

NGWAO BOSHWA KAPA BOKONI

RULES FOR THE BIG HOLE HERITAGE AREA

The Big Hole Heritage Area is established as part of the programme necessary to move the area towards World Heritage status. The purpose is to

- create an area that protects the context of the Big Hole itself;
- formally designate areas where the site can be interpreted and tourism and related infrastructure provided;
- protect certain structures and features that are closely associated with the hole;
- protect housing and other structures of an historical nature in the vicinity of the Hole that survive from the time of mining operations; and
- to provide for the development of areas around the Hole in a manner that is compatible with the retention of the authenticity and integrity of the site.

The accompanying maps set out the boundaries of the Heritage Area and a more extensive area in which there is a height restriction on new construction and provide details of the sorts of protections and uses envisaged within the heritage Area.

Section 1: HEIGHT RESTRICTIONS

1. There are two arcs extending from the viewpoint on the suspended cantilever over the Big Hole which are designed to protect views from this the single major point from which visitors experience the site.
2. The restriction imposed is that from the date of implementation of these rules no new construction may take place which rises above the horizon spanned by either of the two arcs and as experienced by an individual 1.8m in height standing at the end of the viewing platform.
3. Both of the arcs originate at the view point which has the grid reference 28°44'20.08"S 24°45'22.46"E. Their spans are as follows:

The **southern arc** covers the area between two lines running from the viewpoint through grid references 28°44'28.96"S 24°45'34.35"E and 28°44'32.06"S 24°45'18.09"E respectively.

The **northern arc** covers the area between the two lines running from the viewpoint through grid reference 28°44'12.59"S 24°45'37.92"E & 28°43'56.26"S 24°45'6.47"E respectively

Section 2: HERITAGE SITES

1. Various heritage sites which include:
 - the Big Hole and most of the area between its rim and the roadway that surrounds it, ie: North, South and West Circular Roads and Bultfontein Road;
 - The DeBeers Head Office complex along both sides of Stockdale Street;
 - The remains of the winder house and original site of the mine headgear at the eastern end of North Circular Road; and
 - The early wood-and-iron house on West Circular Road.
2. These areas are separately governed by the provisions of Section 27 of the National Heritage Resources Act, Act No. 25 of 1999.

Section 3: MINE DUMPS

1. Four mine dumps or sets of mine dumps are protected as part of the Heritage Area. These are as follows:
 - The field of dumps to the north of North Circular Road and between Barkley and Bultfontein Roads, extending northwards to the track running through it at a distance of approximately 500m from North Circular Road.
 - The dump to the west of West Circular Road, just west of the parking lot for visitors to the Big Hole.
 - The dump immediately to the north of Graham Street between West Circular and Waterloo Roads.
 - The dump immediately to the west of Waterloo road to a distance of 50m from Waterloo road.

2. Other than for reasons of ensuring their stability these dumps may not be removed or otherwise disturbed.

Section 4: AREA FOR TOURSIM AND ASSOCIATED DEVELOPMENT

1. This area occupies most of the land between Graham Street, West Circular, St Augustine's and Waterloo Roads, and is intended primarily for the development of infrastructure associated with tourism activities connected to the Big Hole.
2. Development of this area is to be governed by a master plan to be developed by the Sol Plaatje Municipality and amongst others must be approved by the Provincial Heritage Resources Authority which shall issue consider permit applications for all construction within the area.

Section 5: RESIDENTIAL AND COMMERCIAL AREAS

1. This area consists of the remaining part of the Heritage Site and is to be governed in similar fashion to the other Heritage Areas in the city and in accordance with the rules attach hereto as Annexure 1.

RULES APPLYING TO THE RESIDENTIAL AND COMERCIAL AREA OF THE BIG HOLE HERITAGE AREA

1. These rules apply to all construction within the demarcated Area, whether concerning repairs or restoration of existing buildings, demolition and replacement of existing building or additions and alterations to existing buildings or new construction.
2. It is intended that they provide the basis for decision making on applications for permits to work on buildings within the Area and deviations from the recommended courses of action will only in rare instances be considered and then only after more than adequate justification.
3. Ngwao Boshwa Kapa Bokoni is able to provide expert advice on construction of any nature in sensitive areas or to refer owners to those who have the required expertise. It is advisable to seek such advice as early as possible in the process of planning any new construction or changes within the demarcated Area.

ALTERNATIONS AND ADDITIONS:

4. Alterations and additions to existing buildings should look to the materials of the building to which they are being made for reference. Care should be taken to respect the following:
 - a. The appearance of the building, particularly what is visible from the street, should not be fundamentally changed.
 - b. Materials should echo those of the existing building.
 - c. Wherever possible an attempt should be made to enhance the appearance of the building in terms returning it to its original appearance.
 - d. The technological aspects of work with historical building materials, as set out below should be respected.
 - e. Rooflines should not be fundamentally changed and the streetscape of the area the area should as far as is possible be retained.
 - f. Owners are encouraged to retain historical forms of fencing along the boundaries of their properties, but where this is not possible or practical alternative solutions may be considered, provided that they are in keeping with the maintenance of the streetscape and do not obstruct the significant views of the buildings from the street. In particular fencing around residential properties or buildings that were originally residential should not exceed 1.8m.

- g. Parking areas, new garages and carports should not obstruct the views of the major facades of buildings and should wherever possible be concealed.

NEW CONSTRUCTION:

5. The reference for the style, shape and materials to be used in new construction should be older buildings in the area around the place on which new construction is to take place. In this regard:
 - a. The shape and positioning of the building should echo those of other older buildings particularly roofline, positioning of buildings on the property and the form as it is visible from the street, ie: if most older buildings in the vicinity have a gable-end roofline, new construction should follow suit.
 - b. Materials from which new buildings are constructed should be similar in appearance to those used on older building in the vicinity, eg: if a the older buildings in the area have square wooden verandah posts, a new building may echo the proportions and spacing thereof, but using a material like steel.
 - c. Roofs materials should similarly echo those of older buildings in the vicinity, ie: where metal roofs are common, like should be used.
 - d. The streetscape of the block on which the building is set should be retained and wherever possible enhanced. ie: building lines and setbacks from the street and sides of a property should respect those of the original layout of the area in which construction is taking place and, where they are common, verandahs of similar proportions to those of original buildings in the area should be included in designs, etc.
 - e. Whilst respecting the historical nature of the area in which they are located, new construction should not be historicist in approach, ie: whilst in following the basic rules set out above and in so doing respecting the original character of the neighbourhood, it must be clear that a new building is of the 21st and not the late 19th or early 20th century.
 - f. The same rules regarding fencing as set out in 3 above also apply to new construction and where an original boundary wall or fence exists around a property it should as far as possible be retained.
 - g. In instances certain instance, eg: where an existing property has been sub-divided, it may be required that the rules for new construction as set out above are deviated from in order to conceal a new building, eg: setting it far back from the street and/or keeping the roof at a low angle.

RESTORATION – TECHNICAL WORK ON OLDER BUILDINGS:

6. Many of the buildings in this Zone date from the late 19th and early 20th Centuries when construction was very different from that of the present. Use of modern building materials in conjunction with those of the past is often not advisable and can damage an existing building leading to additional and often highly expensive repairs at some time in the future. In this regard it is important to note the following:
 - a. Expert advice is readily available in Kimberley either from Ngwao Boshwa Kapa Bokoni or through reference by them. It need not necessarily add to costs and even where it might in the short-term will often save cost of repair and redoing work in the future.
 - b. Modern building techniques are not necessarily better than those of the past. There are a variety of reasons why building techniques have changed and it not necessarily for reasons of technological improvement. The older buildings of the city have stood for 100 years or more and where they have been well looked after are good for another century or more.
 - c. Most of the materials used in original construction or modern equivalents are readily available at similar cost to modern materials.
 - d. The belief that a building built from softer materials to those used in new construction and/or without cement are inferior, more difficult to maintain and less likely to survive in the long-term is a fallacy.
 - e. The greatest destroyer of buildings is water. Steps need to be taken to properly drain rain water and avoid damp. The most logical solution is not always the best and painting or paltering over old building materials often causes more damage in the long-term than are resolved. Once again expert advice is readily available.
 - f. Stripping of paint from woodwork unless it is evident that in its original form it was unpainted is severely discouraged and is ill advised particularly on external woodwork. The wood used for carpentry that it was to be painted is generally of less durable quality and joinery techniques are not as weatherproof. Even on interiors the joinery used on painted woodwork is generally of lower quality as it was never intended that it be exposed, besides which the chemicals used in the stripping paint often cause damage to the wood that only becomes evident many years later and sanding and scraping inevitably damages the profiles and mouldings of woodwork.
 - b. Similarly the painting of facebrick walls or the plastering thereof with a cement based plaster is more than an issue of aesthetics and can have very dire consequences for historical buildings in the long-term. The use of cement is

generally to be discouraged in making repairs and alterations to late 19th and early 20th century structures. Alternative, modern materials and structural solutions are available and expert advice should be sought.

APPEARANCE / AESTHETICS:

6. Wherever possible original details should be retained, repaired and/or replaced. Where they are missing and not known advice should be sought on appropriate replacement.
 - a. Care should be taken not to add so-called 'period' decorations to buildings that either would not have appeared on the original building or which come from another period or belong with a different style of architecture, or do not fit with the original spirit of the place. Imitations of period decorations made of modern materials, eg: candy striped shade-cloth awnings and plastic 'Victorian cast-iron', are in particular to be avoided.
 - c. External colours of houses should attempt to blend in rather than stand out. Advice can be given on what colours were common in past.
 - d. As a rule of thumb facebrick should not be painted, woodwork should be painted and roofs should not be painted blue or brighter shades of green.

DEMOLITION:

7. Demolition of structures will only be considered if convincing arguments can be made on the basis of one or more of the following:
 - a. The structure to be removed does not contribute in a positive way to the character of that part of the Heritage Area in which it is situated.
 - b. The structure to be removed cannot be restored or repaired on an economical basis by the present owner and a buyer cannot be found who is prepared to do so.
 - c. The structure has outlived the purpose for which it was erected and cannot be economically converted to an alternative use by owner nor a purchaser found who is able to put the structure to good use.
 - d. The removal of the structure is necessary for purposes associated with development of municipal or related infrastructure and an alternative site cannot be found, or will not suit the purpose.
 - e. The part of the Heritage Area in which the structure is located is already so eroded as to make its existence as a very isolated entity amongst other structures

that are of a completely different period and nature irrelevant as a factor contributing to the character of the area.

8. In all instances of demolition where new construction is envisaged it must be demonstrated that the structure that will replace the one to be removed will contribute positively to the area in which it is located and that the rules applying to new construction have been considered and diligently applied. In certain instances developers may be required to provide guarantees that the new construction will indeed take place within a reasonable period.
9. Where no new construction is envisaged reasons for this must be given along with plans as to how the property in question will be treated and maintained. The impact on the character of the area must in such instances be taken into consideration when deciding whether or not to permit demolition under such circumstances.

CHANGE OF USE, DENSIFICATION, SUBDIVISION AND CONSOLIDATION:

10. It is well understood that it is often in the interests of retention of historic building stock and the character of an area that use of individual buildings and parcels of land should change as the area in which they are located changes and develops and economic circumstances change. However, in each instance the implications thereof must be assessed from the perspective of implications for individual buildings and parcels of land and the integrity of the areas in which they are located. Applications hence have to be made in each instance of change of use and consolidation or subdivision of properties.

PUBLIC SPACES:

11. One of the major characteristics of the older suburbs of Kimberley are its street trees, stone kerbs and parks. These should not be changed or altered without the impacts on the character of the area in which they exist being weighed up against the advantages of the proposed changes.

COMPLIANCE:

12. Heritage areas are established under the terms of the National Heritage Resources Act and by co-operation between the Provincial Heritage Resources Authority, Ngwao Boshwa Kapa Bokoni, and the Municipality. The intention is to maintain the character of important historical areas of the city in order to show the past, stimulate tourism and/or to maintain a quality of environment that cannot be recreated in modern suburbs. In this regard:

- a. Those wishing to embark on any form of construction, whether new, a repair or alteration, restoration demolition must apply for a permit from Ngwao Boshwa Kapa Bokoni and thereafter have their plans passed by the Municipality.
- b. Both authorities understand that it is not possible to retain the precise use, or exact appearance and nature of buildings and neighbourhoods as they existed in the past and hence try as far as possible to take a practical approach to conservation, understanding that it is in the interests of conservation of heritage that buildings and neighbourhoods retain their relevance to owners and residents. The purpose of these rules is to govern change and intervention allowing for the needs of modern living whilst at the same time retaining the spirit of the past.
- c. Permit applications forms and advice on their completion are readily available from Ngwao Boshwa Kapa Bokoni. The Permit Committee meets at least once a month and dates of meetings can be obtained from staff.