



Final Comment

In terms of Section 38 of the National Heritage Resources Act (Act 25 of 1999)

Attention: W&L Consultants

Phase 1 Heritage Impact Assessment for the Proposed Development of the ERPM Mine Village, Boksburg, Gauteng.

Van der Walt, J., Birkholtz, P. & Naude, M. May 2012. Phase 1 Heritage Impact Assessment for the Proposed Development of the ERPM Mine Village, Boksburg, Gauteng.

The proposed development entails a residential township that will be divided into 13 stands and that will include related developments such as roads, storm water and sewerage reticulation.

The study area is situated 1.5 km from the Boksburg Civic Centre, within the triangle formed by Rondebult Road (R21) on the eastern boundary and Commissioner Street (M46) as the southern boundary. The authors note that the study area is extensively developed and has numerous derelict buildings related to the historic mining village of the East Rand Proprietary Mines. The report provides extensive recording of the Built Environment features of the mining village and a number of recommendations aimed at the conservation of the architectural significance of the mine village.

The study area was divided into three Precincts:

Precinct 1: This precinct represents the original rectangular village with single-storey, semi-detached dwelling units arranged around a central open space, with sizeable double-storey semi-detached dwelling units arranged directly behind these units and associated with the architectural firm of Baker & Masey (the firm through which Sir Herbert Baker worked). The structures of this precinct were constructed more than 100 years ago and the authors note that a unique aspect of this precinct is the placing of four dwelling units with a side gable of each facing towards a central open space. Only half of the single-storey units still exist. The precinct also includes a sports clubhouse and ruined ablution facilities. Some of the original street lighting still exists.

Precinct 2: This precinct is represented by a cluster of 16 semi-detached units of four households under the same roof, each with its own yard. Central to this cluster is a wide boulevard dividing the village into two portions. Dwellings along the boulevard face towards each other irrespective of the north-south orientation and able to house 64 families resided in this complex. The authors note that this complex as a whole was built before 1910.





Precinct 3: This precinct is represented by a complex of married quarters, constructed for married employees of colour, employed by ERPM. Sections of this precinct were already in existence during 1910. The authors note that this is the most extensively built cluster containing the oldest and simplest types, but also the most contemporary types of dwellings. In addition to the semi-detached, single-storey dwellings are several other buildings, including the remains of a school, ablution facilities, shop buildings and two churches, one of which is the corrugated iron-built Comet Methodist Church.

The authors are of the opinion that, from a heritage point of view, due to its singular character and architectural fabric, the mining village is unique within South Africa, and give the following recommendations and mitigation measures:

Precinct 1: Buildings

- Record each building type that occurs in the precinct prior to any design, development, demolition or reuse.
- Each dwelling unit indicated to be retained in the approved spatial development plan needs to be investigated individually to determine its structural and architectural integrity prior to making any decisions regarding any demolition, alteration or re-use.
- Selective retention and re-use of the single storey semi-detached dwellings that formed part of the original rectangular design layout.
- Retention and re-use of a selection of the Baker & Masey designed double storey housing units.
- Sensitive, appropriate upgrading and modernizing of all services of retained housing/residential units.
- Demolishing of outbuildings.
- Redesign and alteration of the sizes of erven if and where necessary.
- Adding garages and other services as part of 'new work' projects.
- Retaining the historic core building of the sports club, altered and re-used according to needs of the new user.
- The re-use and redesigning of the Baker & Masey units for future use must be submitted to the Provincial Heritage Resources Agency for approval prior to any alteration.

Precinct 1: Urban design and infra-structure

- Retain and incorporate the large rectangular urban layout plan that used to form part of the original intent of the spatial design framework.
- Incorporate sporting facilities into the open space framework
- Do not 'decontextualise' the facades of dwelling units by introducing infra-structure such as streets that do not retain the historic interface between dwellings and streetscapes.
- Upgrade and modernize services of all retained housing units.



The South African Heritage Resources Agency

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- Adding of garages and other services as part of 'new work' projects.
 - Retain the historic street lights

Precinct 2: Buildings

- Record each building type that occurs in the precinct prior to any design, development, demolition or reuse.
- Each dwelling unit indicated to be retained in the approved spatial development plan needs to be investigated individually to determine its structural and architectural integrity prior to making any decisions regarding any demolition, alteration or re-use.
- Selectively retaining those dwelling units that are structurally and architecturally sound. The authors note that no design proposal has been submitted yet and until such point in time, no further selection can be made.
- Upgrading and modernizing of all services in retained housing/residential units.
- Demolishing of outbuildings.
- Redesign and alteration of the sizes of erven if and where necessary.
- Adding garages and other services as part of 'new work' projects.

Precinct 2: Urban design and infra-structure

- Do not 'decontextualise' the facades of dwelling units by introducing infra-structure such as streets that do not retain the historic interface between dwellings and streetscapes. Upgrade and modernize services of all retained housing units.
- Retain the boulevard dividing the precinct into two portions as well as the street (south to north) dividing the precinct into two portions.

Precinct 3: Buildings

- Record each building type that occurs in the precinct prior to any design, development, demolition or reuse.
- Each dwelling unit indicated to be retained in the approved spatial development plan needs to be investigated individually to determine its structural and architectural integrity prior to making any decisions regarding any demolition, alteration or re-use.
- Retain and re-use the community centre as well as the second church building.
- Retain and restore the Methodist church building.
- Selective retention and re-use of some of the dwellings along the west-east road route. If not, an example of each type must be reconstructed at an appropriate location on the site where the public will have access to view and celebrate the historic significance of the site and its history.
- Only one or two of the very old historic worker units can be preserved and or re-used. This would also form part of the appropriate memorialisation of the dwelling type but it can only be done selectively.
- Selective retaining and re-use of some of the unplastered brick dwelling units or reconstruction of an example at the place of appropriate memorialisation.



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Precinct 3: Urban design and infra-structure

- Do not 'decontextualise' the facades of dwelling units by introducing infra-structure such as streets that do not retain the historic interface between dwellings and streetscapes.
- Retain and celebrate the west-east street that serves the central part of the precinct as part of the appropriate memorialisation of the village.
- Retain and celebrate the south-north street along the eastern façade of the Methodist church that crosses the main arterial route from west to east and use the crossing of the above mentioned streets as an urban 'point of memorialisation' in the proposed urban design framework.

The authors also provide the following general recommendations:

- Detailed information with regard to the re-use of the buildings that are earmarked for preservation must be addressed as part of the Conservation Management Plan of the Project that must be drafted.
- Drafting of rehabilitation guidelines for all the protected heritage buildings.
- Hard copies of photographs, diagrams and documents produced as part of the mitigation process must be lodged with SAHRA.
- The developer must sign a document stipulating their responsibilities in terms of the preservation of buildings and landscapes that are to be retained.
- A portion of land from within the study area must be set aside for the commemoration and memorialisation of aspects, with the most suitable area being close to building B23.
- Whenever possible, architectural detailing on buildings earmarked for demolition must be preserved.
- The East Rand is known for unmarked cemeteries containing the remains of Chinese and indigenous people that used to work on the mines. If any remains are exposed during construction operations must be stopped immediately and an archaeologist must be contacted to assess the finds.
- An archaeological watching brief must be implemented during the construction phase of the development to ensure that no human remains or archaeological sites and material are lost due to the construction.

No sites of pre-Colonial archaeological significance were identified and no palaeontological impact assessment was undertaken for this project.

Case Decision

Considering that the mining village is older than 100 years and that the buildings are derelict, as stated by the authors, the village is defined as 'archaeological' according to the Definitions (Section 2) of the National Heritage Resources Act (No. 25 of 1999) and therefore comments and possible future permitting must be obtained from the SAHRA APM Unit.

Please note that if any of the structures within the study area are still in use, or younger than 100 years, the





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Date: Wednesday January 30, 2013

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commenting authority for such structures is the Gauteng Provincial Heritage Resources Authority.

With regards to the features of the mining village that are archaeological, the SAHRA Archaeology, Palaeontology and Meteorites Unit supports the recommendations of the authors, and further requires that a palaeontological impact assessment be undertaken before any construction activities start. If the palaeontologist deems it unnecessary, a letter of exemption from further palaeontological study may suffice. The report or the letter must be then submitted to SAHRA APM Unit for further comments.

If any new evidence of archaeological sites or artefacts, palaeontological fossils, graves or other heritage resources are found during development, construction or mining, SAHRA or an archaeologist must be alerted immediately.

Should you have any further queries, please contact the designated official using the case number quoted above in the case header.

Yours faithfully

Andrew Salomon
Heritage Officer: Archaeology
South African Heritage Resources Agency

Colette Scheermeyer
SAHRA Head Archaeologist
South African Heritage Resources Agency

ADMIN:

Terms & Conditions:

1. This approval does not exonerate the applicant from obtaining local authority approval or any other necessary approval for proposed work.
2. If any heritage resources, including graves or human remains, are encountered they must be reported to SAHRA immediately.



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3. SAHRA reserves the right to request additional information as required.

