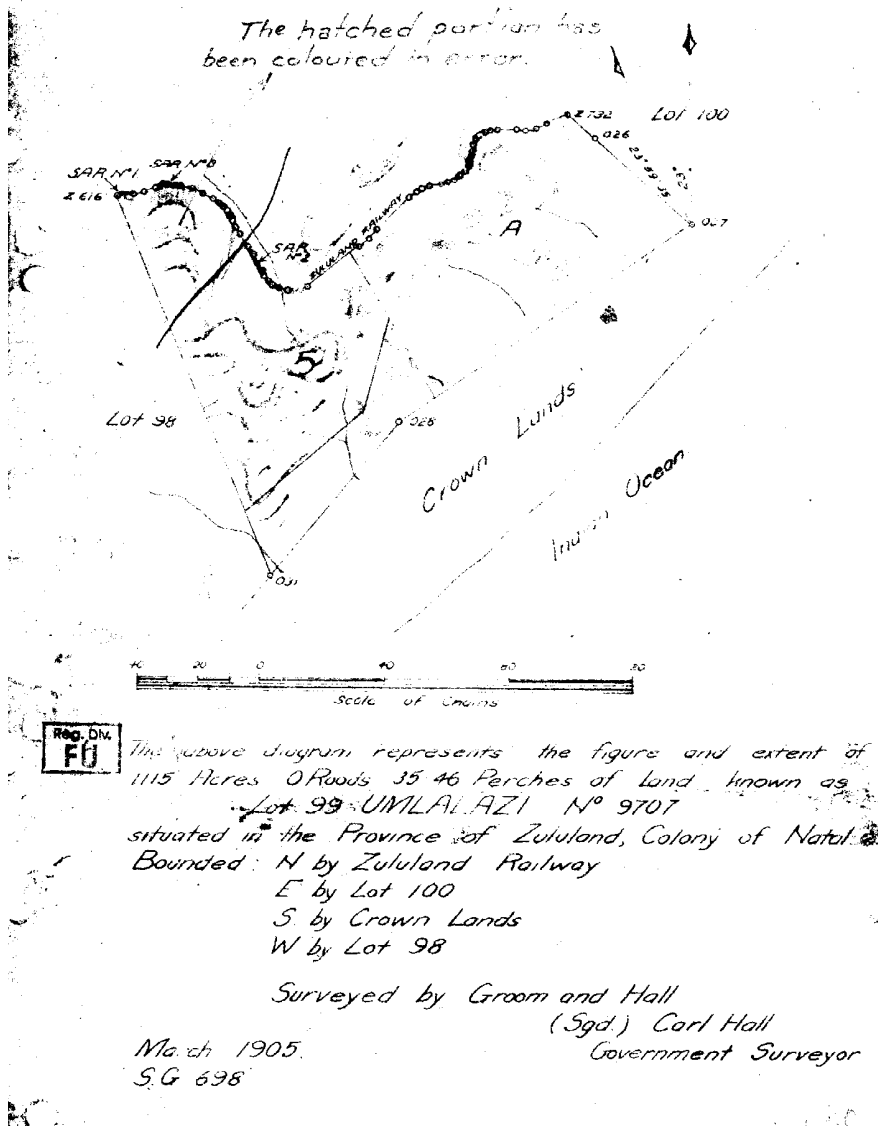


Fig 3: Survey diagram of Lot 99 Umlalazi 9707

The land registers for Lot 99 Umlalazi read thus:

Parent farm and Remainder:

- 1920 Crown Grant of 1115 acres to Reginald Laing Paige²
- 1920 Subdivision A of 518 acres created to James Mason
- 1927 Remainder now 596 acres Delville Estates Ltd³.
- 1935 Subdivision SAR No 1
- 1935 Subdivision SAR No 2
- 1935 Subdivision SAR No 3
- 1951 Subdivision 5 350 acres Certificate of Registered Title to Delville Estates
- 1951 Subdivision 6 130 acres Certificate of Registered Title to Delville Estates

² Note that Albert van Jaarsveld indicates allotment of this property to one HH Howe on 27 March 1906 (Van Jaarsveld; 1998:50)

³ A company formed by JL Hulett and Sons Ltd (Minaar; 1992:15)

Subdivision 1

1920 James Mason
1924 Wilfred Emanuel Desplace
1938 Martha Ackerman
1952 Duncan Crookes
1956 Hillestad Estates (Pty) Ltd.
1974 DAC Havies ? Estates (Pty) Ltd

Subdivisions SAR 1, 2 and 3 were re-granted to Trenant (Pty) Ltd in 1982

Subdivison 5

1951 Delville Estates (Pty) Ltd.
1978 Michael Ronald Miller
1981 Carlyle Sugar Estates

Subdivision 6

1951 Delville Estates (Pty) Ltd.
1978 Michael Ronald Miller
1981 Carlyle Sugar Estates (Pty) Ltd.



Fig 4: mound showing demolished structures: Lot 99 Umlalazi (photo: supplied)

Statement of value: House on Lot 99

Ruin: Lot 99	Local	Regional	National	International
Architectural importance	low	low	low	low
Historical importance	low	low	low	low
Technical importance	low	low	low	low
Social importance	low	low	low	low
Scientific importance	low	low	low	low

Recommendations: *There is little to recommend the retention of this ruin. However, given the limited nature of the evidence provided to Archaic Consulting it is recommended that if and when site clearing commences, a qualified historical architectural professional is consulted more closely with respect to other structures on the site.*

- Demolition is an option.

4.3 Assessment of Structures on Enyezane 9470

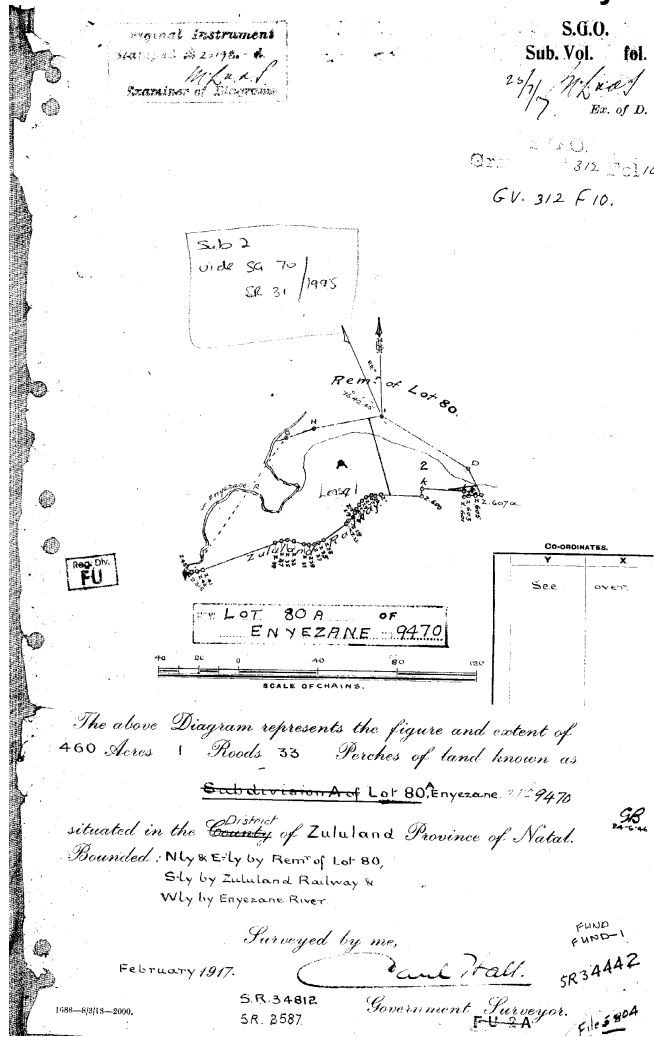


Fig 5: Survey Diagram Lot 80 A Enyezane 9470

The brief land register for Lot 80A Enyezane reads thus:

Parent farms and Remainder:

- 1919 grant of 460 acres to Emoyeni Co-operative Sugar Co Ltd⁴
- 1921 Delville Estates Ltd
- 1986 Sub 1 transferred to Republic of South Africa Roads (Transport)



Fig 6: Showing remains of station building (photo: supplied)

⁴ Albert van Jaarsveld has Lot 99 allotted to HM Howe in 1906 (Van Jaarsveld: 1998: 50)



Fig 7: Showing remains of station building (photo: supplied)

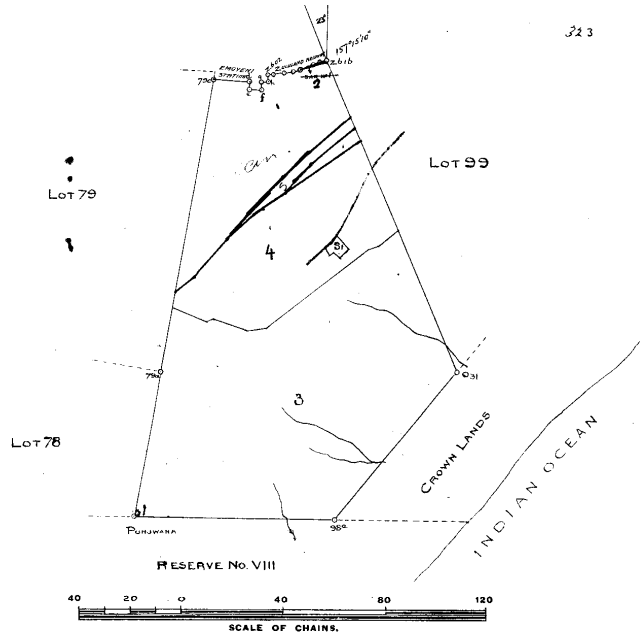
The structure is a roofless utilitarian building, possibly a station for the 1986 expropriation. This suggests that the building was constructed at this time, reinforced by the stretcher bond face brickwork and windows made to hold steel- framed windows. It has little architectural merit, and limited historical, social or technical value.

Recommendations: There is little to recommend the retention of this ruin. However, given the limited nature of the evidence provided to Archaic Consulting it is recommended that if and when site clearing commences, a qualified historical architectural professional is consulted more closely with respect to other structures on the site.

- **Demolition is an option.**

Railway structure: Lot 80A	Local	Regional	National	International
Architectural importance	low	low	low	low
Historical importance	low	low	low	low
Technical importance	low	low	low	low
Social importance	low	low	low	low
Scientific importance	low	low	low	low

4.4 Assessment of structures on Lot 98 Umlalazi Baton Rouge, 9667



The above diagram represents the figure and extent of
 1522 Acres, 0 Roods, 740 Perches of land known as
 Lot 98 UMLALAZI N^o 9667
 situated in the Province of Zululand, Colony of Natal.

Bounded: N. by ZULULAND RAILWAY.
 E. by LOT 99 and CROWN LANDS.
 S. by RESERVE No. VIII.
 W. by LOT 78 and LOT 79.



S

Surveyed by Groom & Hall,

Carl Hall

March, 1905.
 D/Sheet 50

S.G. 697.

Government Surveyor. FUND-1
 FUND
 FUZA
 S.R. 556/1951
 S.R. 2587

Fig 8: Survey diagram of Lot 98 Umlalazi 9667

Lot 98 Umlalazi was surveyed by Carl Hall in 1905. Minnaar (1992) and Van Jaarsveld (1998) both note CE Smith as being the 1906 allottee. However, the land register shows differently.

Parent farm and Remainder:

- 1920 Crown Grant of 1522 acres to Kenneth Anderson MacMinn⁵
- 1921 Percy Talmage
 - 1935 Subdivision SAR 1
 - 1939 Subdivision A created to Josiah Harvey
- 1948 Remainder now 1521 acres Edwin A Talmage⁶
- 1958 Malcolm Albert Talmage and Graeme Goodhall Talmage
 - 1960 Subdivision 3 of 887 acres to Graeme Goodhall Talmage
- 1960 Remainder now 633 acres to Malcolm Albert Talmage
- 1978 Fairbreeze Estates
- 1981 Eckhardt Wilhelm Meyer

⁵ Note that Albert van Jaarsveld notes Lot 98 as being allotted to CE Smith (Van Jaarsveld: 1998:50). Certainly, by 1910, MacMinn was involved (SGO III/1/293 SG6300/1910 KA MacMinn, Emoyeni, Zululand: subdivision of Lot nos. 98 and 99 of the Zululand Coast Lands).

⁶ A member of the Emoyeni Planters Association in 1931(Minnaar; 1992: 137)

Subdivision A

1939 Josiah Harvey
1980 Michael Norman Harvey

Subdivision SAR 1

1982 re-granted to Trenant

Subdivision 3

1960 Graeme Woodhall Talmage
1977 Baton Rouge Estates



Fig 9: remains of contemporary structure on Lot 98 Umlalazi 9667 (photo: supplied)

The 'structure' on lot 98 is the remains of a ruin, possibly a victim of the Mondi policy of destruction. However, the brickwork is indicative of recent construction, and would not be protected in terms of the KwaZulu-Natal Heritage Act no 4 of 2008.

Remains of ruin	Local	Regional	National	International
Architectural importance	low	low	low	low
Historical importance	low	low	low	low
Technical importance	low	low	low	low
Social importance	low	low	low	low
Scientific importance	low	low	low	low

Recommendations: *There is little to recommend the retention of this ruin. However, given the limited nature of the evidence provided to Archaic Consulting it is recommended that if and when site clearing commences, a qualified historical architectural professional is consulted more closely with respect to other structures on the site.*

- **Demolition is an option.**

4.5 Assessment of structures on Lot 89 Umlalazi Highfield 9705

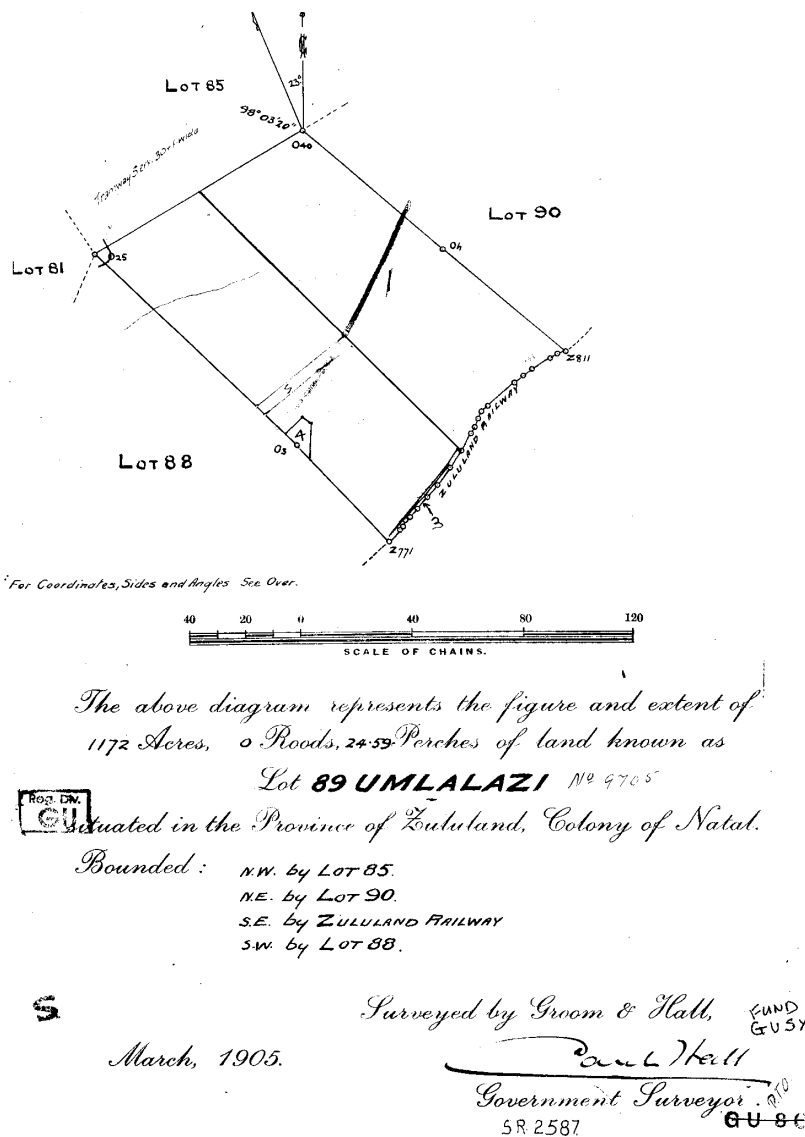


Fig 10: Survey diagram of Lot 89 Umlalazi 9705

Although the survey diagram indicates early survey, Van Jaarsveld does not indicate Lot 89 as being allotted by 1906, noting that the gaps in the record indicate, rather, un- allotted land.

The Land register reads thus:

Parent farm and Remainder:

- 1920 Grant 1172 acres to Roelf van Rooyen⁷
- 1948 1/3 shares to Dirk Ackerman Willem le Roux, Johannes Stander
- 1948 Certificate of Registered Title to Dirk Ackerman
- 1953 Stander's share passes to Dirk Ackerman and Willem le Roux
- 1959 Subdivision 1 of 587 acres created in partition to Dirk Hoffman Ackerman
- 1959 Remainder now 584 acres Willem Johannes le Roux
- 1969 Remainder passed to four Le Roux descendants
- 1978 Remainder registered to Sarcola (Pty) Ltd
- 1984 Subdivision 3 to Republic of South Africa (Transport)

Subdivision 1

⁷ A member of the Emoyeni Planters Association in 1931(Minnaar; 1992: 137)

1953 Dirk Hoffman Ackerman
1969 Adomay Estate (Pty) Ltd
1984 Subdivision 2 to Republic of South Africa (Transport)

Building no 1: Highfield Country House

This building is currently operating as a Bed and Breakfast under the name Highfield Country Home. It is a substantial structure, of plastered masonry under corrugated iron sheeting, in a Cape Dutch Revival Style. It was allegedly constructed after the fashion of Grootte Schuur (Pers.comm Sarco le Roux). A central stair leads to a wide veranda. A hipped second story reinforces the symmetry which is then supported by matching wings topped with simple Cape Dutch gables, with typically Union period windows below. It is also noted that this building is positioned in a well established garden. Highfields was constructed in 1929 by Roelf van Rooyen for his second wife. The original first house was demolished by Mondi many years ago (Sarco Le Roux, pers comm.). Willem le Roux, a partner in the farm with Ackerman, moved into the house and it has been occupied by the Le Roux family ever since.



Fig 11: Showing front elevation of Highfield Country House (photo: supplied)



Fig 12: Rear of Highfield Country House (photo: supplied)



Fig 13: Rear view of Highfield Country House (photo: supplied)



Fig 14: Veranda of main structure- Highfield House(photo: supplied)

House 1: Lot 89 Umlalazi	Local	Regional	National	International
Architectural importance	high	low	low	low
Historical importance	unknown	low	low	low
Technical importance	low	low	low	low
Social importance	unknown	low	low	low
Scientific importance	low	low	low	low

Recommendations: *This structure falls within the 60 year clause. Given the substantial nature of this property, as well as the condition of the buildings, and the topophilia suggested by the site, it is strongly recommended that a more in-depth assessment be carried out of this structure in order to assess its value locally.*

- *Demolition is not recommended at this point until further information is obtained*

Building no 2:

This is a second homestead on Lot 100. It is a complex of recent construction in modern materials and in a modern idiom. The building has been ransacked for the steel door and window frames. There is little of architectural, social or historical merit in these structures.



Fig 15: House 2 (photo: supplied)



Fig 16: House 2 (photo: supplied)



Fig 17: House 2 labourers cottage (photo: supplied)



Fig 18: House 2 labourer's cottage (photo: supplied)

House 2: Lot 89 Umlalazi	Local	Regional	National	International
Architectural importance	low	low	low	low
Historical importance	low	low	low	low
Technical importance	low	low	low	low
Social importance	low	low	low	low
Scientific importance	low	low	low	low

Recommendations: *There is little to recommend the retention of this ruin. However, given the limited nature of the evidence provided to Archaic Consulting it is recommended that if and when site clearing commences, a qualified historical architectural professional is consulted more closely with respect to other structures on the site.*

- **Demolition is an option.**

4.6 Assessment of structures on Lot 100 Umlalazi 12848.

Lot 100 was surveyed in 1905 by Carl Hall. Although Minnaar notes that the 1906 allotment was to DL Woolf, as with many of the other farms locally, the land registers tell differently.

No pictures of structures have been received. However, given the evidence of the Land registers, the strong connection with Ian Garland and the conservation efforts of his renowned project at Twin Streams is cause for concern. His parent property was sold to Mondi in 1988 (Minnaar; 1992:15). Given the date of allotment and the date of grant, and the reasonably intact line of ownership by members of the Garland family since the mid- 1040s, early structures which fall under the protection imposed by the Provincial Heritage Act no 4 of 2008 are likely, and would require further mitigation.

The land registers read thus:

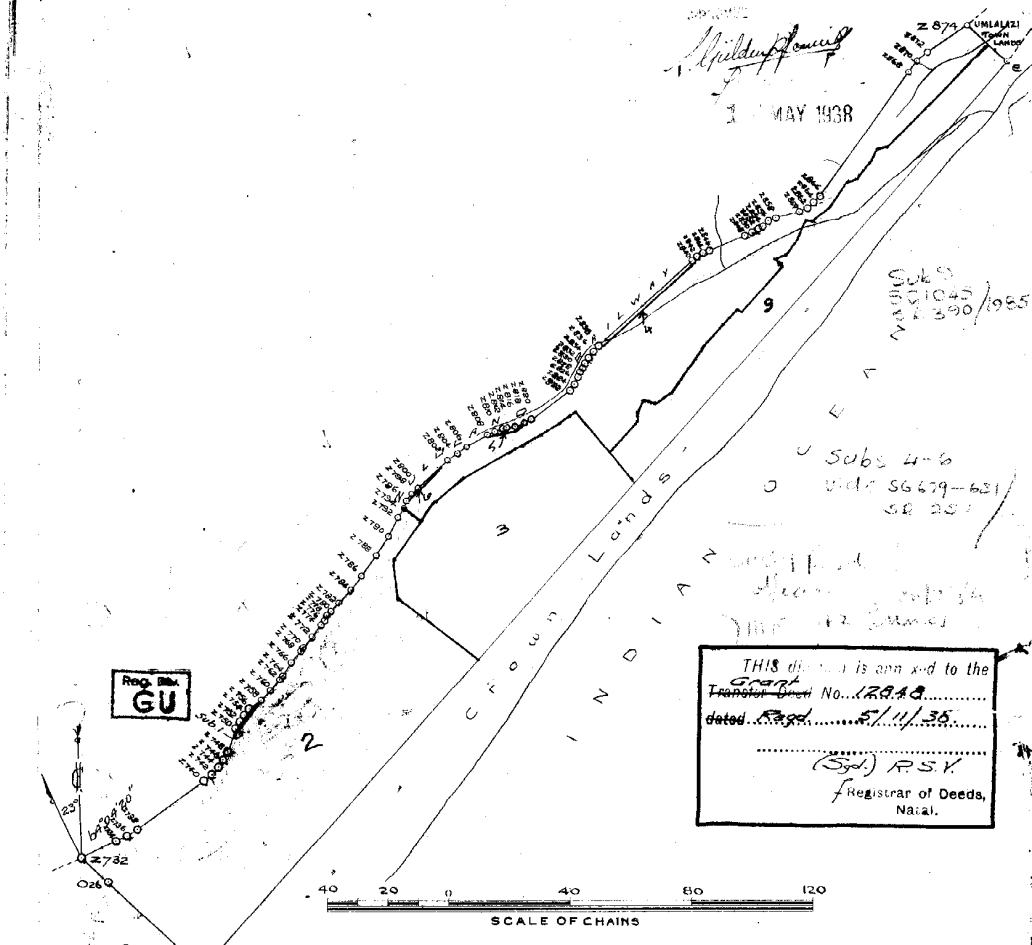
Parent farm and remainder:

1938 Johannes Prozesky 1938 grant 1473 acres to Estate late George Hudson
 1941 Amisa (?) Prozesky
 1944 Lewis P Addison and H Garland
 1946 ½ share Addison to Ian Frederick Garland
 1949 HB Garland to Ian Frederick Garland
 1956 Sub 1 Union Government (railway)
 1958 615 acres registered in the name of Garland Wood (Pty) Ltd
 1985 Sub 9 and 10 (86 ha) to Republic of South Africa⁸

⁸ Sale of land to the Natal Parks Board for conservation of rare orchid species (A de V Minnaar; 1992: 15)

G.V. 492/6

821 / 1938
S.G.O.
Sub.Vol. fol.



The above diagram represents the figure and extent of
 1473 Acres, 1 Roods, 38-92 Perches of land known as
LOT 100, UMLALAZI, No 12848
 County Province
 situated in the Province of ZULULAND, Natal.

Bounded: N.W. by ZULULAND RAILWAY
 N.E. by LOT 101 (UMLALAZI TOWNLANDS)
 S.E. by Crown Lands
 S.W. by LOT 99.

Surveyed by me. *Carl Hall* 2000-1
 March 1915.
 Government Surveyor. Gusy
 Plan A20 G.H. 80

Fig 19: Survey Diagram for Lot 100 Umlalazi

Recommendations: Given the limited nature of the material evidence provided to Archaic Consulting it is recommended that further investigation be carried out on this property. The issue of conservation initiatives is also important from a cultural heritage perspective, and it is recommended that further investigation should to be carried out on the impacts in this regard.

- Mitigation can only be advised with the receipt of further information

5. Conclusions and mitigation

- **Structures on Lot 91 Umlalazi Siyayi 10011- Fairbreeze offices**
Demolition is an option
- **Structures on Lot 99 Umlalazi Carlyle 9707- rubble**
Demolition is an option
- **Structures on Lot 80A Umlalazi Enyezane 9470- station building**
Demolition is an option
- **Structures on Lot 98 Umlalazi Baton Rouge, 9667- ruined walls**
Demolition is an option
- **Structures on Lot 89 Umlalazi Highfields 9707**

Building 1- Highfield Country House: needs further investigation

Demolition is not an option at this point- needs further research

Building 2- houses and labourers cottages sans doors and windows

Demolition is an option

- **Assessment of structures on Lot 100 Umlalazi 12848**
Demolition is not an option at this point- needs further research as well as the impact on the Twin Streams conservation area.

6. References

- Lloyds (1906) *Twentieth century impressions of Natal : its people, commerce, industries, and resources*
London, Lloyd's Greater Britain
- Minnaar, A de V (1992) *Ushukela. A history of the growth and development of the Sugar Industry in Zululand; 1905 to the present.*
Pretoria, HSRC
- Van Jaarsveld, A (1998) *Mtunzini. A history, from earliest times to 1995*
Mtunzini, Van Jaarsveld

SGO III/1/293 SG6300/1910- KA MacMinn, Emoyeni, Zululand: subdivision of Lot nos. 98 and 99 of the Zululand Coast Lands.

SGO III/1/236 SG177D/1908- Arthur Silburn, Durban: applies for Lot no. 91, Zululand Coast Lands.