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PHASE 2 DOCUMENTATION OF ARCHITECTURAL ELEMENTS ON THE FARMS LEEUWFONTEIN, KAPSTEVEL, WELGEVONDEN AND STRYDFONTEIN IN THE POSTMASBURG DISTRICT MUNICIPALITY OF THE NORTHERN CAPE PROVINCE

JULY 2011

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FRONTISPIECE

Eastern view of the Kapstevel homestead, a potential Provincial Heritage site, on Kolomela property.

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CD with electronic copy of report and extra photographs

1. DEFINITION

The broad generic term *Cultural Heritage Resources* refers to any physical and spiritual property associated with past and present settlement or human use of the environment, cultural activities and history. The term includes sites, structures, places, natural features and material of palaeontological, archaeological, historical, aesthetic, scientific, architectural, religious, symbolic or traditional importance to specific individuals or groups, traditional systems of cultural practice, belief or social interaction.

2. PROTECTED SITES IN TERMS OF THE NATIONAL HERITAGE ACT, ACT NO. 25 OF 1999

The following are the most important sites and objects protected by the National Heritage Act:

a. Structures or parts of structures older than 60 years
b. Archaeological sites and objects
c. Palaeontological sites
d. Meteorites
e. Ship wrecks
f. Burial grounds
g. Graves of victims of conflict
h. Public monuments and memorials
i. Structures, places and objects protected through the publication of notices in the Gazette and Provincial Gazette
j. Any other places or object which are considered to be of interest or of historical or cultural significance
k. Geological sites of scientific or cultural importance
l. Sites of significance relating to the history of slavery in South Africa
m. Objects to which oral traditions are attached
n. Sites of cultural significance or other value to a community or pattern of South African history

3. METHODOLOGY

All relevant maps and documents on the Kolomela property were studied. All the sites under investigation were visited and documented by the taking of measurements, the preparation of drawings and methodical photography.

As can be seen in the documentation three of the main dwellings on farmyards do not fall under the protection of the National Heritage Act[1]. The dwelling referred to as the 'Welgevonden Outpost' has long been abandoned and only remnants of structures and features remains. The Leeuwfontein dwelling was built in the 1960s and only some of the earlier features such as the dam and the sheep enclosure remain to be protected. 'Kappies se plek' (Strydfontein), is clearly a 1970s dwelling with the original structure now gone. Fortunately the sheep enclosures remain, as well as a remarkable water management feature. The cemetery is also intact.

Of the other sites, the Welgevonden and Kapstevel farmyards are well preserved and are in daily use by Kolomela. These are not to be considered for demolition. The barn

[1] Act 25 of 1999.

is in need of special attention as there is a possibility of demolition owing to safety factors.

The Iron Age site, the shepherds dwelling and the water reservoir are all well protected owing to localities situated away from mining operations in the foreseeable future.

It is important to note that farm names on the 1 :50 000 map and the names on the Kolomela documentation do not match. This possibly follows on adaptation of property names owing to land transfers in the past. Whatever the case may be, in this document sites are identified by GPS coordinates and by local names currently in use.

A number of previously undocumented heritage remains were also identified during the visit by two other members of the African Heritage Consultants team, Dr van der Ryst and Mr Küsel. These have been incorporated at the appropriated places in the report with references to the contributors.

4. RESULTS OF THE DOCUMENTATION PROCESS

4.1 THE HERDERS DWELLING [28 25 47, 00 (S) 22 54 59, 00 (E)]

(For documentation see page 15)

The structure is located on the farm Kapstevel (Wolhaarkop) next to a drainage line on the southern side of the property, well away from the main farmyard. The period of origin of this structure is difficult to estimate as it is totally isolated in the landscape, and has the universal appearance of a shelter used by labourers. It has lost its roof to the typical present situation in South Africa where the removable materials of any abandoned structure or building are almost immediately recycled into the architecture of the poor and needy. The extended base of the chimney to form an internal fireplace, generally known as a ***komyn,*** may indicate that it could have also been the permanent dwelling of a single person rather than a seasonal herders post. The absence of any animal enclosure or shelter to contain animal stock also suggests a dwelling rather than a herding outpost.

Even if the building is of low significance in the greater context, and might even fall outside of the protection of heritage legislation, it is suggested that within the spirit of heritage preservation already demonstrated by Kolomela, it is recommended that some use may be found for this quaint structure.

It is recommended that this feature is retained and incorporated into the management plan of the proposed mine, possibly as a permanent environmental monitoring station.

4.2. THE WALLED SITE (KRAAL) PREVIOUSLY IDENTIFIED AS AN IRON AGE SITE [28 22 40, 88 (S) 22 53 40, 68 (E)]

(For documentation see page 17)

In general, Iron Age sites do not occur in this region, and are rather found more to the north, east and the northeast. Although this site has been identified as an Iron Age site, the original consultant apparently erred to the side of caution. As far as the present investigative team is concerned, these walls are in fact historical enclosures for animals, possibly associated with the earthen-walled dam and other ruined

buildings in the vicinity. From this uncertain point of perspective, the site does not fall under the protection of the National Heritage Act.

It is recommended that the site may be demolished, if the need may arise, after compliance with normal procedures.

4.3. LEEUWFONTEIN FARMYARD

(For documentation see page 19)

4.3.1 Main farmyard [28 23 07, 40 (S) 23 00 10, 30 (E)]

As with most other farms in South Africa the infrastructure has undergone a number of renewals over time. The original dwelling associated with the limestone-block animal enclosures and dam has disappeared, possibly with the recent renovation of the 1960s farm dwelling for the use of contractors to Kolomela. The remains of such buildings can be seen where they were bulldozed into the drainage line below the dam. One can also observe these buildings on the 2002 Google Earth system.

We can therefore identify at least three structural phases possibly dating to the early 20th century (1st phase), the 1960s (2nd phase) and present (3rd phase). What remains of the first occupation are elements of demarcation walls, a dam structure and the animal enclosures built from limestone blocks quarried in the nearby drainage line. These are protected by Act 25 of 1999.

As the other remains of the farmyard from the first period were apparently destroyed, the preservation value of the remaining structures has increased. Even though elements of the 1960s structure survive in the renovated dwelling, it is not protected by law.

It is recommended that the demarcation walls, animal enclosure and dam are renovated by competent craftsmen under supervision of a restoration architect. At the same time the foreign vegetation issue can be addressed, as these plants possibly originally formed part of the original farmyard garden. These features should be retained and incorporated into the management plan of the Kolomela mining operations.

4.3.2 Secondary farmyard (Strydfontein)[28 23 21, 09 (S) 23 00 06, 92 (E)]

(For documentation see page 22)

A second farmyard located to the south of the main Leeuwfontein site was identified by van der Ryst, Sparks and Küsel. It contains the foundation of a building consisting of a single layer of cut limestone blocks, a limestone dam structure and a cemented irrigation canal. These features most probably relate to the first phase of settlement on Leeuwfontein and are therefore protected by the Heritage Act. However, owing to the state of preservation of the dwelling, it is not worth preserving. The dam and irrigation structure are well preserved and still retain heritage integrity.

It is recommended that the site may be demolished, if the need may arise, after compliance with normal procedures.

4.4. KAPPIES SE PLEK (KAPPIES KAREEBOOM) [28 27 12.20 (S) 22 58 15, 8 (E)]
(For documentation see page 31)
This farmyard appears to have had two phases of construction dating to the early 20th century (1st phase) and the 1960s (2nd phase). At present a 3rd phase is planned for the placement of new Kolomela infrastructure.

From the early period's farmhouse and outbuildings there remains only faint outlines consisting of limestone bricks. The actual plan can be observed in the Google Earth images of the site, just to the south-east of the existing dwelling and shed. Furthermore a cemetery, an animal enclosure complex, and an innovative water collection complex survive. These are protected by Act 25 of 1999.

The third phase is planned to be implemented on an area to the south-west from the original phase one site. In proximity of this site is an archaeological site that may have been the location of the first phase's labour dwellings.

It is recommended that the animal enclosures and water complex are renovated by competent craftsmen under supervision of a restoration architect. It is further suggested that the Phase 2 site is to be utilised when future building sites are required. It is also recommended that any new buildings in phase three are to be in a complementary architectural style.

The cemetery: The issue of graves, graveyards and cemeteries is not really a heritage preservation question. Apart from their heritage value, graves, and cemeteries are regulated by a number of other Acts concerning human remains.

A separate policy for the dealing with these is to be written into the Heritage Management Plan.

4.5. WELGEVONDEN OUTPOST [28 19 31, 10 (S) 22 56 42, 40 (E)]
(For documentation see page 41)
The Welgevonden Outpost is difficult to interpret as all that remains on this site are a windmill, a reservoir, a number of wire-fenced animal enclosures, some remains of a labourer's house, what appears to have been a vegetable garden, and what appears to have been a prefabricated steel-framed shed dwelling.

The presence of a number (approximately 1000) '*Coronation*' bricks in a (now collapsed wall) in one portion of the shed house is puzzling. The period of origin of these bricks are firmly tied down to between post-1902 (when the Storm Brick and Tile company was renamed the Coronation Brick and Tile company in honour of the coronation of King Edward the 7th) and the 1960s (when this company became Corrobric). These would have been a rather expensive commodity originating over 1200 kilometres away from a site with structures that clearly do not comply with such excessive expenditure. Whatever the case may be this site does not contain any heritage resources that have to be protected under present legislation.

No mitigation actions are necessary. It is suggested that this site is to be utilised when future building sites are required on this part of the property. These features do not need to be incorporated into the management plan.

4.6. **WELGEVONDEN FARMYARD** [28 22 50, 50 (S) 22 55 47, 70 (E)]
(For documentation see page 48)
The present farmyard configuration consists of structures dating to early in the 20th century (2nd phase) and the 1990s (3rd phase). The presence of a well to the south-east of the barn suggests that a 1st phase of an earlier phase of buildings probably existed.

During the geological exploration phase at the mine, the farmhouse was renovated for the use of offices. Modern buildings were added for accommodation and storage, especially to store core samples. As these adaptations apparently took place before modern legislation no plans were lodged to the then heritage authorities. Fortunately the renovation of the main dwelling was sympathetic accommodating modern use. Unfortunately the original layout of the farmyard was lost and therefore resulted in the present dilemma concerning the barn, well and reservoir.

The main dwelling is an exceptional example of the affluence of some farming community of the Postmasburg and Kuruman regions resulting from the requirements of provisions for the diamond mining industry of Kimberly. It was providentially saved and preserved by the current use as an infrastructure element in the present iron ore mining processes.

Unfortunately the original barn/wagon shed deteriorated over time. As this is the only other remaining element of the Welgevonden farmyard apart from the dwelling, and even though appearing to be structurally deficient, is still worth preserving. It can also (with alterations as necessary) be converted for use by the mining company.

As the well represents a serious safety hazard on the property (and within mining safety regulations) it is suggested that it is preserved by filling-in with a soil distinct from the rest of the area, and marked with an appropriate sign to be selected by the client. The water reservoir, which is in working order, must be retained in its present form as it is both historically correct and functional.

The main dwelling has been soundly renovated and is in good use at present. It is suggested that it is retained in its current form. It is also recommended that the blue-roofed car port should be relocated to an appropriate area when the other temporary buildings are demolished. This clearance and new layout between dwelling and barn should be designed by the mine's architect in accordance to mining requirements and the period style of the house.

The barn must be retained within the mine's safety requirements and heritage specifications. The preservation processes are left to the mine's structural engineer and architect's decisions.

4.7. KAPSTEVEL FARMYARD [28 24 02, 85 (S) 22 51 32, 52 (E)]
(For documentation see page 106)
The best preserved, renovated and applied site on the Kolomela property is this farmyard that retains architectural memory of both period and ownership as well as the new genre of mining application that hopefully will be carried forward in time. Retained in the fabric of the present milieu are all the elements that presided in time to comprise the Kapstevel farmyard from the late 19th century to the present.

To the north-east of the dwelling are the two generations of valley dams that are typical of water capture in this region and placed for the detention of such storm water that periodically occurs. Below these retention structures the irrigation fields that were part of the farming regime of Kapstevel through time are apparent on Google images. To the south-east of the farmyard is the first the family cemetery and, further away, the present and past site for labour accommodation. The farm road that used to be the communication link from Postmasburg over Leeuwfontein and Welgevonden runs through the farmyard.

The farmyard comprises the main dwelling that feature several phases of expansion, a wagon shed from the 1920s, a kitchen with bakery extension, a school, a power generation shed, a cooler room and an exemplary array of early 20th century tools associated with farming practices.

The most important aspect of this locality is that while it is currently used as a twenty first century environmental management it also retains and effectively communicates the history and farming character of the Kolomela farm. According to Kolomela policy no employee shall permanently reside on Kolomela property, but this policy ought to be reviewed.

It is recommended that the Kapstevel complex be declared a Provincial Heritage Site according to Provincial Heritage Regulations and that an area of at least 50 hectares surrounding the farmyard is excluded from any future mining operations. It is strongly recommended that this centre ought to be retained as the Kolomela's mine's environmental center that can both serve as a base for farm management and all other environmental functions required by law. It is also recommended that Mr Bredenkamp, the former owner of Kapstevel, should be interviewed and the family history recorded.

The cemetery: A separate policy for the dealing with graves is to be written into the Heritage Management Plan.

4.8. THE WATER RESERVOIR SITE [28 23 07, 40 (S) 23 00 10, 30 (E)]
(For documentation see page 181)
This structure was recently identified by the environmental officer IJ Sparks after the visit of the present author. As nothing else is known about the site it is provisionally placed under the umbrella of protected sites on the Kolomela property until further actions are planned.

The structure may not be demolished without a permit application.

4.9. THE KAMEELFONTEIN RUINS [28 23 37, 91 (S) 23 01 14, 34 (E)]
(For documentation see page 185)
A second Kameelfontein farmyard located along the Groenwaterspruit just to the east of the main Leeuwfontein site was identified by van der Ryst, Sparks and Küsel. The locality features the foundations of two buildings comprising single layers of cut limestone blocks and also a well. It probably relates to the first phase of settlement on Kameelfontein and is therefore protected by the Heritage Act. However, owing to the nature of preservation of the dwelling it is not worth preserving.

It is recommended that the site may be demolished, if the need may arise, after compliance with normal procedures.

4.10. THE GRUISPAN RUINS [28 27 09, 42 (S) 23 38, 07 (E)]
(For the full report see page 191)
A site containing a number of mining appliances and a monogrammed stone located on the farm Gruispan was identified by van der Ryst, Sparks and Küsel. It is not clear what the heritage status of this site is, but the artefacts on site 0ught to be collected and placed in a safe environment.

It is recommended that the site may be demolished, if the need may arise, after compliance with normal procedures.

4.11. THE PREHISTORIC MINE [28 22 37, 35 (S) 22 45, 96 (E)]
(For documentation see page 195)
A prehistoric mine was identified by Küsel on the position indicated above.

It is recommended that the site may be demolished, if the need may arise, after compliance with normal procedures.

4.12. SUMMARY OF RECOMMENDATIONS

SITE	RECOMMENDATION	REMARKS BY CLIENT	REMARKS BY SAHRA
4.1	It is recommended that this feature is retained and incorporated into the management plan of the proposed mine, possibly as a permanent environmental monitoring station.		
4.2	It is recommended that the site may be demolished, if the need may arise, after compliance with normal procedures.		
4.3.1	It is recommended that the demarcation walls, animal enclosure and dam are renovated by competent craftsmen under supervision of a restoration architect. At the same time the foreign vegetation issue can be addressed, as these plants were possibly originally part of the original farmyard's garden. These features should be retained and incorporated into the management plan of the Kolomela mining operations.		
4.3.2	It is recommended that the site may be demolished, if the need may arise, after compliance with normal procedures.		
4.4	It is recommended that the animal enclosures and water complex are renovated by competent craftsmen under supervision of a restoration architect. It is further suggested that the Phase 2 site should be utilised when future building sites are required. It is also recommended that any new buildings in phase three are to be fashioned in a sympathetic architectural style. The cemetery: A separate policy for the dealing with graves is to be written into the Heritage Management Plan.		
4.5	No mitigation actions are necessary. It is suggested that this site is to be utilised when future building sites are required on this part of the property. These features do not need to be incorporated into the management plan.		
4.6	The main dwelling has been soundly renovated and is in good use at present. It is suggested that it is retained as-is, but that the blue-roofed		

	car port should be relocated to an appropriate area when the other temporary buildings are demolished. This clearance and new layout between dwelling and barn should be designed by the mine's architect in accordance to mining requirements and period style. **The barn must be retained within the mine's safety requirements and heritage specifications. The preservation processes are left to the mine's structural engineer and architect's decisions.**		
4.7	**It is recommended that the Kapstevel complex be declared a Provincial Heritage Site according to Provincial Heritage Regulations and that an area of at least 50 hectares surrounding the farmyard should be excluded from any future mining operations. It is strongly recommended that this centre ought to be retained as the Kolomela mine's environmental center that can both serve as a base for farm management and all other environmental function required by law. It is also recommended that Mr Bredenkamp, the former owner of Kapstevel, is interviewed and the family history recorded.** **The cemetery: A separate policy for the dealing with graves is to be written into the Heritage Management Plan.**		
4.8	**The structure may not be demolished without a permit application. It is suggested that a function should be found for it in the infrastructure of the proposed mine.**		
4.9	**It is recommended that the site may be demolished, if the need may arise, after compliance with normal procedures.**		
4.10	**It is recommended that the site may be demolished, if the need may arise, after compliance with normal procedures.**		
4.11	**It is recommended that the site may be demolished, if the need may arise, after compliance with normal procedures.**		

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5. LOCATION SUMMARY.

PAGE	DESCRIPTION	SOUTH	EAST	COMMENTS
	HERDER HUT	28 25 47, 00	22 54 59, 00	To be utilised for environmental impact monitor station.
	SITE FORMERLY IDENTIFIED AS AN IRON AGE LOCALITY	28 22 40,88	22 53 40, 68	To be retained as-is
	LEEUWFONTEIN	28 23 07, 40	23 00 10, 30	To be retained and stone work to be attended to.
	STRYDFONTEIN	28 23 21, 09	23 00 06, 92	To be retained as-is
	KAPJES KAREEBOOM FARMYARD	28 27 12, 20	22 58 15, 80	To be utilised for future development.
	KAPJES KAREEBOOM GRAVES	28 27 07, 90	22 58 21, 20	To be treated to graves policy
	KAPJES KAREEBOOM SHEEP ENCLOSURES	28 27 04, 30	22 58 01, 40	Stone work to be attended to. Possible excavations and restoration
	KAPJES KAREEBOOM WATER FEATURES	28 27 00, 10	22 58 07, 30	Stone work to be attended to.
	WELGEVONDEN OUTPOST	28 19 31, 10	22 56 42, 40	To be utilised for future development.
	WELGEVONDEN FARMYARD	28 22 50, 50	22 55 47, 70	To be retained and amended to reclaim dwelling façade as well as restoration of barn.
	KAPSTEVEL FARMYARD	28 24 02, 85	22 51 32, 52	To be employed as possible environmental centre
	KAPSTEVEL DAM	28 23 56,01	22 51 35, 97	To be retained
	KAPSTEVEL GRAVES	28 24 02, 61	22 51 38, 33	To be treated to graves policy
	THE WATER RESERVOIR			To be retained as-is
	KAMEELFONTEIN RUINS	28 23 37, 91	23 01 14, 34	To be retained as-is
	THE GRUISPAN RUINS	28 27 09,42	23 38, 07	To be retained as-is
	THE PREHISTORIC MINE	28 22 37, 35	22 45,96	To be retained as-is

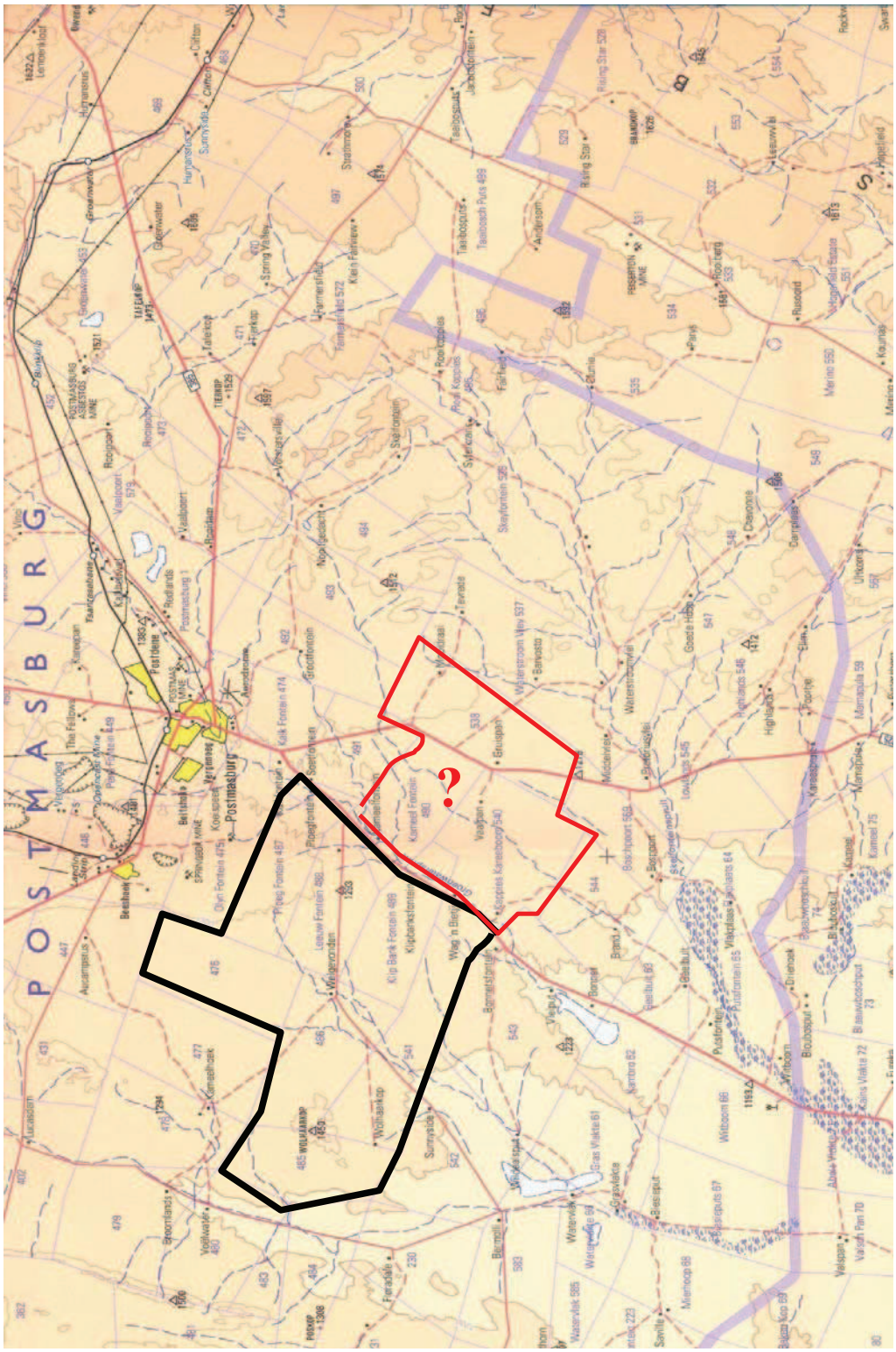


Figure 1. Google Earth image of area under investigation on the area 1:250 000 MAP 2822 POSTMASBURG 5th edition 2002. Black line is the Kolomela Mining operations precinct and the red line the latent properties.

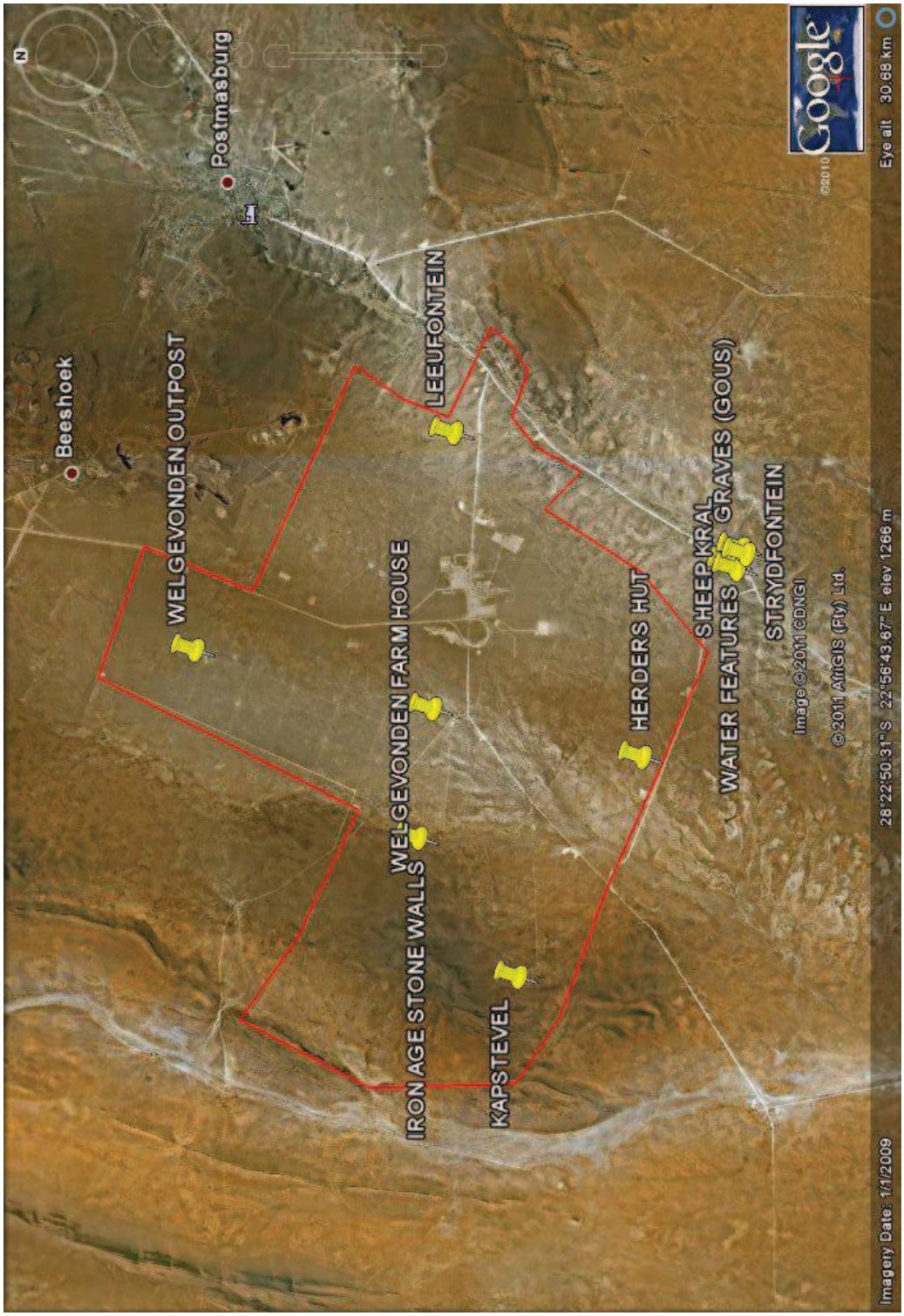


Figure 2. Official area to be utilized by Kolomela for the mining of iron ore through the use of a proposed open-pit mining area with stockpiling of overburden. Mining operations detail only available by permission of senior management.

6. CURRENT HERITAGE CONSERVATION STATUS OF THE HERDER DWELLING

The original core building probably dates back to the early part of the 20th century. It therefore enjoys **general** protection under the provision of the NHRA, Act 25 of 1999 - Section 34(1) since it is older than 60 years.

6.1. Cultural significance:

No	Criteria	Applicability	Rating
a	Importance in the community or pattern of history	Yes. Part of Northern Cape farms occupation history	Low
b	Possession of uncommon, rare or endangered aspects of natural or cultural heritage	No	Low
c	Potential to yield information to understand the natural or cultural heritage	No	Low
d	Importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects	Yes. Northern Cape farming communities.	Low
e	Importance in exhibiting particular aesthetic characteristics valued by a community or cultural group	Yes. The inclusion of a feature known as a ***komyn***	Low
f	Importance in demonstrating a high degree of creative or technical achievement at a particular period	No	Low
g	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons	Yes. Northern Cape farming communities.	Low
h	Strong or special association with the life and work or a person, group or organisation of importance in history	None	Low
i	History of slavery/labour	None	Low
j	Economic importance	None	Low
k	Part of larger group of similar buildings that illustrate a certain architectural period in South Africa.	Yes. Northern Cape farming communities.	Low

6.2. Impact assessment:

6.2.1. The implementation of the proposed mining project will possibly not necessitate the demolition of the building,

6.2.2. The impact will therefore be low and non-intrusive.

6.3. Preservation:

6.3.1. The building is a safety hazard.

6.3.2. The building has not been maintained and all of its roofing and frames and doors and windows have been removed.
6.3.3. Its heritage integrity is still partially intact.
6.3.4. Owing to alteration of land use in the area it is unfortunately now isolated from context.
6.3.5. There are similar structures that survive in the general area.
6.3.6. There are no compelling reasons to retain the structure and its setting as part of South Africa's heritage estate.
6.3.7. Its retention and re-use as an environmental monitoring facility is suggested.

6.4. Legal requirements:
If so required by the client, then in terms of Sections 34 and 38 of the NHRA, SAHRA must authorise the demolition.

6.5 Summary of mitigation measures:

- **Documentation (history, photographs and plans, evaluation)**
- **Present to SAHRA or PHRA**
- **Prepare application for demolition permit (Phase 2 documentation, ownership, public participation advertisement and proposed plans)**
- **Apply for demolition permit**
- **Negotiate with SAHRA or PHRA**

6.6. INFORMATION REGARDING THE SITE

6.6.1
At this stage there is no information available regarding the owners and occupiers of the land. Similarly it is unknown who built this accommodation.

6.7 PHOTOGRAPHIC DOCUMENTATION

Figure 3. General view of the site.

7. CURRENT HERITAGE CONSERVATION STATUS OF THE LOCALITY PREVIOUSLY IDENTIFIED AS AN IRON AGE SITE

In general, Iron Age sites are rare in this region and rather occur more to the north, east and the northeast. Although this site has been identified as an Iron Age site, the original consultant apparently erred to the side of caution. As far as the present investigative team is concerned, these walls are in fact historical enclosures for animals, possibly associated with the dam and other ruined buildings in the vicinity. From this point of perspective, the site does not fall under the protection of the National Heritage Act,

Figure 4. The so-called Iron Age site. The right angles, the straight lines and the location relative to other farming features indicate this structure to belong to the farming features that are located nearby.

Figure 5. A modern corrugated iron reservoir associated with the so-called Iron Age site. A second and similar, but smaller, reservoir, a dam and remains of buildings all occur within an area of a few hectares.

6.1. Cultural significance:

No	Criteria	Applicability	Rating
a	Importance in the community or pattern of history	Yes. Part of Northern Cape farms occupation regimes	Low
b	Possession of uncommon, rare or endangered aspects of natural or cultural heritage	No	Low
c	Potential to yield information to understand the natural or cultural heritage	No	Low
d	Importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects	Yes. Northern Cape farming communities.	Low
e	Importance in exhibiting particular aesthetic characteristics valued by a community or cultural group	No.	Low
f	Importance in demonstrating a high degree of creative or technical achievement at a particular period	No	Low
g	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons	Yes. Northern Cape farming communities.	Low
h	Strong or special association with the life and work or a person, group or organisation of importance in history	None	Low
i	History of slavery/labour	None	Low
j	Economic importance	None	Low
k	Part of larger group of similar buildings that illustrate a certain architectural period in South Africa.	Yes. Northern Cape farming communities.	Low

6.2. Impact assessment:

6.2.1. The implementation of the proposed mining project will possibly not necessitate the demolition of the building,

6.2.2. The impact will therefore be low and non intrusive.

6.3. Preservation:

6.3.1. The structure is not well preserved.

6.3.2. All the associated structures appear to be of modern vintage.

6.3.3. There are no compelling reasons to retain the structure and its setting as part of South Africa's heritage estate.

6.4. Legal requirements:

- There are no legal requirements if the structure is to be demolished.

6.6. INFORMATION REGARDING THE SITE.

6.6.1 At this stage there is no information available regarding the site.

8. CURRENT HERITAGE CONSERVATION STATUS OF LEEUWFONTEIN FARMYARD AND ASSOCIATED STRUCTURES

[28 23 07, 40 (S) 23 00 10, 30 (E)]

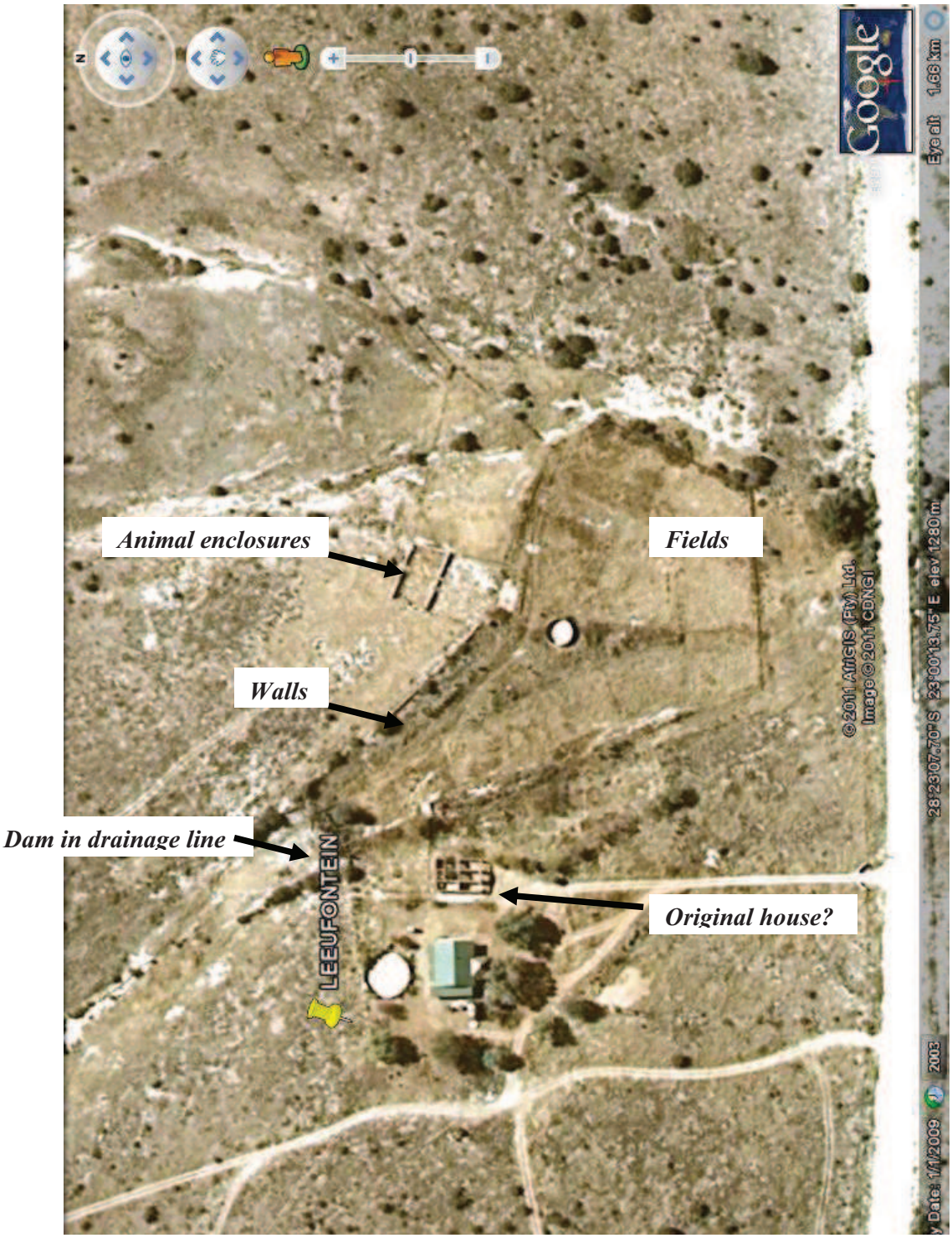


Figure 6. Layout of Leeuwfontein farmyard showing remains of walls, animal enclosure, dam and possible original homestead.

Figure 7. Layout of Leeuwfontein farmyard vicinity showing remains of other structures on the adjacent farm Strydfontein.

Although the farmyard may have been occupied since the early part of the 20th century and the possibility exists that an original home may be lie within the core of the present dwelling, there is no positive evidence to confirm this. Evidence in the form of the front door, the light fittings and the bricks date the present rehabilitated structure to the 1960s. There is therefore no **general** protection for the dwelling under the provision of the NHRA, Act 25 of 1999 - Section 34(1). On the other hand material bulldozed into the drainage line adjacent to the modern dwelling appears to possibly originate from the original farmhouse.

Fortunately some animal enclosures, walls and a dam built from shaped limestone blocks have survived on the remainder of the site. For purposes of this report these structures are protected under the provision of the NHRA, Act 25 of 1999 - Section 34(1).

6.1. Cultural significance:

No	Criteria	Applicability	Rating
a	Importance in the community or pattern of history	Yes. Part of farmyard structures of Northern Cape farms.	Low
b	Possession of uncommon, rare or endangered aspects of natural or cultural heritage	No	Low
c	Potential to yield information to understand the natural or cultural heritage	No	Low
d	Importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects	Yes. Northern Cape farming communities.	Low
e	Importance in exhibiting particular aesthetic characteristics valued by a community or cultural group	Yes. Northern Cape farming communities.	Low
f	Importance in demonstrating a high degree of creative or technical achievement at a particular period	No	Low
g	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons	Yes. Yes. Northern Cape farming communities.	Low
h	Strong or special association with the life and work or a person, group or organisation of importance in history	None	Low
i	History of slavery/labour	None	Low
j	Economic importance	None	Low
k	Part of larger group of similar buildings that illustrate a certain architectural period in South Africa.	Yes. Yes. Northern Cape farming communities.	Low

8.2. Impact assessment:

8.2.1. The implementation of the proposed mining project will apparently not necessitate the demolition of the farmyard features. The impact will thus be low.

8.3. Preservation:
8.3.1. The walls of the structures are not being maintained owing to change in land use.
8.3.2. Invader plants that need attention are present around the water reservoir.
8.3.3. The diverse structural elements that form part of structure's heritage integrity are still very much intact and can easily be preserved.
8.3.4. Owing to alteration of land use in the area and the demolition of the original dwelling, the structures are unfortunately now isolated from context.
8.3.6. There are convincing reasons to retain the structures and its settings as part of Kolomela's heritage estate.

8.4. Legal requirements:
If it is deemed necessary to demolish the structures, then, in terms of Sections 34 and 38 of the NHRA[2], SAHRA must authorise the demolition.

8.5 Summary of mitigation measures:

- **Documentation (history, photographs and plans, evaluation)**
- **Present to SAHRA or PHRA**
- **Prepare application for demolition permit (Phase 2 documentation, ownership, public participation, advertisement and proposed plans)**
- **Apply for demolition permit**
- **Negotiate with SAHRA or PHRA**

In terms of Sections 34 and 38 of the NHRA, SAHRA need not to be consulted regarding the possible demolition of the building.

8.6. INFORMATION REGARDING THE SITE.
At this stage there no information is available regarding the original owners and occupiers of the land. Similarly it is unknown who built these walls, reservoir and animal enclosures.

8.7. Structures on the adjacent farm Strydfontein.
The structures identified by van der Ryst, Sparks and Küsel depicted in ***figures 18 to 21*** may represent the first phase settlement of Leeuwfontein. On the other hand these may have represented a bywoner dwelling as there appears to be no other farmyard structures related to these. They are poorly preserved and do not have any remaining heritage integrity worth conserving.

8.7.1. Legal requirements:
If it is deemed necessary to demolish the structures, then, in terms of Sections 34 and 38 of the NHRA, SAHRA must authorise the demolition.

[2] National Heritage Resources act, Act 25 of 1999.

8.7 PHOTOGRAPHIC DOCUMENTATION

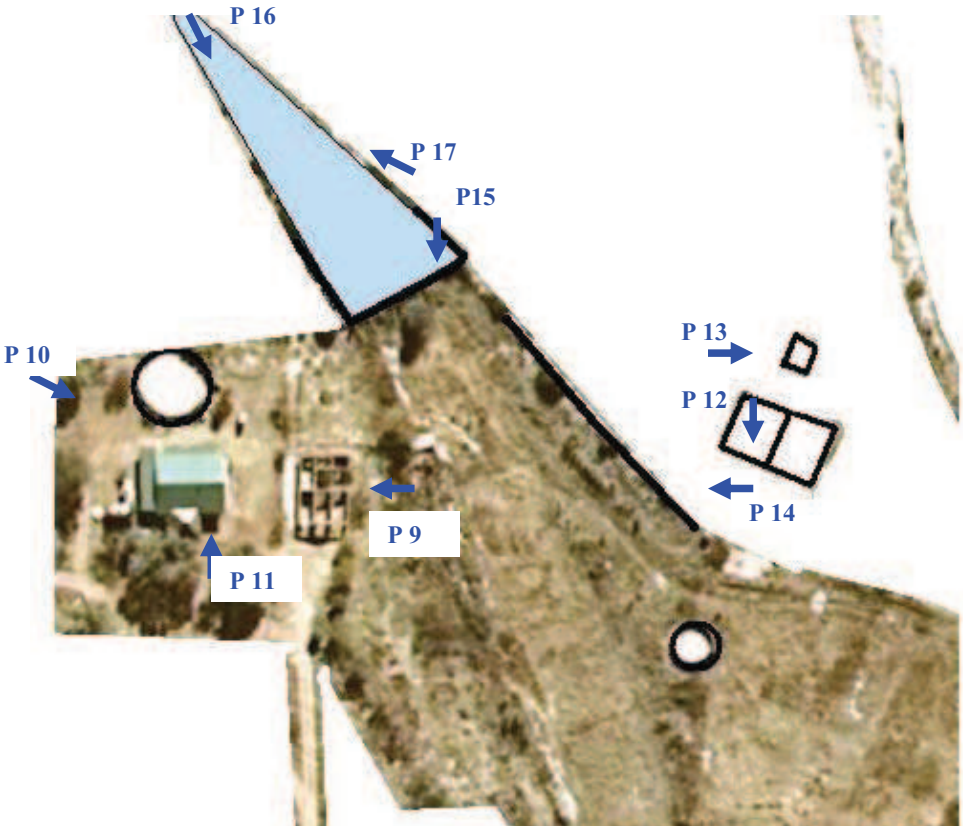


Figure 8. Schematic layout of the farmyard for photo documentation. Note the presence of the original farmhouse (to the left of P10) on this 2002 Google Earth image

Figure 9. East elevation of renovated 1960s dwelling. Note foundations of original dwelling that was bulldozed into the drainage line.

Figure 10. Northwest elevation of renovated 1960s dwelling.

Figure 11. Typical French door and patterned glass from the 1960s period.

Figure 12. Characteristic wall of an animal enclosure.

Figure 13. Characteristic sheep dip.

Figure 14. Demarcation wall.

Figure 15. Interior of dam.

Figure 16. Interior of dam.

Figure 17. Escaped exotics along the drainage line.

Figure 18. Foundation of structure, possibly a dwelling. Unfortunately the entire superstructure has been removed. (Photograph S Küsel).

Figure 19. Small structure, possibly an irrigation dam. (Photograph S Küsel).

Figure 20. Small reservoir behind the wall illustrated above. (Photograph S Küsel).

Figure 21. Irrigation canal associated with the small reservoir illustrated above. (Photograph S Küsel).

9. CURRENT HERITAGE CONSERVATION STATUS OF THE STRYDFONTEIN (KAPPIES SE PLEK) FARMYARD

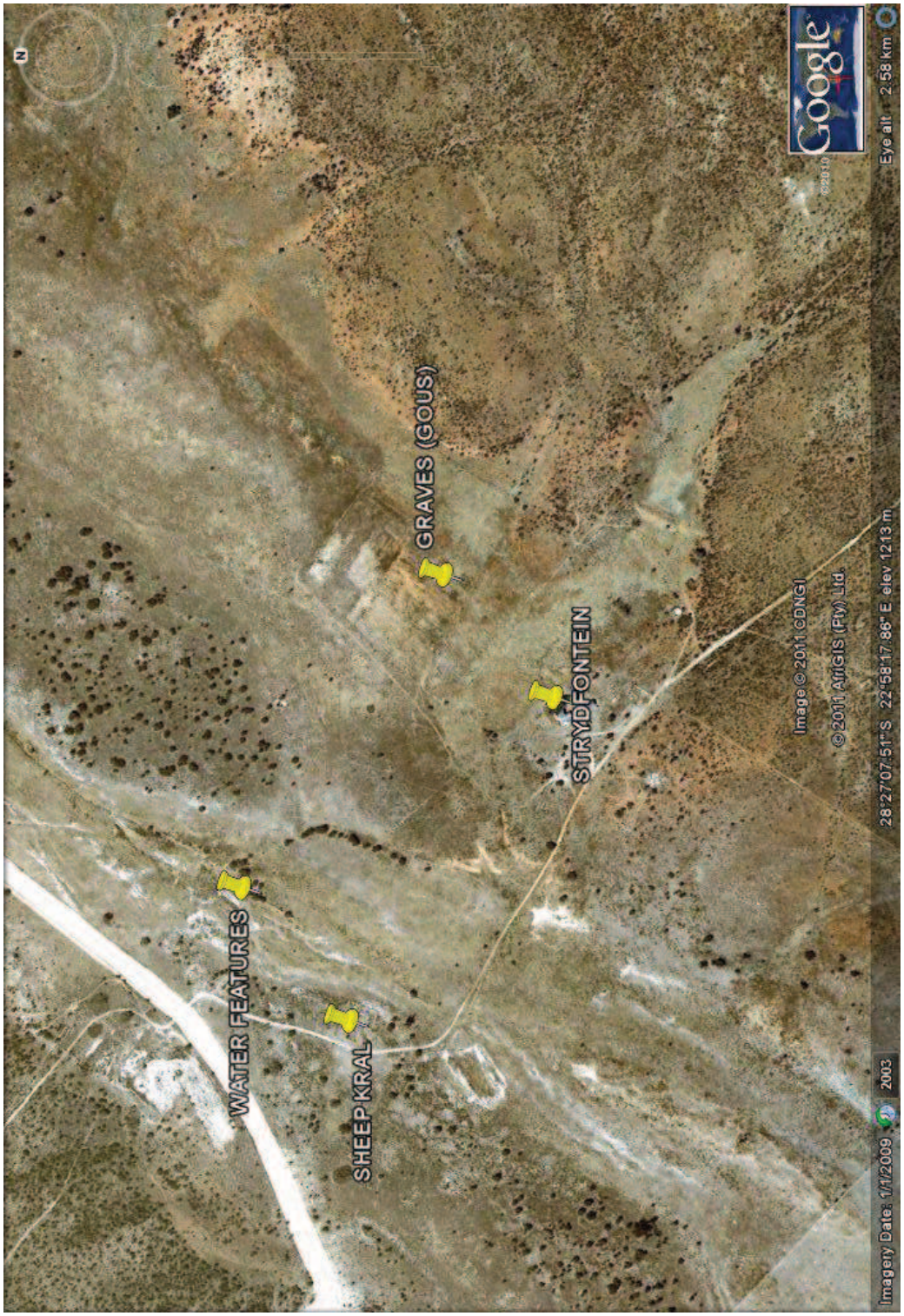


Figure 22. Layout of Kapjes Kareeboom farm showing relative locations of dwellings, cemetery, animal enclosures and water features.

Figure 23 1960s dwelling and shed and the foundations of the original homestead at 'Kappies se Plek' (Kapjes Kareeboom)

Figure 24. Animal enclosures and water features on 'Kappies se Plek'. There appears to be the ruined remains of another dwelling to the south of the enclosure.

Although the farmyard may have been occupied since the early part of the 20th century and the possibility exists that an original home may be 'ghosting' within the core of the present dwelling, there are no positive evidence to confirm this. From evidence taken from the front door as well as the light fittings and the bricks it is possible to date the present structure to the 1960s. There is therefore no **general** protection for the dwelling under the provision of the NHRA, Act 25 of 1999 - Section 34(1) since it is not older than 60 years.

On the other hand evidence indicates that some distance from the present dwelling a first dwelling probably existed. In proximity of these remains there are also signs of a site possibly occupied by labourers. All of these are situated near the site of a proposed new building.

Fortunately some animal enclosures, walls, a water retention system and a cemetery, all mainly constructed from both shaped and unshaped limestone blocks, have survived elsewhere on the site. For the purposes of this report these structures are protected under the provision of the NHRA, Act 25 of 1999 - Section 34(1).

9.1. Cultural significance:

No	Criteria	Applicability	Rating
a	Importance in the community or pattern of history	Yes. Part of group of northern Cape farms.	Low
b	Possession of uncommon, rare or endangered aspects of natural or cultural heritage	No	Low
c	Potential to yield information to understand the natural or cultural heritage	Yes The water retention system is of some importance.	Low
d	Importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects	Yes. Northern Cape farming communities	Medium
e	Importance in exhibiting particular aesthetic characteristics valued by a community or cultural group	Yes.	Low
f	Importance in demonstrating a high degree of creative or technical achievement at a particular period	No	Low
g	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons	Yes. Northern Cape farming communities	Medium
h	Strong or special association with the life and work or a person, group or organisation of importance in history	None	Low
i	History of slavery/labour	None	Low

j	Economic importance	|In its heyday it was part of the meat industry of the Northern Cape	Low
k	Part of larger group of similar buildings that illustrate a certain architectural period in South Africa.	Yes. Northern Cape farming communities.	Low

9.2. Impact assessment:
9.2.1. The site will generally be adapted for re-application in the modern genre of Kolomela's operations. The impact will thus be high in the short term and uncertain in the long term.
9.2.2. As the dwelling is not protected, impact is of no concern.
9.2.3. The archaeological remains adjacent to the proposed new building must be mitigated if destruction is envisaged.
9.2.4. According to current plans there will be no impact on the animal enclosures, water structures and cemetery.

9.3. Preservation:
9.3.1. The main 1970s dwelling is reasonably well preserved.
9.3.2. All the animal enclosures, water features and the cemetery are in dire need of maintenance.
9.3.3. The site's heritage integrity is still partially in place and available for preservation.
9.3.4. Owing to alteration of land use in the area it is unfortunately now isolated from context.
8.3.5. There are similar sites that survive in the general area.
9.3.6. There are some reasons to retain the structures and the setting as part of Kolomela's heritage estate.

9.4. Legal requirements:
If so required, in terms of Sections 34 and 38 of the NHRA, SAHRA must authorise a demolition.

9.5 Summary of mitigation measures:

- **Documentation (history, photographs and plans, evaluation)**
- **Present to SAHRA or PHRA**
- **Prepare application for demolition permit (Phase 2 documentation, ownership, public participation, advertisement and proposed plans)**
- **Apply for demolition permit**
- **Negotiate with SAHRA or PHRA**

9.6. INFORMATION REGARDING THE SITE.
9.6.1. At this stage there is no information available regarding the owners and occupiers of the land. Similarly it is unknown who built the farmhouse, animal enclosures and dam. In the cemetery the surname 'Gous' indicates that during the early period of occupation the property belonged to the Gous family.

9.7 PHOTOGRAPHIC DOCUMENTATION

Figure 25. Southeast elevation of the 1960s dwelling.

Figures 26 and 27. Wagon axles used as fence posts at the Gous cemetery.

Figures 28 and 29. The sad tales of family disasters are captured in cemeteries like this one. On the left is the grave of two infants. On the right is an original gravestone that has been replaced by a modern granite stone.

Figure 30. This gravestone records that this person was born in August 1869 and died in August 1923.

Figure 31. Looking northeast towards the animal enclosures and the Groenwaterspruit. The mound in the foreground may be the foundation of a dwelling or shed structure associated with the animal enclosures.

Figure 32. Looking northeast towards the animal enclosures.

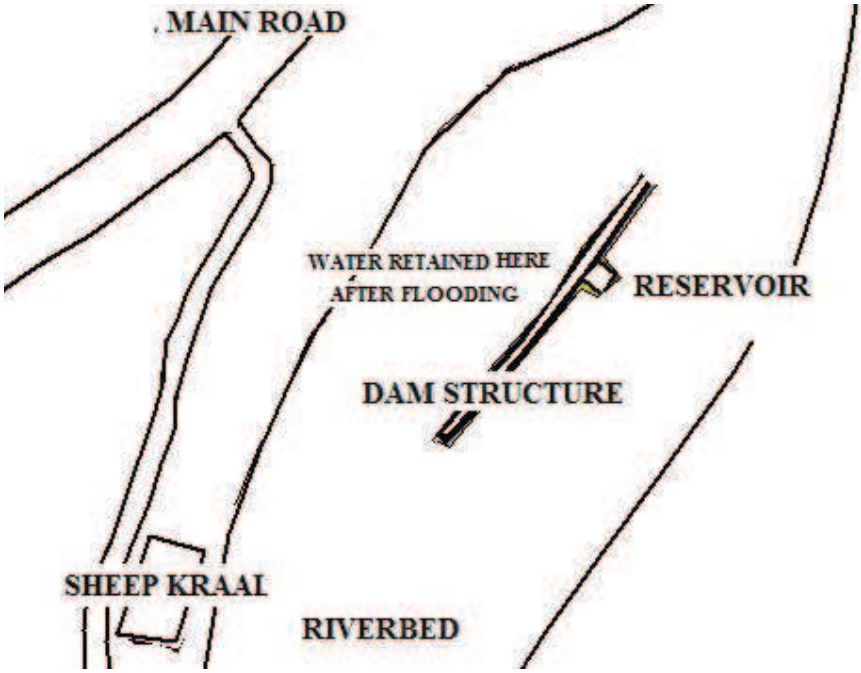
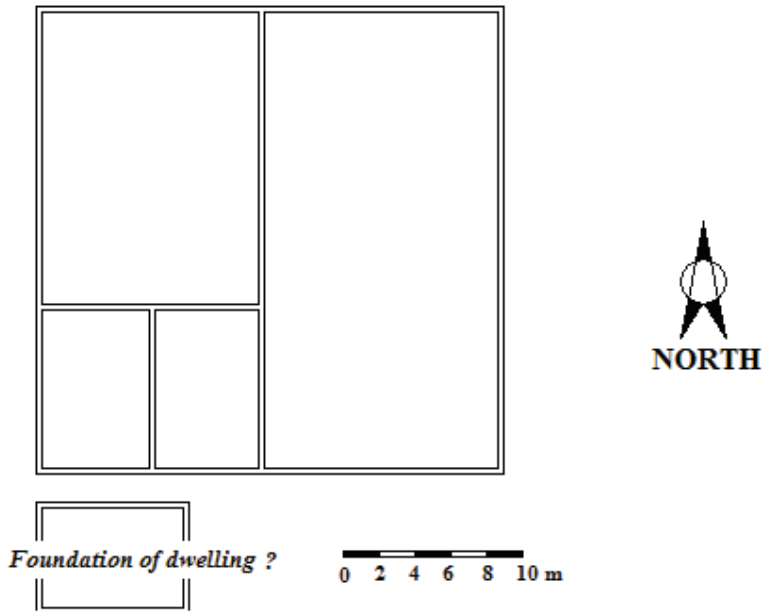


Figure 33 &. 34. The environmental officer me Sparks provides scale for the dam structure in the bed of the Groenwaterspruit. The schematic representation shows that the dam structure runs parallel to the riverbed and retains water to the west of the structure after e periodical flooding of the river.



Schematic representation of enclosures on Strydfontein.

Figure 35. Schematic representation of the animal enclosures on Strydfontein.

Figure 36. The interior of the formal reservoir.

Figure 37. The western wall of the formal reservoir.

Figure 38. The eastern wall of the formal reservoir

10. CURRENT HERITAGE CONSERVATION STATUS OF THE WELGEVONDEN OUTPOST FARMYARD

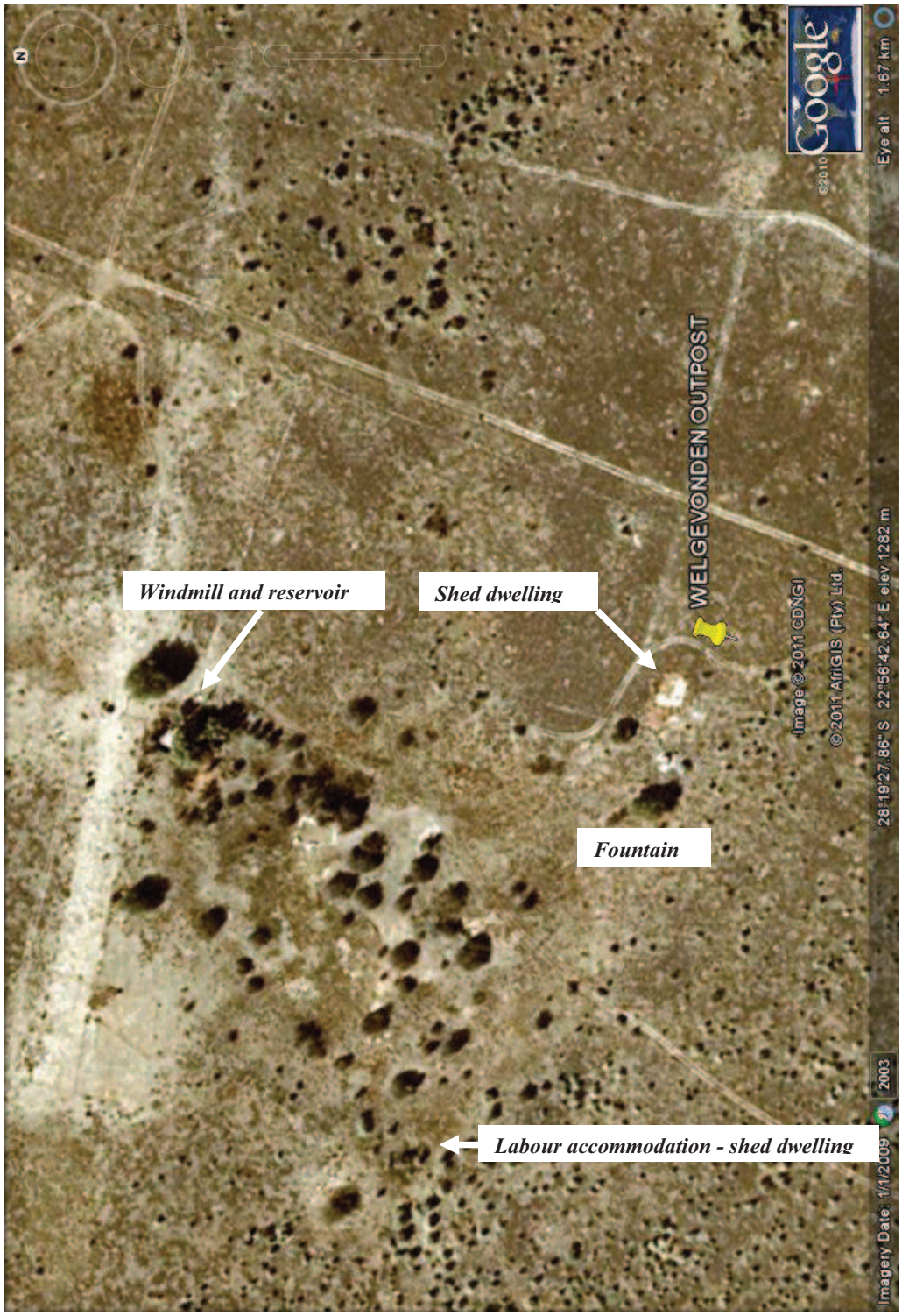


Figure 39. Google image of 'Welgevonden outpost' farmyard.

The original shed dwelling[3] and water reservoir probably date to between 1920 and 1930. Unfortunately very little remains that may be called a heritage unit. Even so the farmyard as a whole therefore enjoys **general** protection under the provision of the NHRA, Act 25 of 1999 - Section 34(1) since it is older than 60 years.

10.1. Cultural significance:

No	Criteria	Applicability	Rating
a	Importance in the community or pattern of history	Yes. Part of group of northern Cape farms.	Low
b	Possession of uncommon, rare or endangered aspects of natural or cultural heritage	No.	Low
c	Potential to yield information to understand the natural or cultural heritage	No.	Low
d	Importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects	Yes. Northern Cape farming communities	Low
e	Importance in exhibiting particular aesthetic characteristics valued by a community or cultural group	No.	Low
f	Importance in demonstrating a high degree of creative or technical achievement at a particular period	No.	Low
g	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons	Yes. European farmers in the Northern Cape	Low
h	Strong or special association with the life and work or a person, group or organisation of importance in history	None	Low
i	History of slavery/labour	None (?)	Low
j	Economic importance	|Yes. In its heyday it was part of the meat industry of the Northern Cape	Low
k	Part of larger group of similar buildings that illustrate a certain architectural period in South Africa.	Yes	Low

10.2. Impact assessment:

10.2.1. For the present there is no apparent impact of the mine on the farmyard. The impact will thus be low in the short term and uncertain in the long term.

[3] It appears as if the building consisted of a prefabricated steel frame that was covered by corrugated iron. Some brick was used as documented below.

10.2.3. As the present author has not had access to the plans of the proposed new miming operation's infrastructure the applicability of the above recommendation is unknown.

10.3. Preservation:
10.3.1. Very little of the heritage integrity of the site remains.
10.3.2. There are no compelling reasons to retain any of the ruins on the site.

10.4. Legal requirements:

If so required, in terms of Sections 34 and 38 of the NHRA, SAHRA must authorise a demolition.

10.5 Summary of mitigation measures:

- **Documentation (history, photographs and plans, evaluation)**
- **Present to SAHRA or PHRA**
- **Prepare application for demolition permit (Phase 2 documentation, ownership, public participation, advertisement and proposed plans)**
- **Apply for demolition permit**
- **Negotiate with SAHRA or PHRA**

10.6. INFORMATION REGARDING THE SITE.

10.6.1
At this stage there is no information available regarding the owners and occupiers of the land. Similarly it is unknown who built the farmhouse and dam.

10.7 PHOTOGRAPHIC DOCUMENTATION

Figure 40. A single remaining wall of the labour accommodation on the site.

Figure 41. The remains of the fountain where water was obtained.

Figure 42. Remains of the floor of the shed dwelling.

Figure 43. Remains of the foundation of a steel structure that formed the frame of the shed dwelling.

Figure 44. Remains of the northern wall of the shed dwelling.

Figure 45. The wall was built from Coronation[4] bricks.

Figure 46. Remains of the only outbuilding associated with the shed dwelling.

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[4] Robert Storm and his brother William arrived in the late 1880s (in Durban) and started a crude brick making operation on the Clare Wood Flats. Known as R Storm and Company, the brick-making business flourished and the brother bought up rich clay deposits in various locations around Durban, including Claremont and Frank Steven's farm, Sarni,a in 1899. In 1902 the R Storm and Company was renamed as Coronation Brickworks in commemoration of the coronation of Edward VII and the head office was moved from Umgeni to Briardene, 8 kilometres north of Durban.

Figure 47. South African AEC Mammoth Major MkIII 'Tin Front' - Coronation Brick & Tile Co. Ltd., Briardene, Durban.

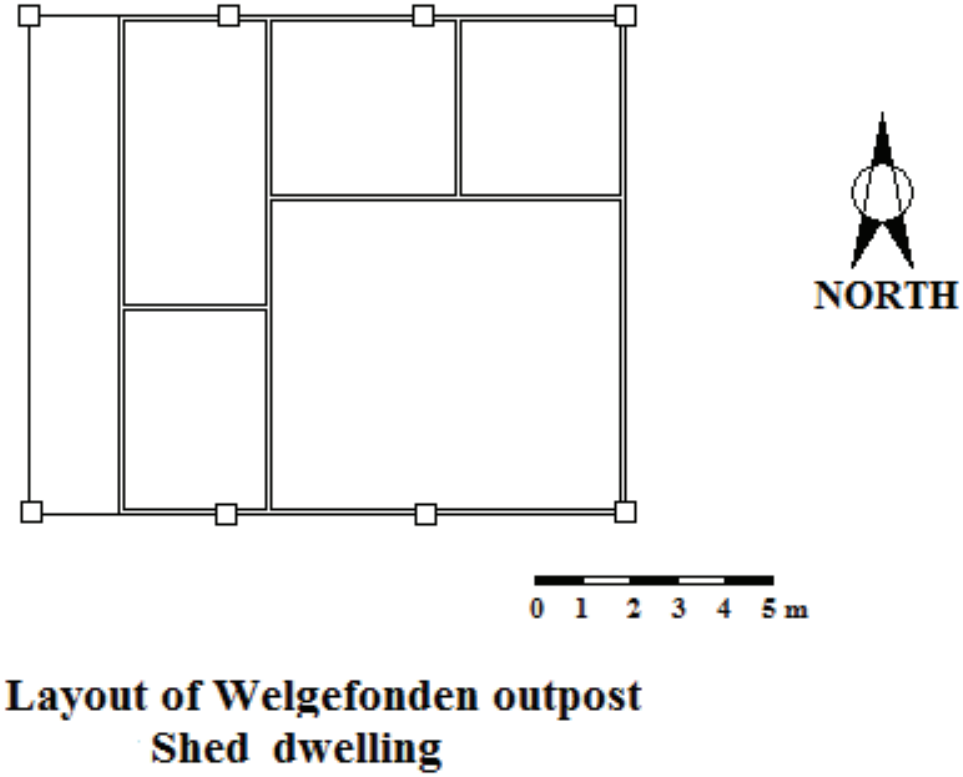


Figure 48. Layout of the shed dwelling.

11. CURRENT HERITAGE CONSERVATION STATUS OF THE WELGEVONDEN FARMYARD

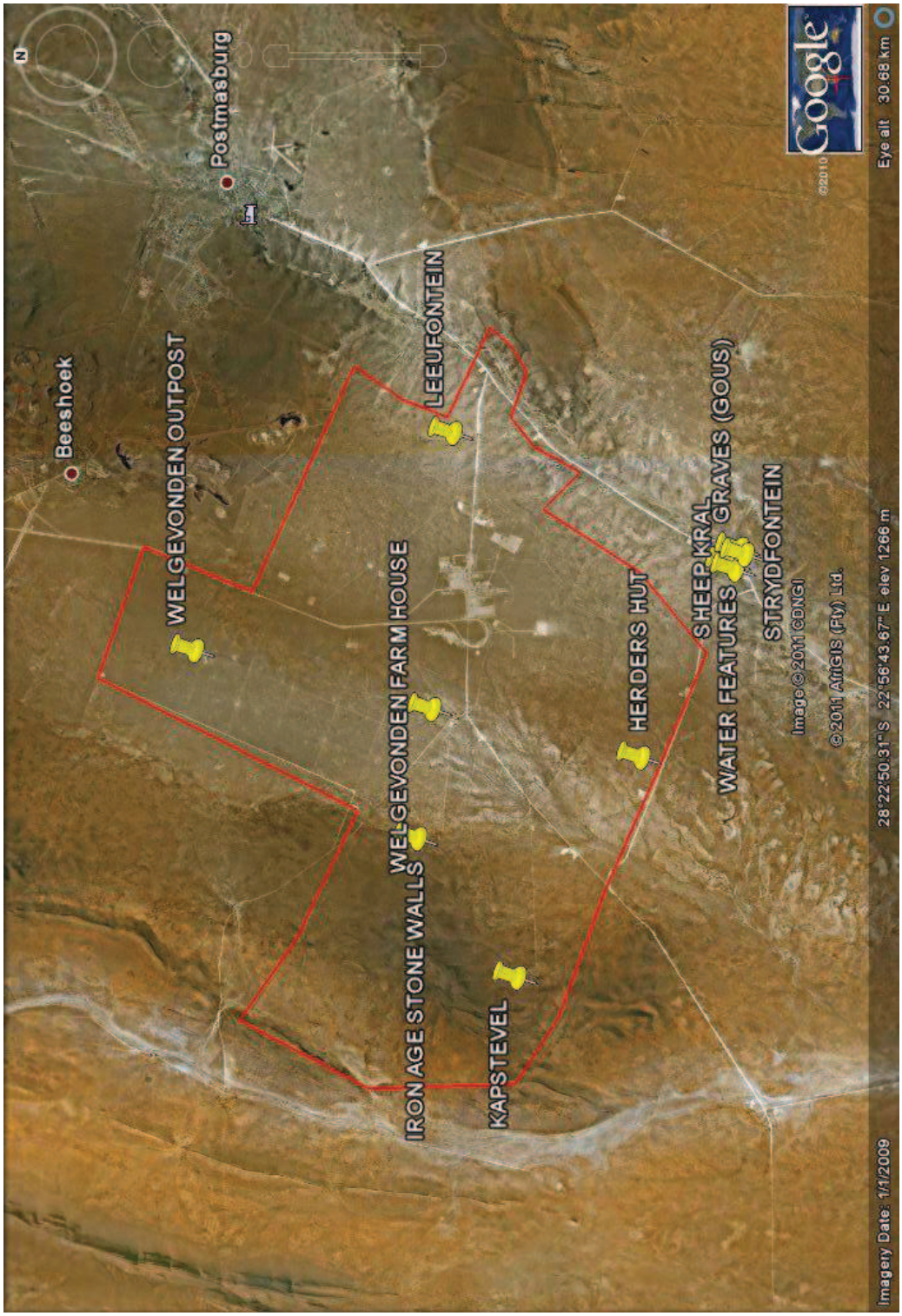


Figure 49. Position of Welgevonden farmyard in the mining area as depicted on a Google Earth image.

Figure 50. Image of Welgevonden farmhouse before renovation.

The dwelling, barn, well and water reservoir probably date to the early part of the twentieth century (1910 to 1920), with alterations and additions over time to the main dwelling. Somewhere in the near past the main dwelling was excellently renovated. Unfortunately the barn was neglected and it is not fit for use at present. Similarly the well located adjacent to the reservoir to the south of the farmyard may be a heritage asset but is also a serious safety hazard. The farmyard as a whole therefore enjoys **general** protection under the provision of the NHRA, Act 25 of 1999 - Section 34(1), since it is older than 60 years and represents a complete time capsule of a century of farming lifestyle in the Northern Cape.

11.1. Cultural significance:

No	Criteria	Applicability	Rating
a	Importance in the community or pattern of history	Yes. Part of group of Northern Cape farms.	Medium
b	Possession of uncommon, rare or endangered aspects of natural or cultural heritage	Yes The rare 1920's South African variety of Edwardian architecture.	Medium
c	Potential to yield information to understand the natural or cultural heritage	Yes	Medium
d	Importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects	Yes. Northern Cape farming communities	Medium
e	Importance in exhibiting particular aesthetic characteristics valued by a community or cultural group	Yes. Northern Cape farming communities as well as the broader south African architecture of the period.	Medium.
f	Importance in demonstrating a high degree of creative or technical achievement at a particular period	Yes.	Low
g	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons	Yes. European farmers in the Northern Cape	Low
h	Strong or special association with the life and work or a person, group or organisation of importance in history	None	Low
i	History of slavery/labour	None (?)	Low
j	Economic importance	|In its heyday it was part of the meat industry of the Northern Cape	Medium
k	Part of larger group of similar buildings that illustrate a certain architectural period in South Africa.	Yes	Medium

11.2. Impact assessment:

11.2.1. From the care invested in the refurbishment of the dwelling on the site, it is clear that the dwelling is not in danger of any mining operations. The impact is therefore low. The available information suggests future underground extraction of haematite. The implementation of the proposed open pit mining project will not necessitate the demolition of the building, the associated limestone dam and other associated structures. The impact will thus be low in the short term and uncertain in the long term.

11.2.2. It is suggested that the locality as a whole is incorporated in the infrastructure of the proposed new mining operation and that it is restored and adapted as far as necessary for the current use. In this way the memory of the building style may be preserved. This especially applies for the natural setting that appears to be rather unique in its own right.

11.2.3. As the present author has not had access to the plans of the proposed new miming operation's infrastructure the applicability of the above recommendation is unknown.

11.3. Preservation:

11.3.1. The main dwelling is well preserved even though it is used as a hay store.

11.3.2. The garage's back wall is in need of maintenance.

11.3.3. All other associated structures are in need of either repair or maintenance. This is especially true of the large water reservoir and the attractive little generator house.

11.3.4. The site's heritage integrity is still very much in place and is available to be part of our national estate.

11.3.5. Owing to alteration of land use in the area it is unfortunately now isolated from context.

11.3.6. There are no similar structures (the dwelling) that survive in the general area.

11.3.7. There are many compelling reasons to retain the structure and its setting as part of South Africa's heritage estate.

11.4. Legal requirements:

If so required, in terms of Sections 34 and 38 of the NHRA, SAHRA must authorise a demolition.

11.5 Summary of mitigation measures:

- **Documentation (history, photographs and plans, evaluation)**
- **Present to SAHRA or PHRA**
- **Prepare application for demolition permit (Phase 2 documentation, ownership, public participation, advertisement and proposed plans)**
- **Apply for demolition permit**
- **Negotiate with SAHRA or PHRA**

11.6. INFORMATION REGARDING THE SITE.

11.6.1

At this stage there is no information available regarding the owners and occupiers of the land. Similarly it is unknown who built the farmhouse and dam.

11.6.3 Tin ceilings[5]

A **tin ceiling** (also pressed steel ceilings later on) is an architectural element that was very popular in Victorian buildings in the late 19th and early 20th century.

Historically, tin ceilings were introduced to North America as an affordable alternative to the exquisite plasterwork used in European homes. They gained popularity in the late 1800s as Americans sought sophisticated interior design. Durable, lightweight and fireproof, tin ceilings were appealing to home and business owners alike as a functionally attractive design element that was readily available.

It was during the Victorian era (1839–1901) that thin rolled tin-plate was being mass-produced. Between 1890 and 1930, approximately forty-five companies in the United States marketed metal ceilings; most were in Ohio, Pennsylvania, and New York, located along railroad lines that served as the main routes for delivering the pressed metal products directly to contractors. Sheets of tin were stamped one at a time using rope drop hammers and cast iron molds. Using this method of production, metal was sandwiched between two interlocking tools.

The top tool, or "ram," was lifted up by a rope or chain, and then dropped down onto the bottom die, smashing into the metal that was underneath and permanently embedding intricate patterns into the tin. Tin ceilings were traditionally painted white to give the appearance of hand-carved or molded plaster. They were incorporated into residential living rooms and parlors as well as commercial businesses, where painted tin was often used as wainscoting.

In the 1930s, tin ceilings began to lose their popularity and ceilings as a design element were ignored. In the 21st century, some renewed interest has been shown in tin ceilings. Several companies now offer conventional tin ceilings as well as panels made to fit into a drop-ceiling grid.

[5] From Wikipedia, the free encyclopedia

11.7 PHOTOGRAPHIC DOCUMENTATION

11.7.1. General views of the Welgevonden farmhouse.

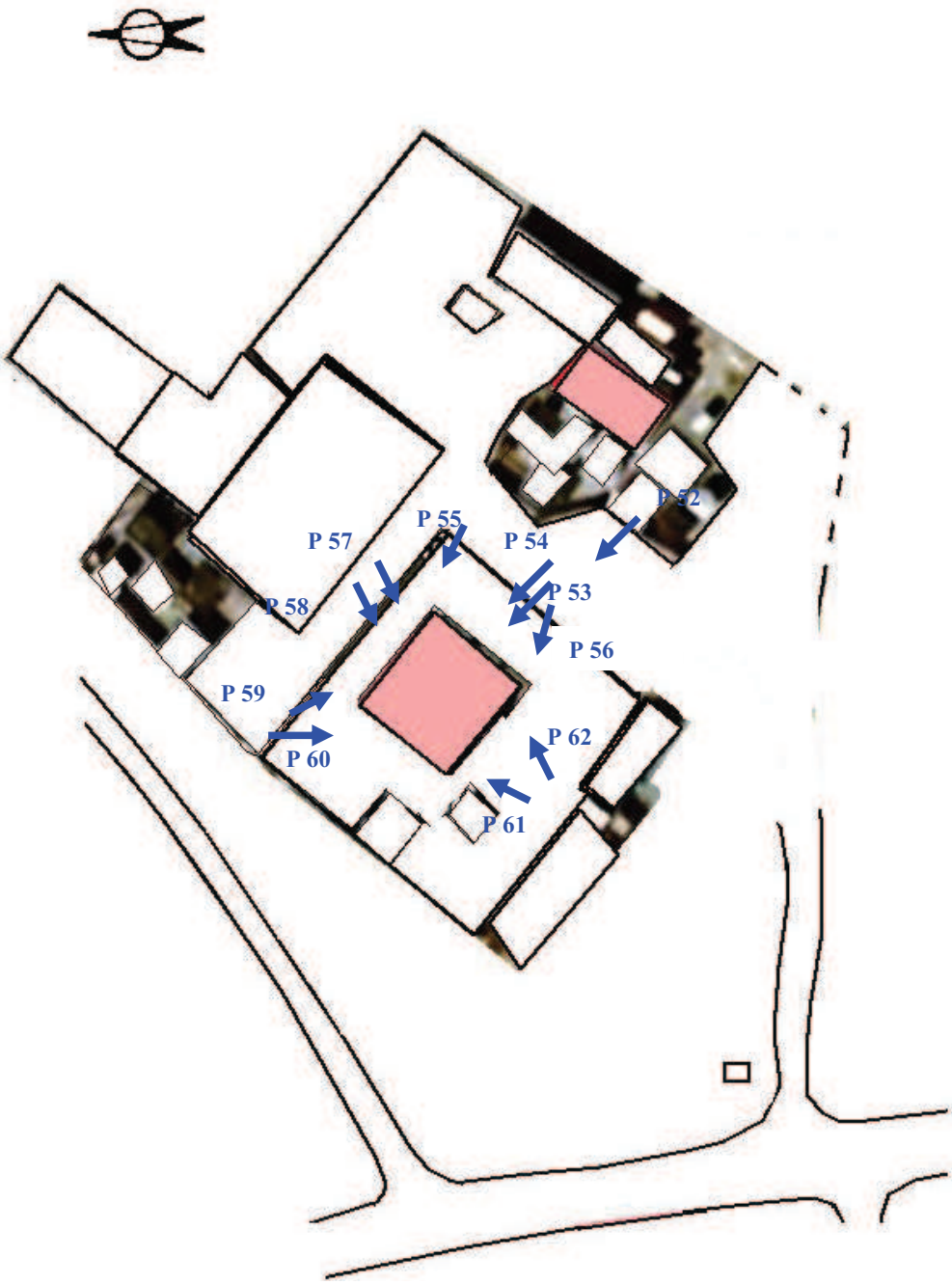


Figure 51. Schematic layout of the farmyard for photo documentation.

Figure 52. Southeast elevation of dwelling.

Figure 53. Southeast elevation of dwelling. Steps leading to veranda.

Figures 54 and 55. Southeast elevation of dwelling. Steps leading on to veranda, and front bedroom window.

Figure 56. Southeast elevation of dwelling. Closed-up veranda for office space.

Figure 57. Northeast elevation of dwelling. Front bedroom window and guttering detail.

Figure 58. Northeast elevation of dwelling. Bedroom two and three window detail.

Figure 59. Northeast elevation showing window, guttering and roof detail.

Figure 60. Southeast elevation showing closed-in veranda and roof details.

Figure 61. Southwest elevation showing kitchen details.

Figure 62. Southwest elevation showing closed-up veranda details.

11.7.2. Interior views of the Welgevonden farmhouse.

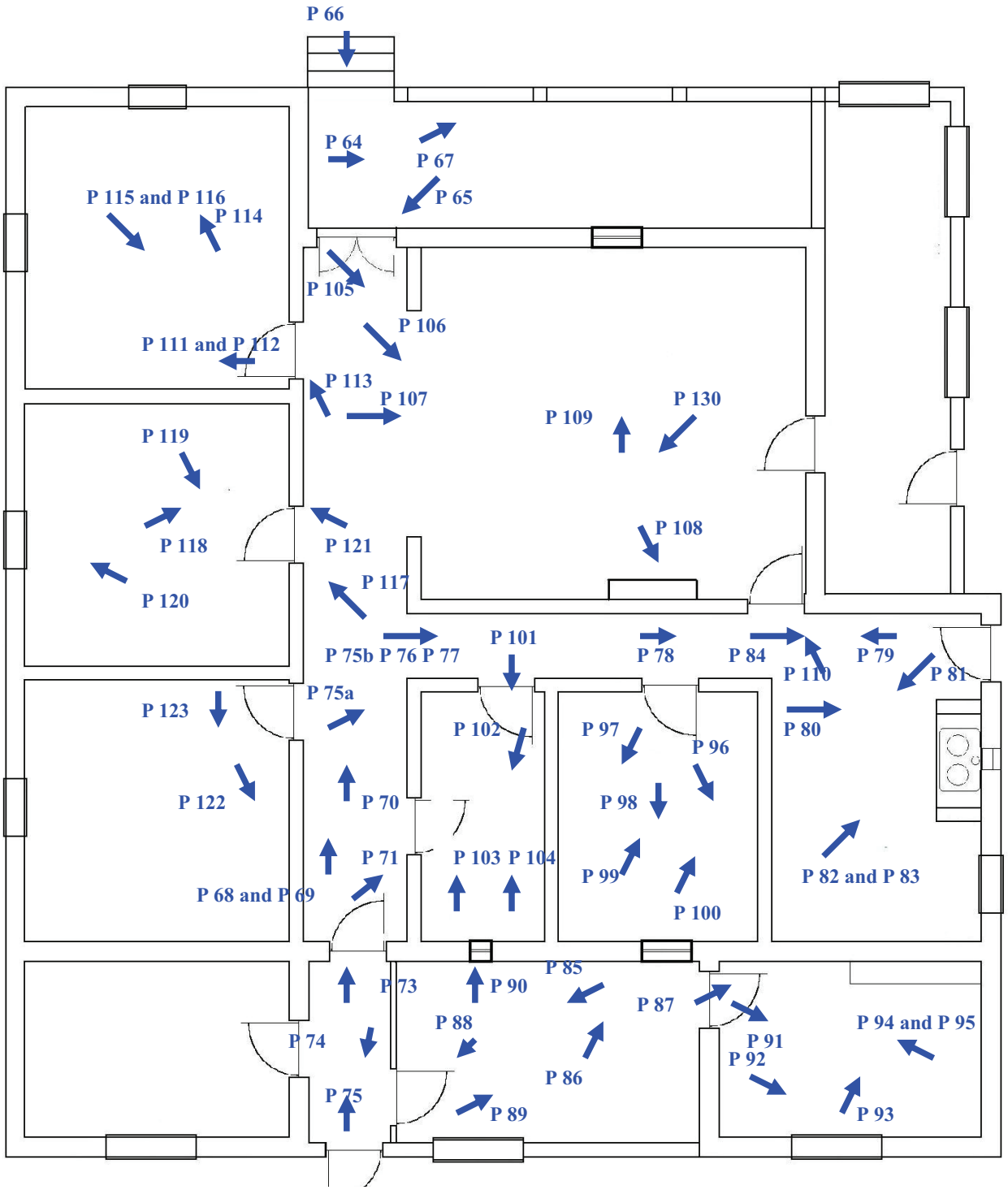


Figure 63. Schematic rendering of dwelling for photo documentation.

Figure 64. Veranda roof detail.

Figure 65. Front door skylight detail.

Figure 66. Front door detail as seen from the veranda.

Figure 67. Veranda wall and column detail.

Figure 68. Main passage floor detail.

Figure 69. Main passage detail.

Figure 70. Main passage detail.

Figure 71. Door leading from main passage to bathroom.

Figure 72. Detail of ironmongery on bathroom door, apparently inverted.

Figures 73 and 74. Looking into main passage from weather porch and looking to the garden from the weather porch.

Figure 75. Weather porch roof detail.

Figures 75a and 75b. Arched entrance to secondary passage and floor detail of same.

Figures 76 and 77. Ceiling of secondary passage and arched entrance to kitchen.

Figure 78. Arched entrance to kitchen and kitchen ceiling.

Figure 79. Arched entrance to secondary passage and passage ceiling.

Figure 80. Kitchen floor and stove detail.

Figure 81. Kitchen ceiling detail.

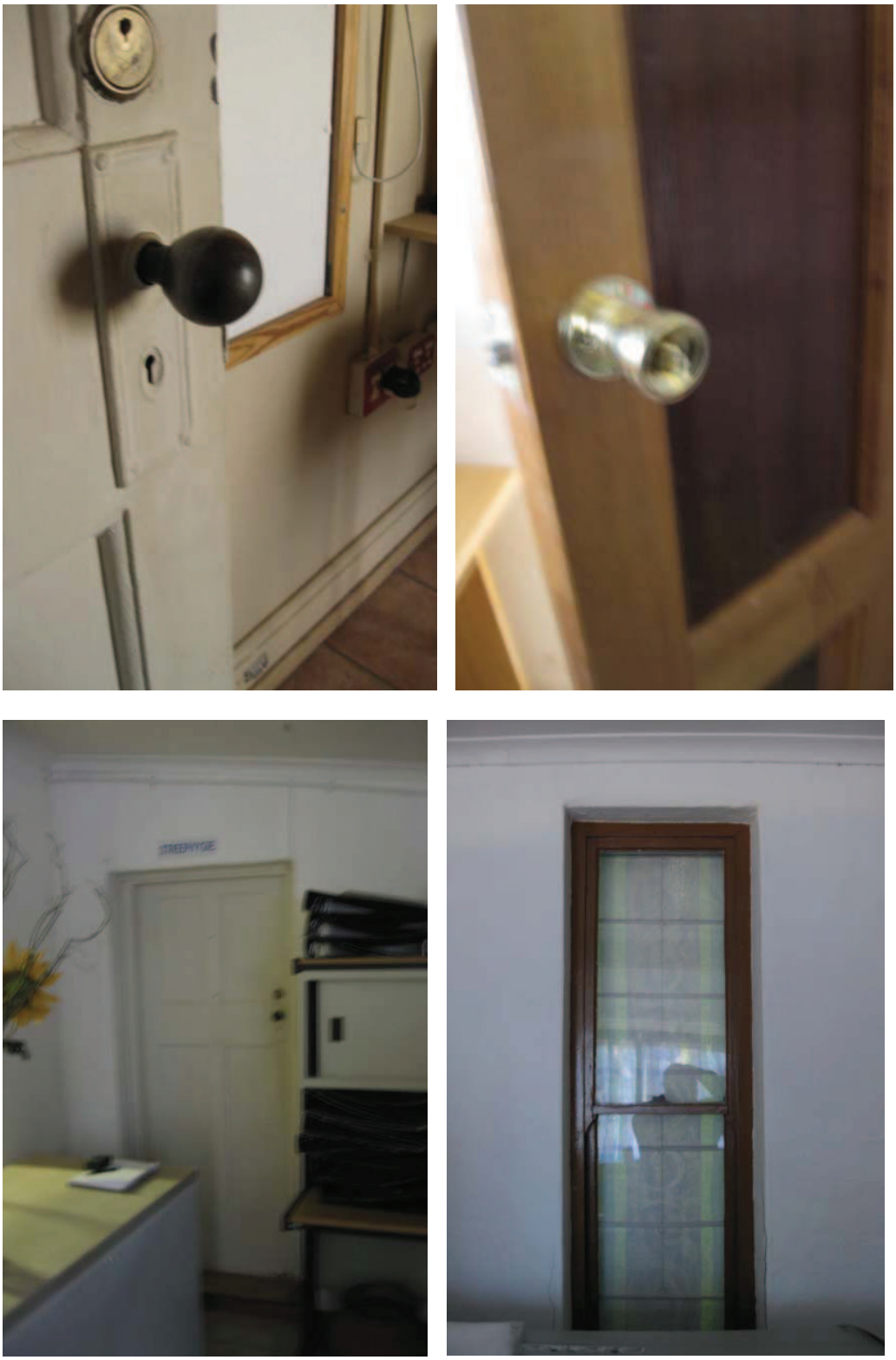
Figure 82. Kitchen floor and stove detail.

Figure 83. Kitchen stove detail.

Figure 84. Kitchen floor and new back door detail.

Figure 85. Modern closed-in back veranda.

Figure 86. Original dining room six on six sash window that survived the refurbishing.



Figures 87, 88, 89 and 90. Ironmongery, original door into the store room' and the original one on one sash window of the bathroom.

Figure 91. The original store room floor (concrete) tiled with modern tiles.

Figure 92. Store room ceiling was modernised with knotty pine.

Figure 93. Original built-in cupboard in store room.

Figures 94 and 95. Original store room door as seen in both an open and closed position.

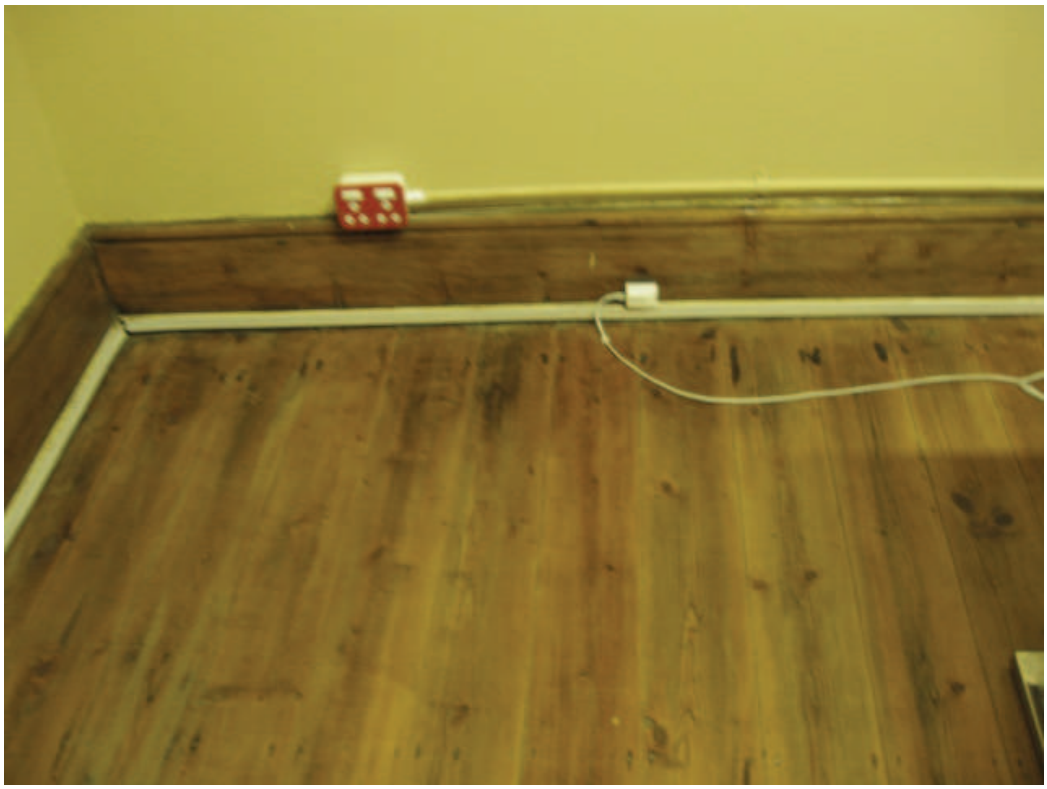
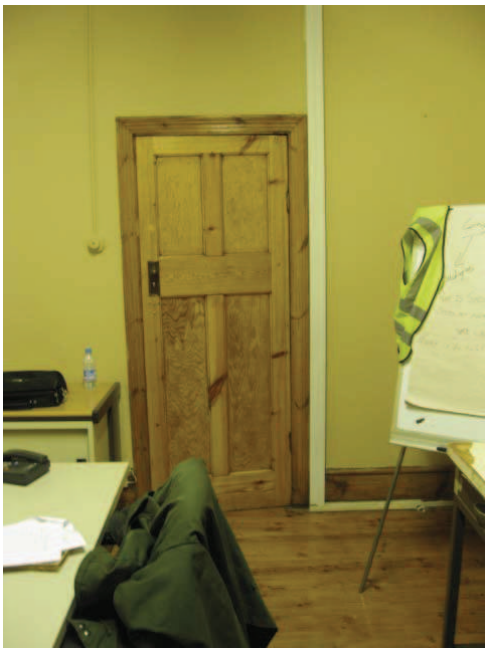
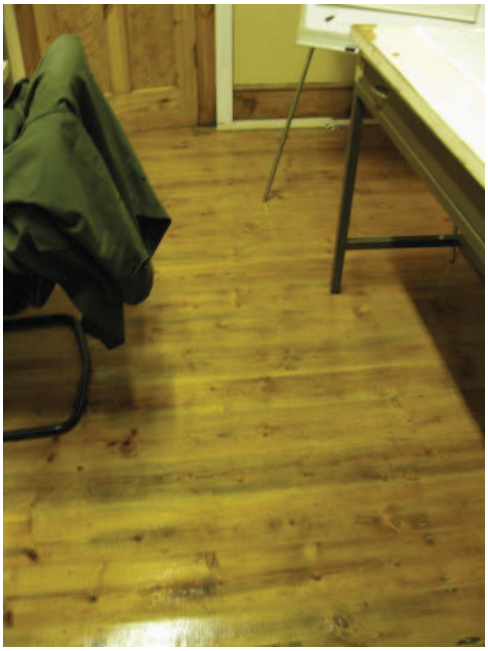


Figure 96. Floor and skirting detail.

Figure 97. Original knotty pine ceiling.

Figure 98. Original dining room six on six sash window that survived the refurbishing.





Figures 99 and 100. Refurbished door and floor detail.

Figure 101 and 102. Bathroom door and bathroom interior.

Figure 103 and 104. Bathroom built-in cupboard and door detail.

Figure 105. Archway into original living room.

Figure 106. Original living now serves as a boardroom.

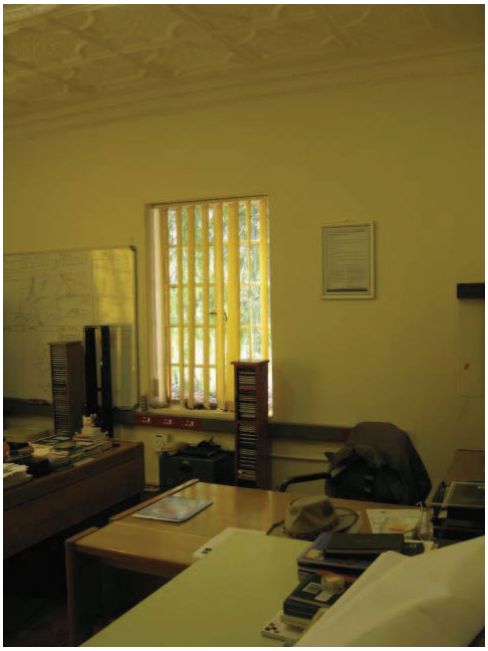
Figure 107. Reconditioned pressed steel ceiling now enhanced with modern lighting.

Figure 108. Cast-iron fireplace with wooden mantelpiece that are classic pieces from the 1920 to 1930 Art Deco period.

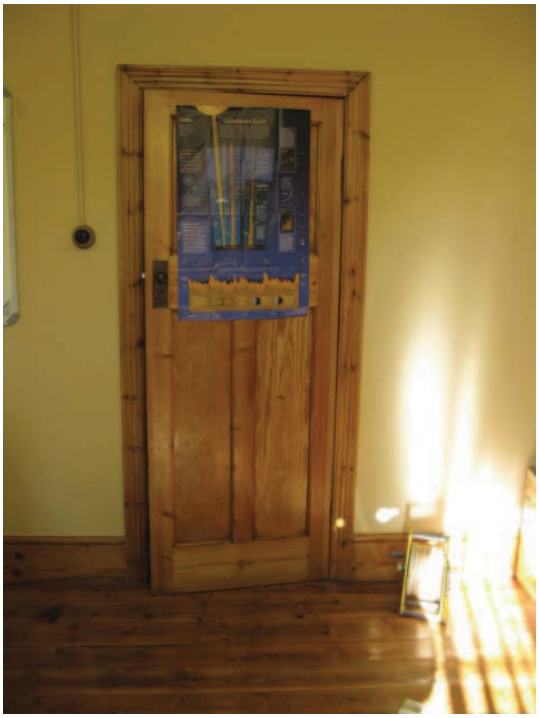
Figures 109 and 110. Original six on six sash window in living room, and view into living room from kitchen passage.

Figure 111. Installation of modern communication and electrical wiring into walls is not desirable, as it can cause structural problems, and the 'wounds' are seldom satisfactorily concealed. Even though this solution may appear to be unsightly it is a good solution of the problem from a conservation point of view.

Figure 112. The opulence of the builders of this residence is illustrated by the wide range of expensive pressed steel ceiling components utilised.



Figures 113 and 114. Door frame and architrave detail as well as general view of room.

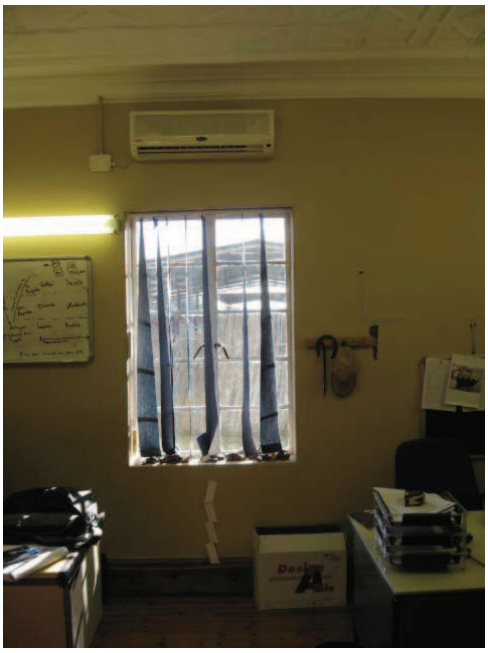


Figures 115 and 116. Door in open in closed position, architrave and floor detail.

Figure 117. Architrave and cornice detail.

Figure 118. Floor and skirting detail.

Figure 119. Pressed steel ceiling detail.



Figures 120 and 121. Window and door frame detail.

Figure 122. Wooden floor detail.

Figure 123. Pressed steel ceiling and cornice detail.

11.7.3. Plan and elevations of dwelling.

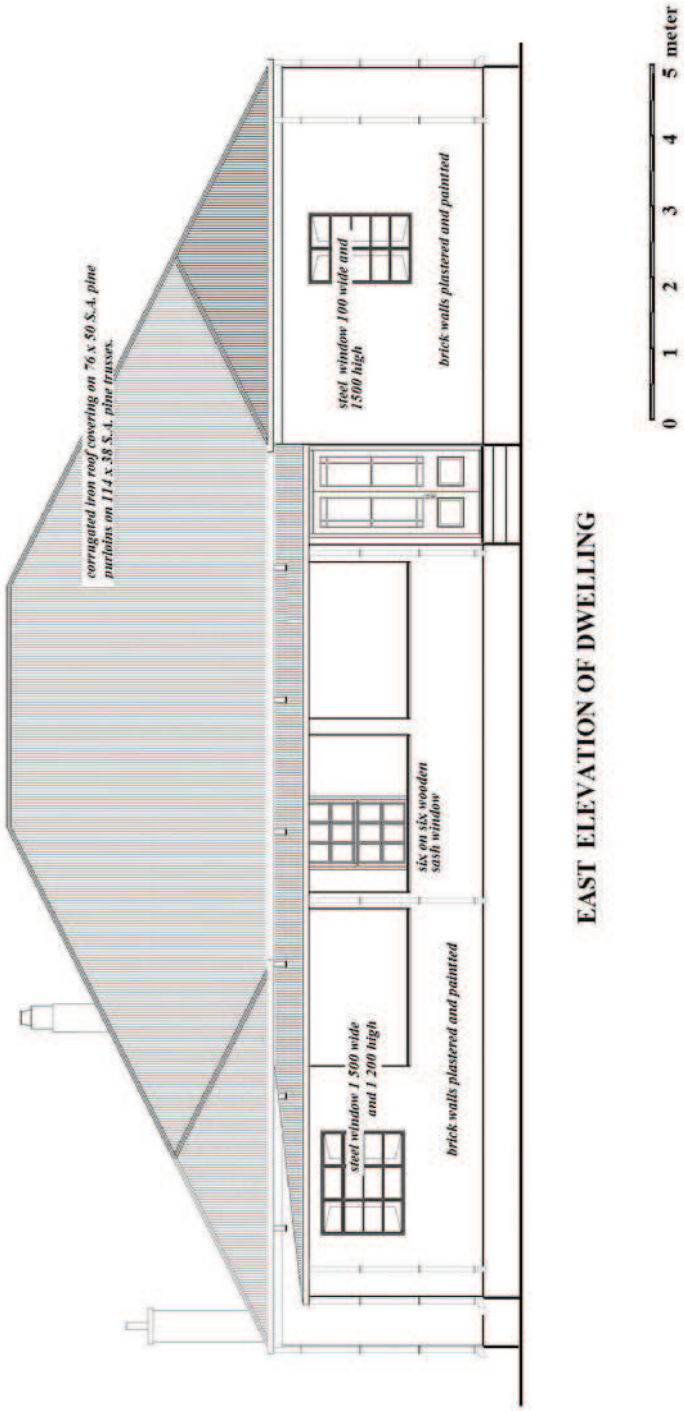


Figure 124. East elevation of dwelling.

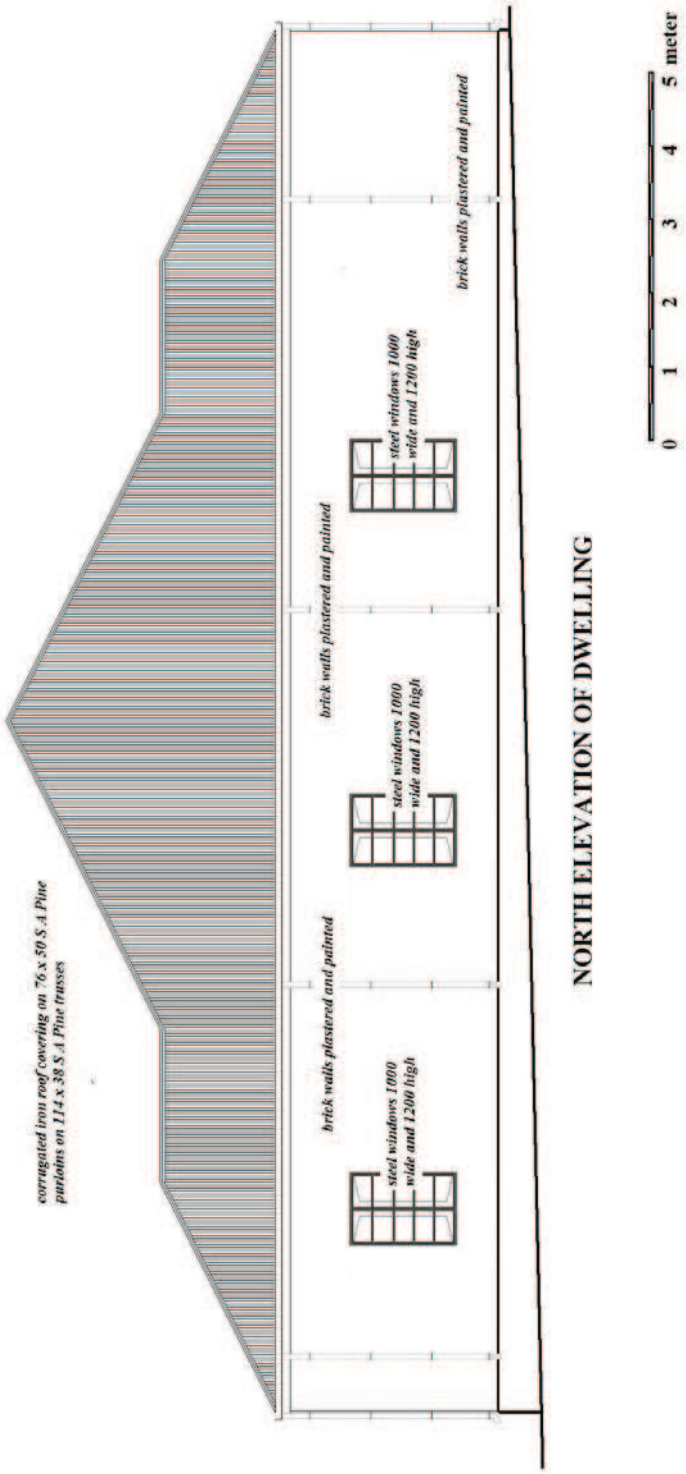


Figure 125. North elevation of dwelling.

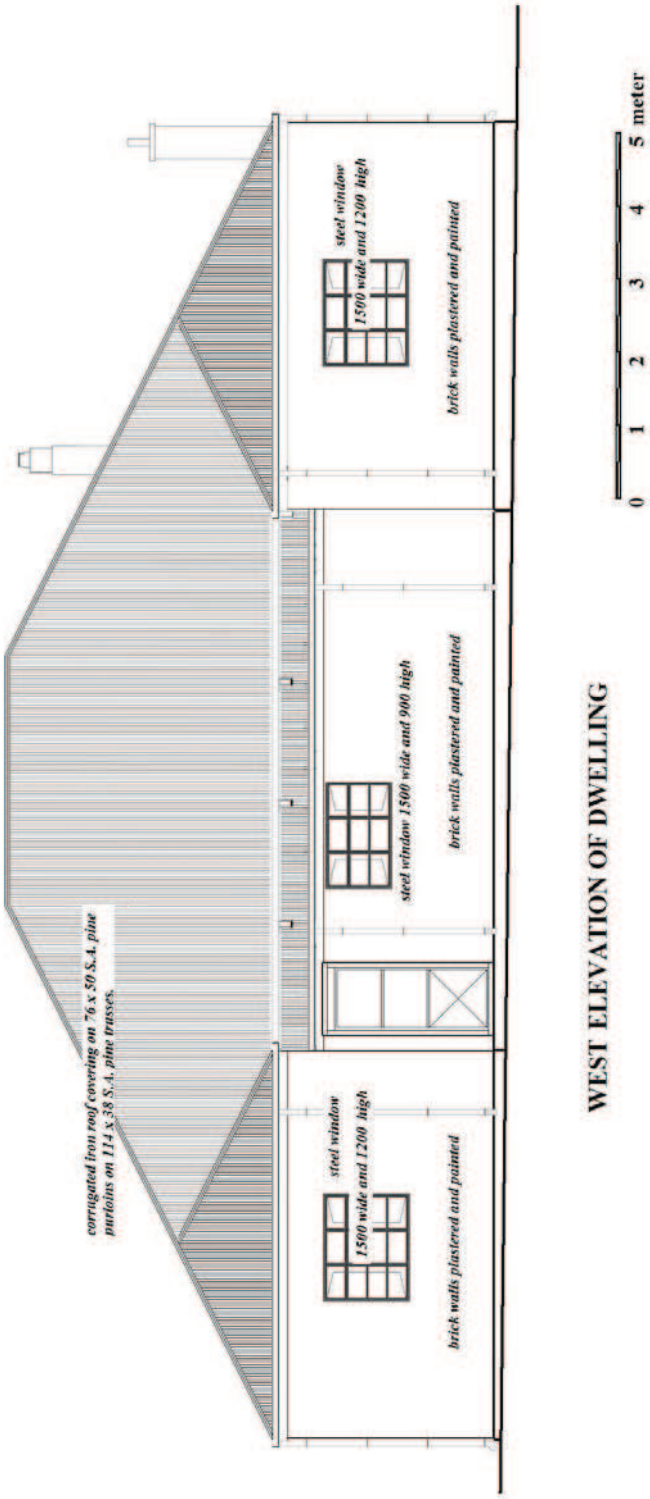


Figure 126. West elevation of dwelling.

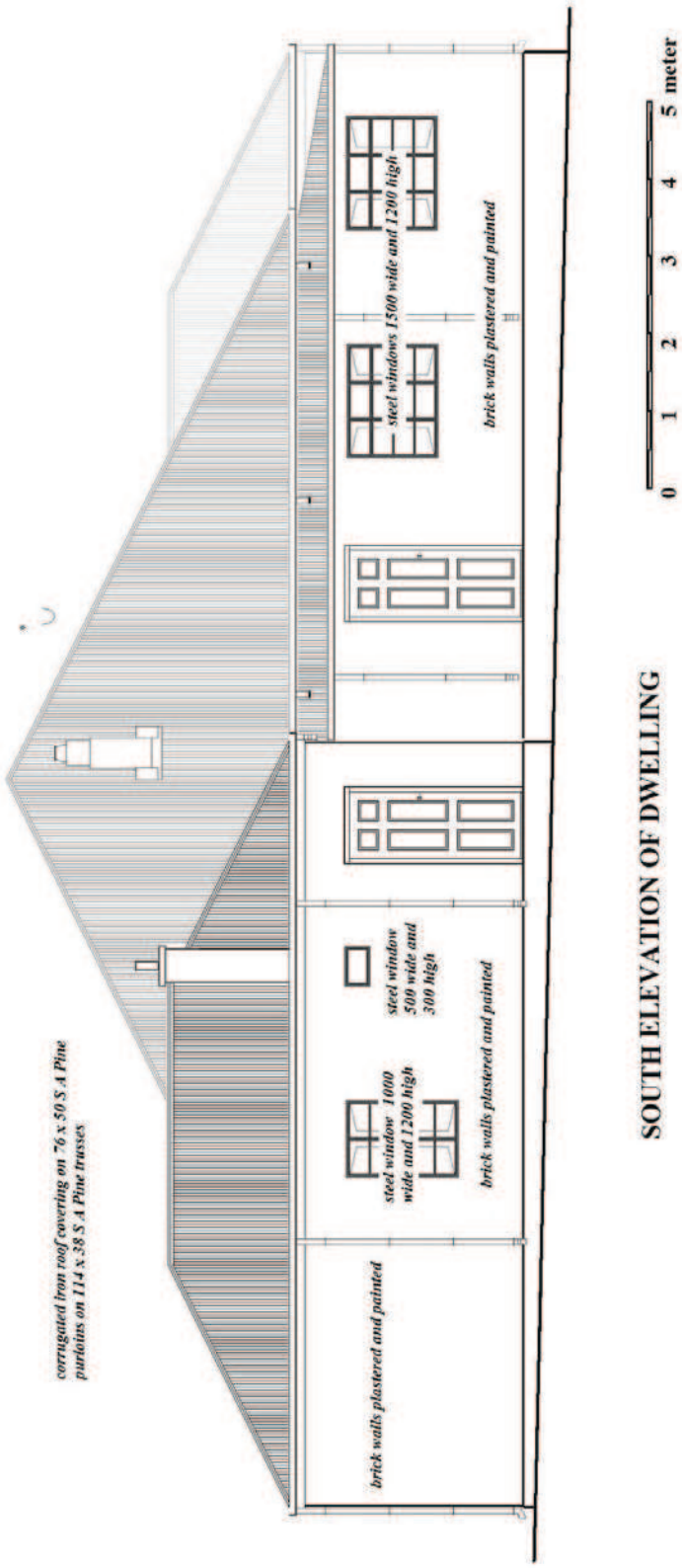


Figure 127. South elevation of dwelling.

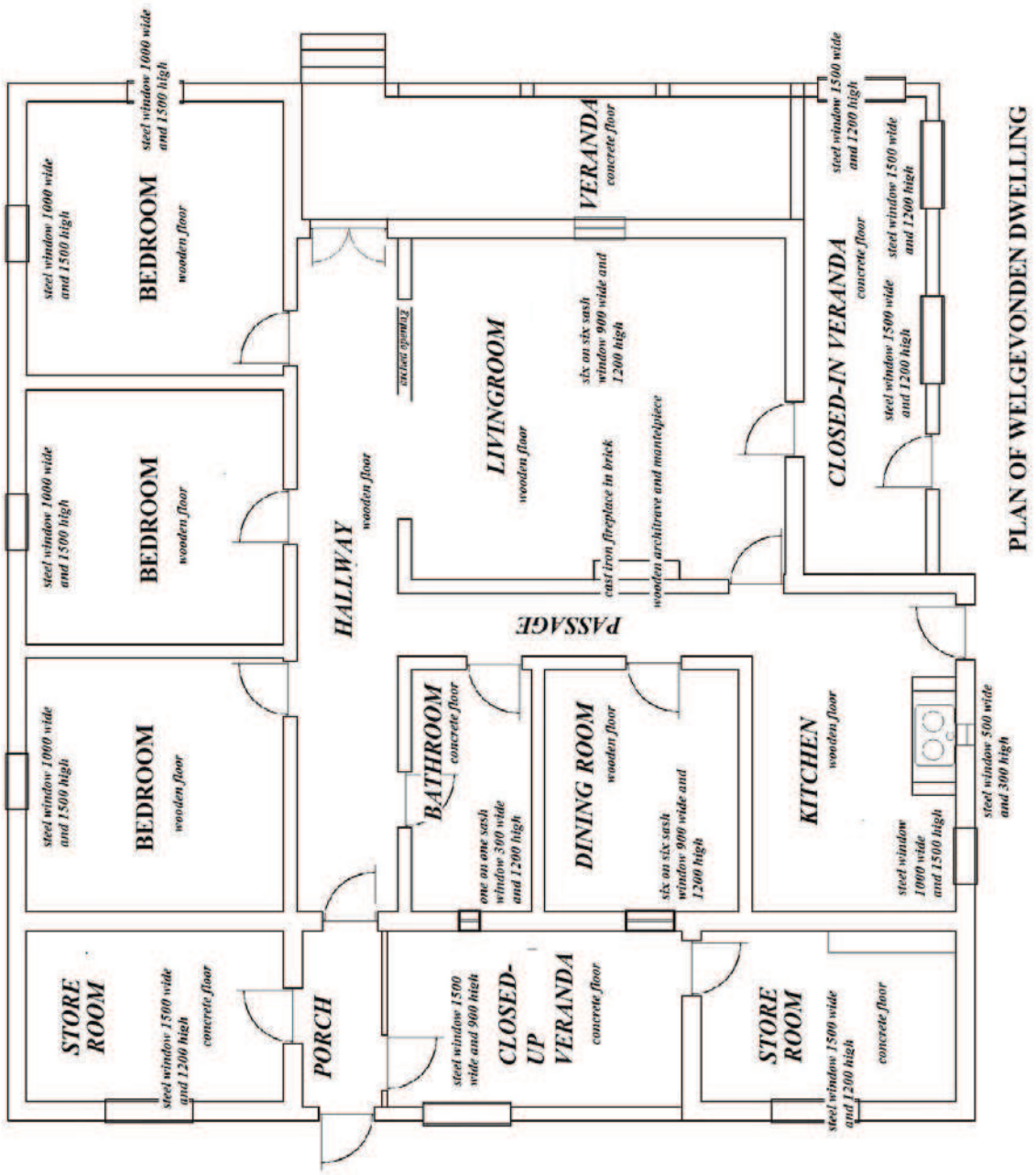


Figure 128. Plan of Welgevonden dwelling. (For dimensions see addendum)

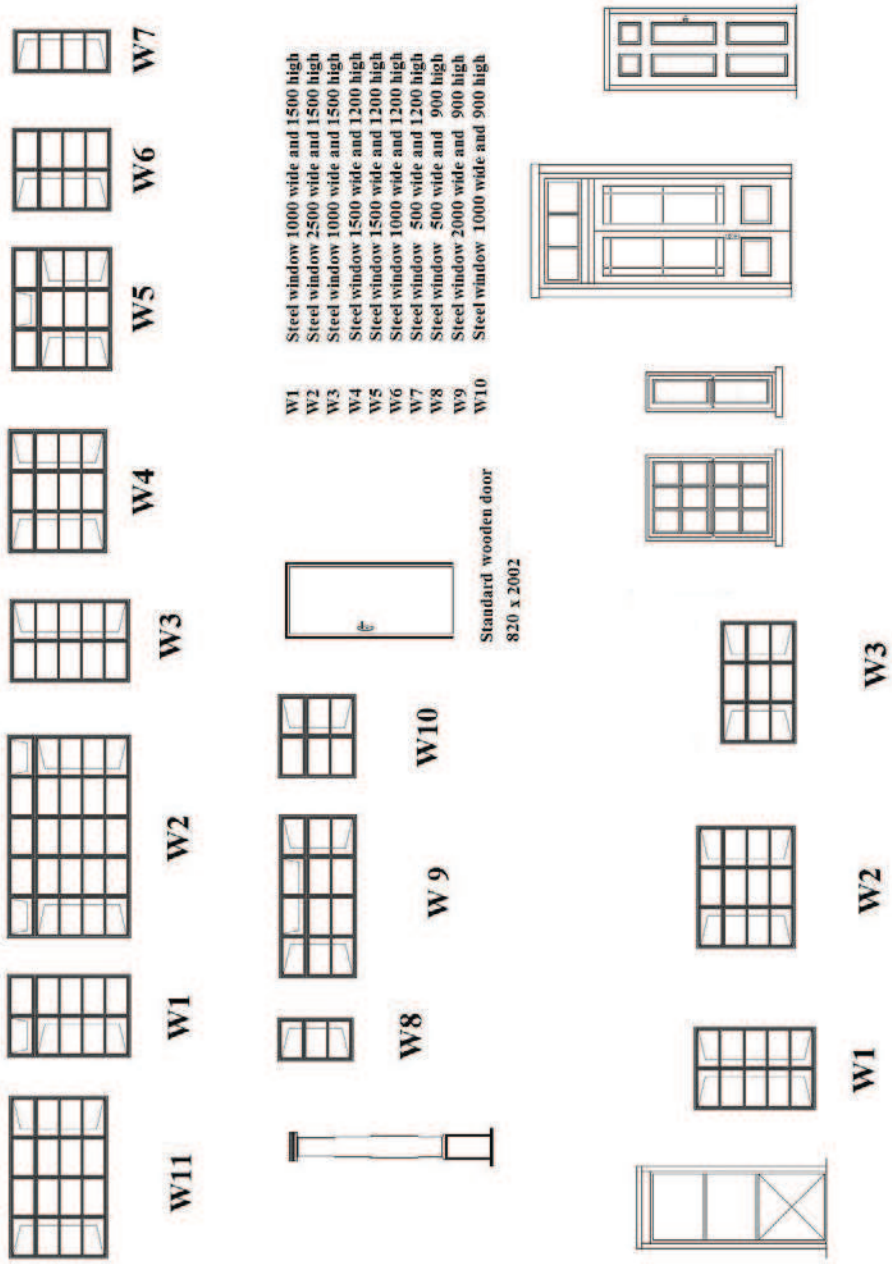


Figure 129. Window and door pallet.

11.8.1 General views of barn.

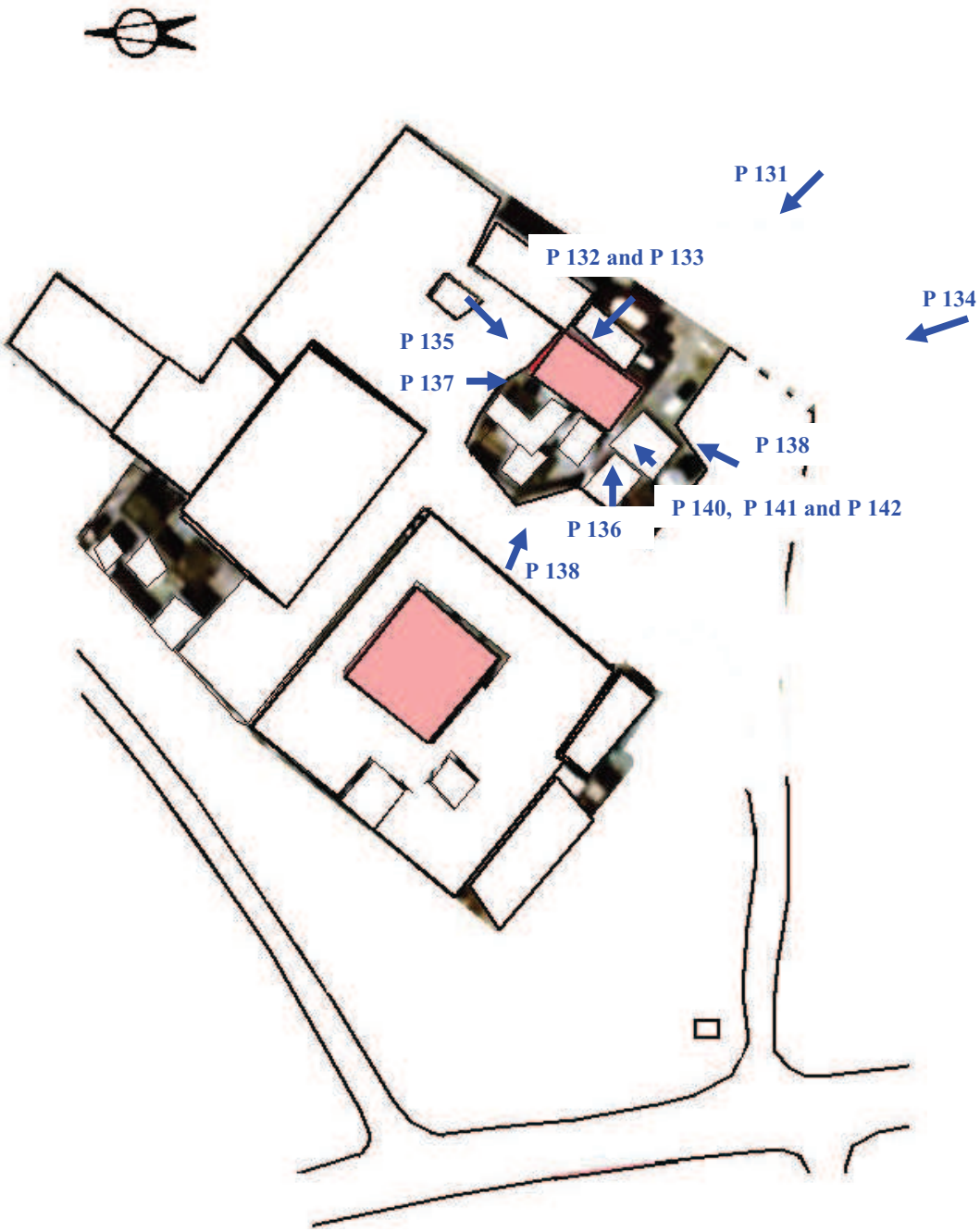


Figure 130. Layout of Welgevonden farmyard for photo documentation.

Figure 131. Southeast elevation of barn.

Figures 132 and 133. Detail of damaged wall and door.

Figure 134. South elevation of barn.

Figure 135. Northeast elevation of barn.

Figure 136. West elevation of barn.

Figure 137. North elevation of barn.

Figure 138. Unsightly view of barn from main dwelling.

Figure 139. Southwest elevation of barn door.

Figures 140 and 141. Damage detail on barn door.

Figure 142. Damage detail on barn door.

11.8.1 Internal views of barn.

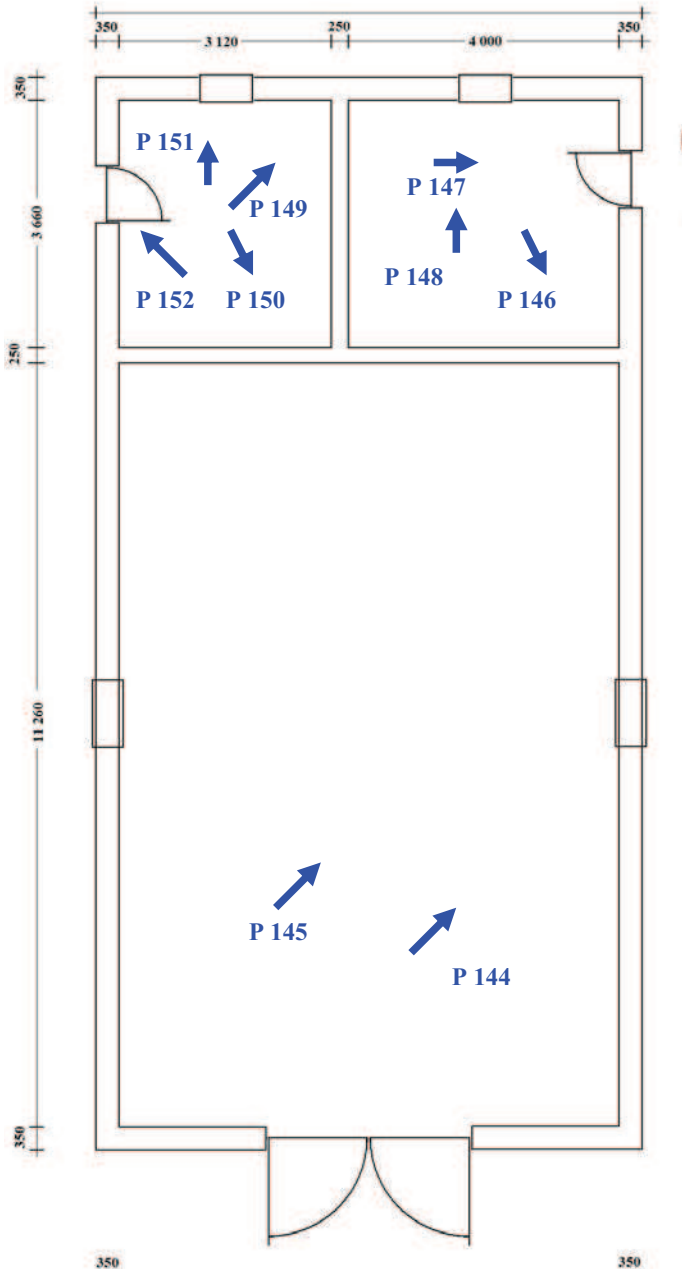


Figure 143. Plan of barn for photo documentation.

Figure 144. Interior of barn showing rain damage to lime bricks.

Figure 145. Although old, the trusses are still in good condition.

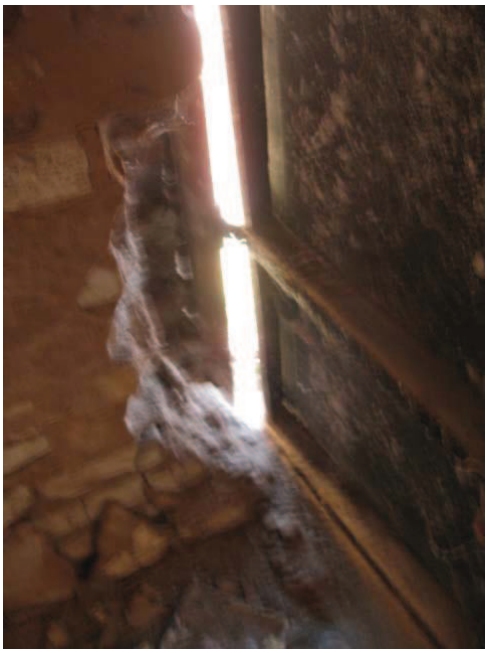
Figure 146. Interior detail.

Figure 147. Detail of structural damage. Although apparently serious, this can be fixed with some inventive engineering.

Figure 148. Window opening detail.

Figure 150. Shelf detail.

Figure 151. Truss detail.



Figures 152 and 153. Window opening and doorway detail.

11.8.2 Plan and elevations of barn.

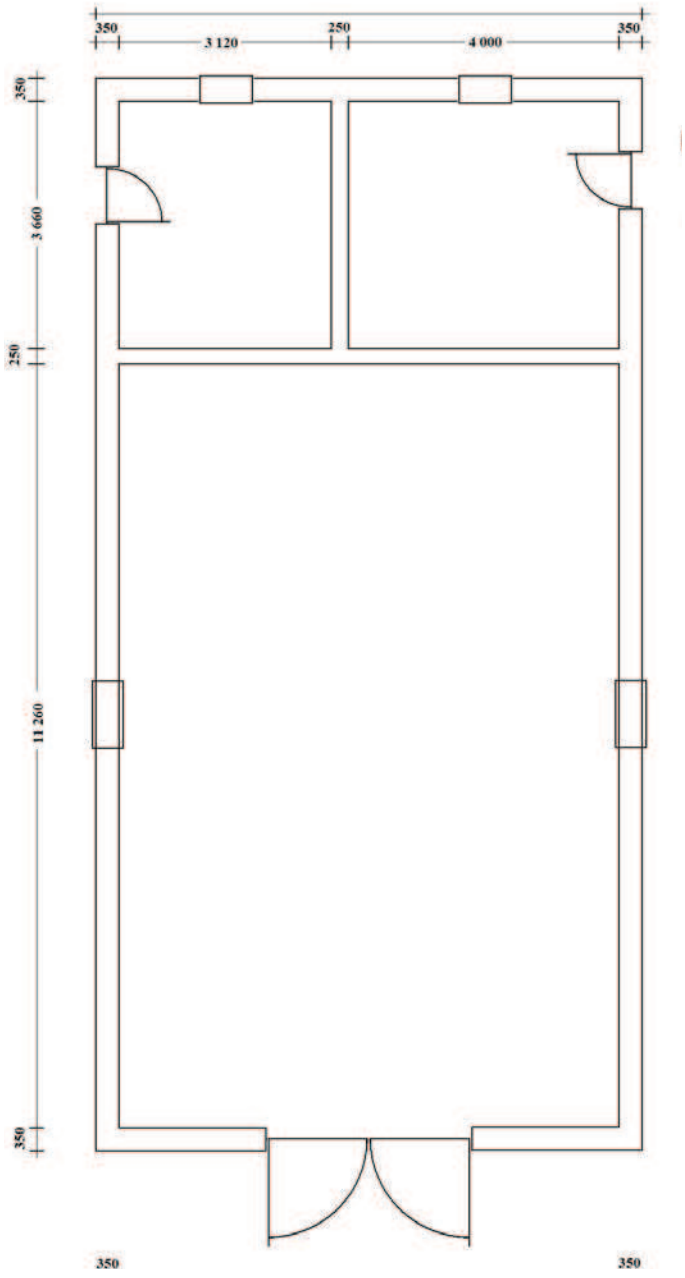
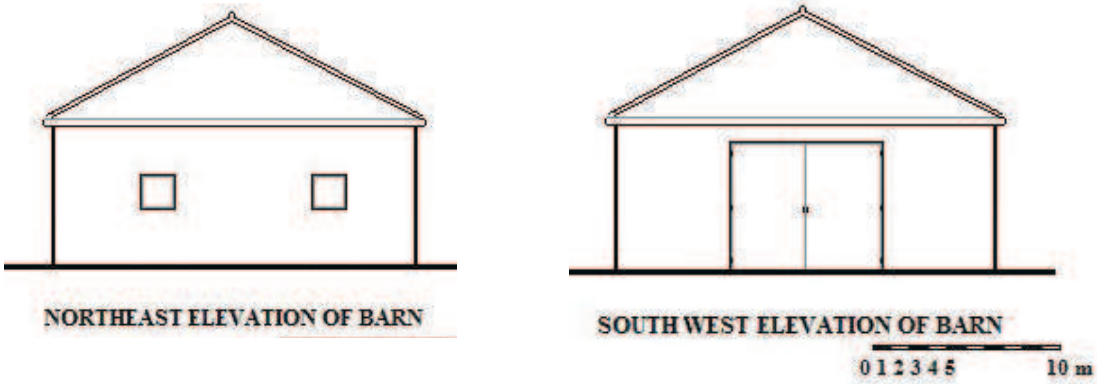
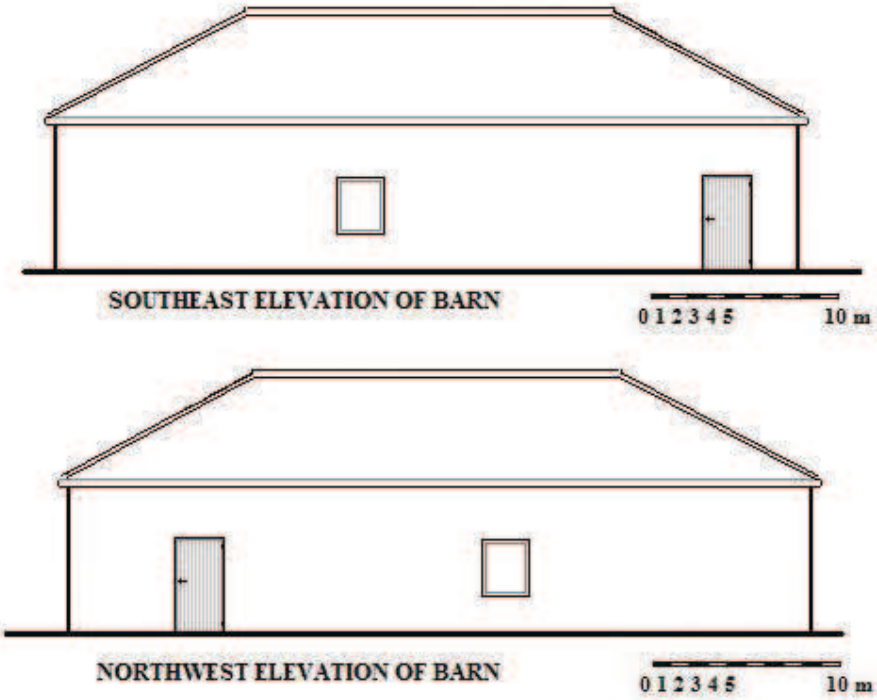


Figure 154. Plan of barn.



Figures 155a and 155b. Northeast and Southwest elevations of barn.



Figures 156a and 156b. Southeast and northwest elevations of barn.

11.9. Discussion of the Welgevonden barn.

The refurbishment of the Welgevonden farmyard was undertaken before present legislation required proper documentation and planning. This resulted in the present situation where the main house was beautifully preserved, but the rest of the site was neglected to an extent where the barn is now a safety threat according to Kolomela safety regulations. This though is the result of the aforementioned neglect of Kolomela personnel of the protection of the barn after the 1999 heritage legislation.

Even though demolition is an option for Kolomela to pursue, there is in fact no reason why this should be considered. The present state of preservation is the responsibility of Kolomela, and earlier maintenance will have resulted in a different outcome.

It is therefore suggested that the refurbishment of this structure is undertaken by the efficient personnel of Kolomela's technical department that had already undertaken the refurbishment of the Welgevonden dwelling and the Kapstevel dwelling.

As there are numerous ways to achieve this goal, the actual restoration process is left to the personnel of Kolomela.

12 CURRENT HERITAGE CONSERVATION STATUS OF THE KAPSTEVEL FARMYARD

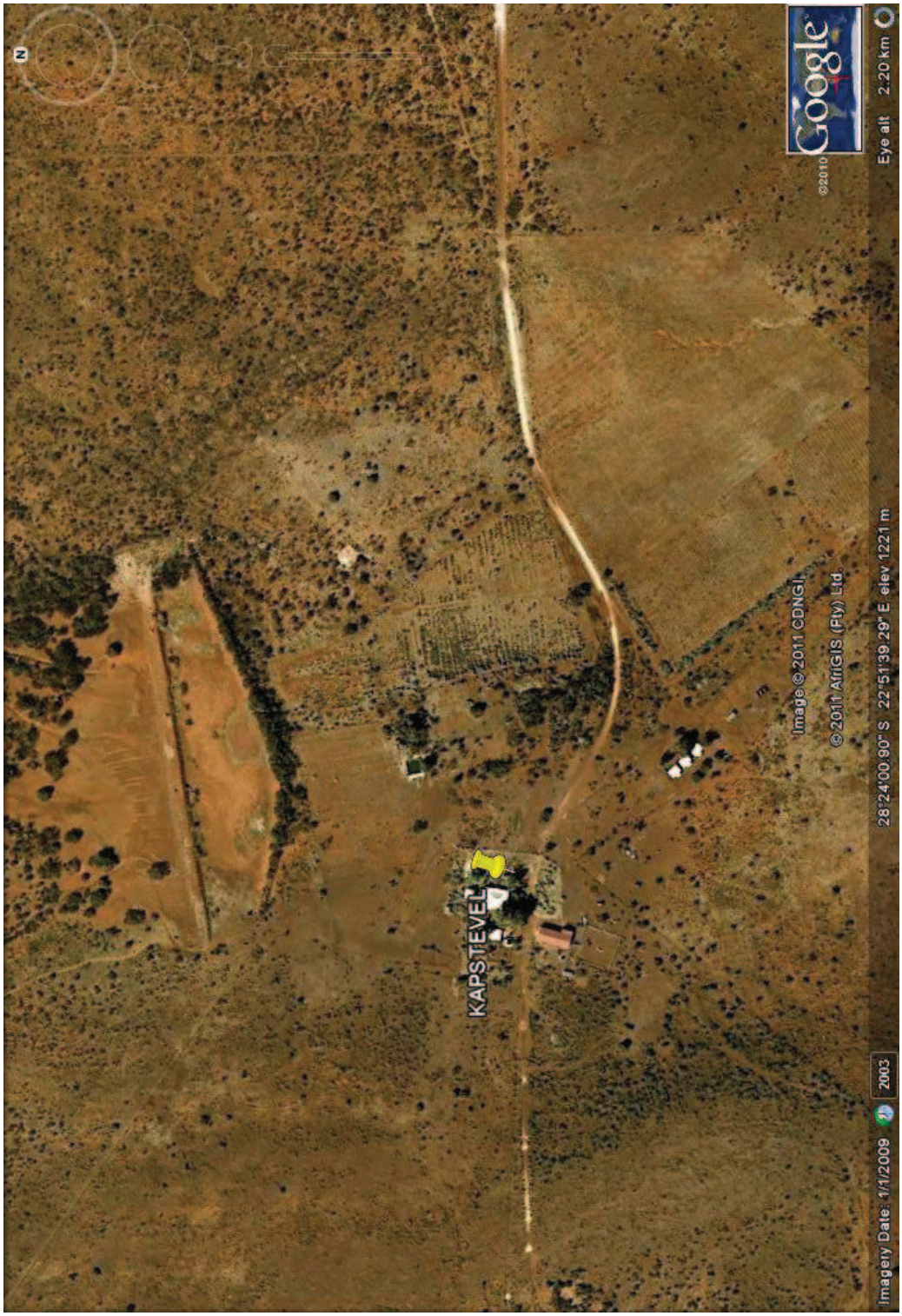


Figure 157. Google image of the greater Kapstevel complex.

Figure 158. The Kapstevel farmyard.

The site was probably occupied late in the 19th century when the original dwelling, barn and outer kitchen were built. During the 1920s the main house was extended and possibly the school was added on to the farmyard. Then again in possibly the nineteen sixties the final alterations were done by the farmer occupants. Finally the whole site was refurbished for the occupation of the farm manager of the Kolomela mining operations, possibly during the late 1990s or early twenty-first century. The site consist of two large soil dams, a large reservoir, a main dwelling, a modern and traditional barn, an outer kitchen, a school an electricity generation room, a cemetery, some labour accommodation buildings and a number of fields and animal enclosures. All elements of the site is well preserved, and collectively it qualifies for being declared as provincial heritage site. The farmyard as a whole therefore enjoys **general** protection under the provision of the NHRA, Act 25 of 1999 - Section 34(1) since it is not only older than 60 years but represents a complete time capsule of a century of farming lifestyle in the Northern Cape.

12.1. Cultural significance:

No	Criteria	Applicability	Rating
a	Importance in the community or pattern of history	Yes. Part of group of Northern Cape farms.	High
b	Possession of uncommon, rare or endangered aspects of natural or cultural heritage	Yes. The farmyard contains a full compliment of buildings and artefacts that span a period of over of 100 years reflecting a number of architectural styles.	High
c	Potential to yield information to understand the natural or cultural heritage	Yes	Medium
d	Importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects	Yes. Northern Cape farming communities.	Medium
e	Importance in exhibiting particular aesthetic characteristics valued by a community or cultural group	Yes. Northern Cape farming communities.	High
f	Importance in demonstrating a high degree of creative or technical achievement at a particular period	No	Low
g	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons	Yes. European farmers in the Northern Cape	Low
h	Strong or special association with the life and work or a person, group or organisation of importance in history	None	Low
i	History of slavery/labour	None (?)	Low

j	Economic importance	In its heyday it was part of the meat industry of the Northern Cape	Medium
k	Part of larger group of similar buildings that illustrate a certain architectural period in South Africa.	Yes. European farmers in the Northern Cape	High

12.2. Impact assessment:
12.2.1. From the information available there is no danger that the site may be demolished in the near future. The impact will thus be low in the short term and uncertain in the long term.
12.2.2. It is suggested that the whole site is incorporated in the infrastructure of the proposed new mining operation.
12.2.3. As the present author has not had access to the plans of the proposed new miming operation's infrastructure the, applicability of the above recommendation is unknown.

12.3. Preservation:
12.3.1. The main dwelling and the rest of the infrastructure is well preserved.
12.3.2. There are many compelling reasons to retain the structure and its setting as part of South Africa's heritage estate.

12.4. Legal requirements:

If so required, in terms of Sections 34 and 38 of the NHRA, SAHRA must authorise a demolition.

12.5 Summary of mitigation measures:

- **Documentation (history, photographs and plans, evaluation)**
- **Present to SAHRA or PHRA**
- **Prepare application for demolition permit (Phase 2 documentation, ownership, public participation, advertisement and proposed plans)**
- **Apply for demolition permit**
- **Negotiate with SAHRA or PHRA**

12.6. INFORMATION REGARDING THE SITE.

12.6.1
The farm has been occupied by the Bredenkamp family for over a century. According to Mr Jacques Meyer[6] at least four generations of Bredenkamps lived here until the property was purchased for iron ore mining. Apparently the last owner is still alive and living in Postmasburg.

It may be desirable for Kolomela to interview this person and record as much information as possible, not only that of the Kapstevel farm, but the other properties as well.

[6] Present farm manager for the Kolomela properties.

12.7 PHOTOGRAPHIC DOCUMENTATION

12.7.1. External documentation of garden and other buildings

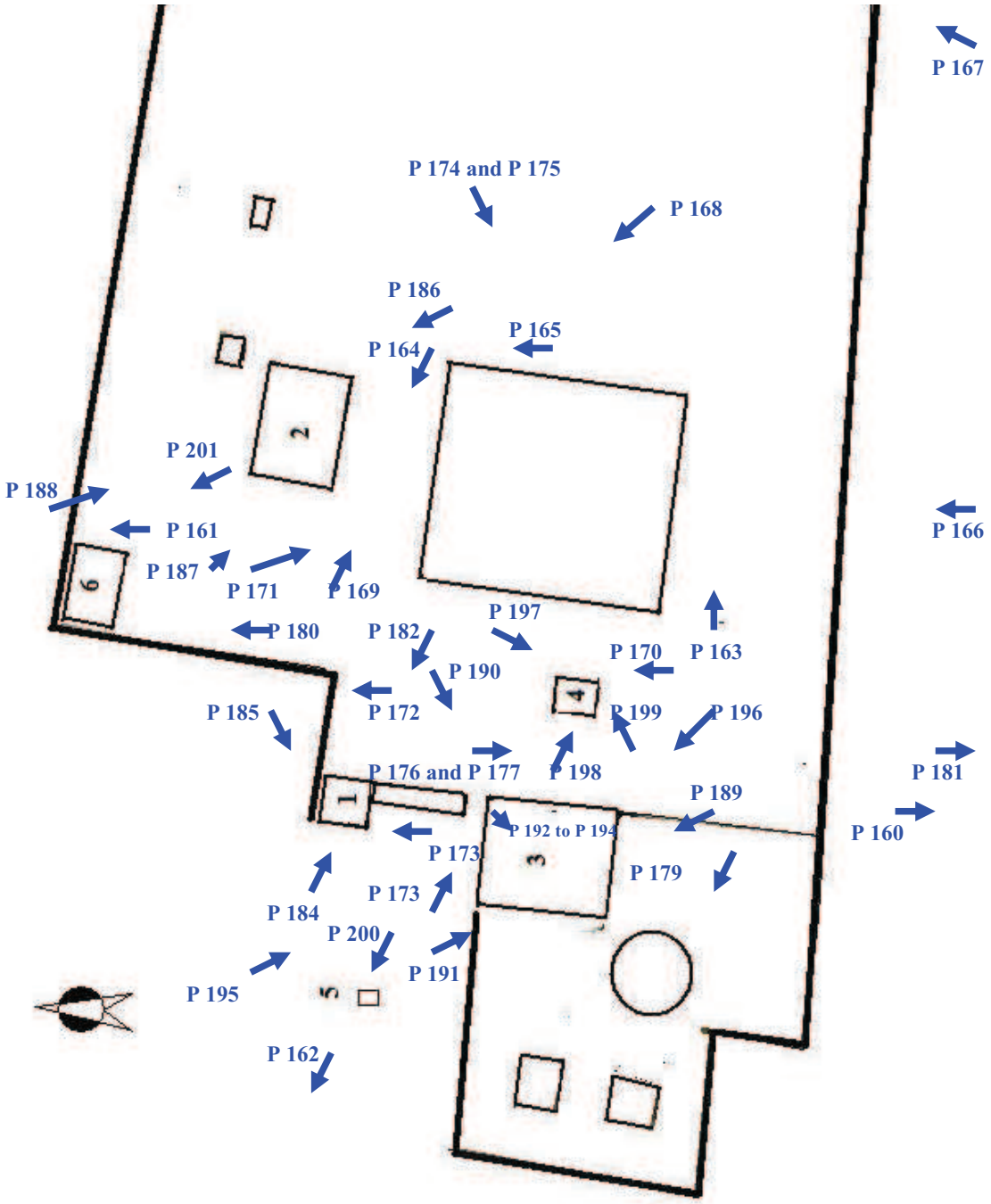


Figure 159. Schematic layout of the farmyard for photo documentation.

Figure 160. Looking south from the farmhouse.

Figure 161. Looking north from the farmhouse.

Figure 162. Looking west from the farmhouse towards the prickly pear lane, a traditional dumping ground for the contents of a chamber pot.

Figure 163. A large palm tree in the garden.

Figure 164. Traditional lemon trees in the garden.

Figure 165. Traditional geraniums in the garden.

Figure 166. View of the dwelling from the south.

Figure 167. Domesticated seringa lane on the eastern side of the dwelling.

Figure 168. Garden furniture fabricated from old iron wheel bands.

Figure169. Wagon wheel axle bearing used as garden furniture.

Figure 170. Children play frame in garden.

Figures 171 and 172. Wagon wheel axle and axle bearing used as garden furniture as well as railway tracks used as fencing posts.

Figure 173. View from barn towards the dwelling showing cool-room to the right.

Figure 174. Front section of a small wagon used as garden furniture.

Figure 175. Front section of a small wagon used as garden furniture.

Figure 176. Work bench with drill, pipe bender and clamp.

Figure 177. Detail of hand drill on outside work bench.

Figure 178. Detail of hand drill. CANADIAN, BLOWER AND FORGE CO KITCHENER.

Figure 179. Detail of reservoir and tank stand.

Figure 180. Water trough.