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**CK 2006/014630/23**

**VAT NO.: 4360226270**

**APAC020/09**

**2020-02-17**

Your Reference: Case ID#14599

To: Mr. Andrew Salomon  
**South African Heritage Resource Agency**  
**P O Box 4637**  
**Cape Town**  
**8000**

**RE: MOTIVATION FOR EXEMPTION FROM FULL PHASE 1 HERITAGE IMPACT ASSESSMENT – PROPOSED TOWNSHIP ESTABLISHMENT ON PORTION 483 OF HARTEBEESTHOEK 303JR, PRETORIA NORTH, CITY OF TSHWANE.**

APelsers Archaeological Consulting cc (APAC cc) was appointed by Bokamoso Landscape Architects & Environmental Consultants CC to undertake a short site assessment and provide a motivation for Exemption from a Full Phase 1 HIA for the proposed Township Establishment on Portion 438 of the farm Hartebeesthoek 303JR. The proposed development and study area are located near Amandasig in Pretoria North, City of Tshwane.

### ***Background to the Project***

Ryn Gold Money CC proposes a new Residential Development on Portion 483 of the Farm Hartebeesthoek 303 JR. A notification regarding the development was submitted to SAHRA, who acknowledged receipt of this and provided a letter on the 11<sup>th</sup> of February 2020 in this regard. A Case ID (#14599) was assigned to this project. In this letter SAHRA recommends the following:

“In terms of the National Heritage Resources Act, no 25 of 1999, heritage resources, including archaeological or palaeontological sites over 100 years old, graves older than 60 years, structures older than 60 years are protected. They may not be disturbed without a permit from the relevant heritage resources authority. This means that prior to development it is incumbent on the developer to ensure that a Heritage Impact Assessment is done. This must include the archaeological component (Phase 1) and any other applicable heritage components. Appropriate (Phase 2) mitigation, which involves recording, sampling and dating sites that are to be destroyed, must be done as required.

The quickest process to follow for the archaeological component is to contract an accredited specialist (see the web site of the Association of Southern African Professional Archaeologists [www.asapa.org.za](http://www.asapa.org.za))

**AJ Pelsers BA (UNISA), BA (Hons) (Archaeology) [WITS], MA (Archaeology) [WITS]**

to provide a Phase 1 Archaeological Impact Assessment Report. This must be done before any large development takes place. The Phase 1 Impact Assessment Report will identify the archaeological sites and assess their significance. It should also make recommendations (as indicated in section 38) about the process to be followed. For example, there may need to be a mitigation phase (Phase 2) where the specialist will collect or excavate material and date the site. At the end of the process the heritage authority may give permission for destruction of the sites.

Where bedrock is to be affected, or where there are coastal sediments, or marine or river terraces and in potentially fossiliferous superficial deposits, a Palaeontological Desk Top study must be undertaken to assess whether or not the development will impact upon palaeontological resources - or at least a letter of exemption from a Palaeontologist is needed to indicate that this is unnecessary. If the area is deemed sensitive, a full Phase 1 Palaeontological Impact Assessment will be required and if necessary a Phase 2 rescue operation might be necessary. Please note that a nationwide fossil sensitivity map is available on SAHRIS to assist applicants with determining the fossil sensitivity of a study area.

***If the property is very small or disturbed and there is no significant site the heritage specialist may choose to send a letter to the heritage authority motivating for exemption from having to undertake further heritage assessments.*** Any other heritage resources that may be impacted such as built structures over 60 years old, sites of cultural significance associated with oral histories, burial grounds and graves, graves of victims of conflict, and cultural landscapes or viewsapes must also be assessed.”

Last mentioned option was decided on for this project which included a short site visit as well as desktop research as part of the assessment.

### ***Relevant Legislation***

Aspects concerning the conservation of cultural resources are dealt with mainly in two acts. These are the National Heritage Resources Act (Act 25 of 1999) and the National Environmental Management Act (Act 107 of 1998).

### **The National Heritage Resources Act**

According to the above-mentioned act the following is protected as cultural heritage resources:

- a. Archaeological artifacts, structures and sites older than 100 years;
- b. Ethnographic art objects (e.g. prehistoric rock art) and ethnography;
- c. Objects of decorative and visual arts;
- d. Military objects, structures and sites older than 75 years;
- e. Historical objects, structures and sites older than 60 years;
- f. Proclaimed heritage sites;
- g. Grave yards and graves older than 60 years;
- h. Meteorites and fossils; and
- i. Objects, structures and sites of scientific or technological value.

### **The National Estate includes the following:**

- a. Places, buildings, structures and equipment of cultural significance;
- b. Places to which oral traditions are attached or which are associated with living heritage;
- c. Historical settlements and townscapes;
- d. Landscapes and features of cultural significance;
- e. Geological sites of scientific or cultural importance;
- f. Sites of Archaeological and palaeontological importance;
- g. Graves and burial grounds;
- h. Sites of significance relating to the history of slavery; and
- i. Movable objects (e.g. archaeological, palaeontological, meteorites, geological specimens, military, ethnographic, books etc.).

A Heritage Impact Assessment (HIA) is the process to be followed in order to determine whether any heritage resources are located within the area to be developed as well as the possible impact of the proposed development thereon. An Archaeological Impact Assessment (AIA) only looks at archaeological resources. According to Section 38 (1) of the Act an HIA must be done under the following circumstances:

- a. The construction of a linear development (road, wall, power line, canal etc.) exceeding 300m in length.
- b. The construction of a bridge or similar structure exceeding 50m in length.
- c. Any development or other activity that will change the character of a site and exceed 5 000m<sup>2</sup> or involve three or more existing erven or subdivisions thereof.
- d. Re-zoning of a site exceeding 10 000m<sup>2</sup>.
- e. Any other category provided for in the regulations of SAHRA or a provincial heritage authority.

***Results of Short Site Visit and Desktop Study: Township Establishment on Portion 483 of Hartebeesthoek 303JR***

The development area is located on Portion 483 of the original farm Hartebeesthoek 303JR. The study area is surrounded by already established and on-going residential and other urban developments. The topography of the study area is fairly flat and open, although there are sections of rocky ridges and outcrops. During the site visit vegetation was relatively dense in sections which made visibility on the ground difficult. Another limitation during the site visit was accessibility. Bordering developments, including secured and security areas (Estates) made this aspect difficult.

Although the study area footprint is relatively large, only a smaller section is earmarked for the actual township establishment. Environmentally sensitive areas such as the ridges will be avoided as indicated on the Draft Township Layout Plan provided by the client.

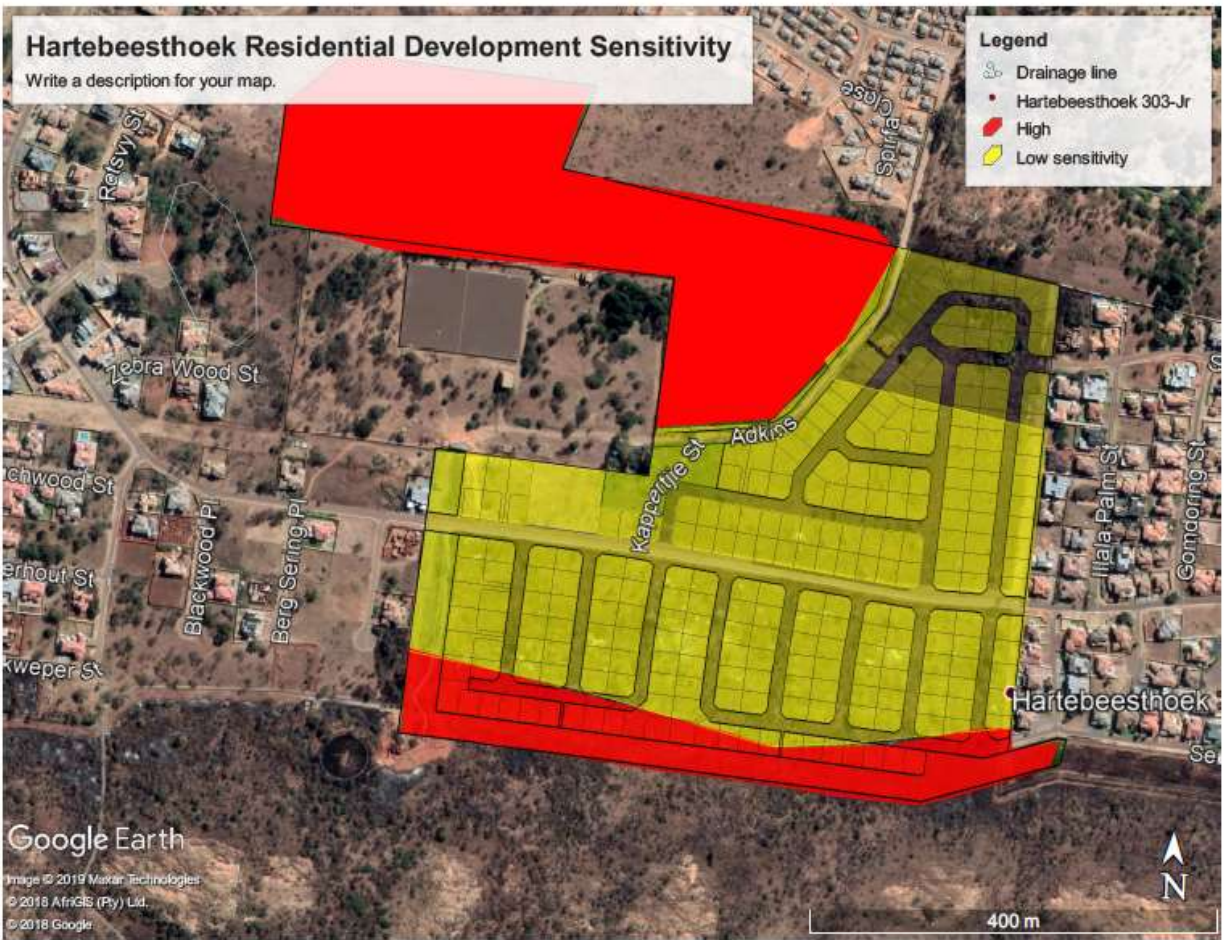
The area would have been utilized in the historical past for agricultural purposes, while recent urban developments would also have impacted on any archaeological and/or historical sites, features or material that might have been present in the area. Aerial images of the area (Google Earth) also shows the relative flat, open and disturbed nature of the area and the likelihood of any sites, features or material of cultural heritage significance being present, is slim.



Figure 1: General location of study area (Google Earth 2020).



Figure 2: Closer view of the area (Google Earth 2020).



**Figure 3: Draft Layout of proposed Township showing sensitivity areas. The red is high and will more than likely be excluded from the development (provided by Bokamoso Landscape Architects and Environmental Consultants CC.)**



Figure 4: A 2004 Google Earth image of the area. Even then no sites or features of archaeological & historical origin or nature is visible (Google Earth 2020).



Figure 5: A view of a section of the study area. Note the vegetation.



**Figure 6: Another section just outside the study area shows the nature of the study area as well as the already established residential developments bordering the area.**



**Figure 7: Another view of the dense vegetation in parts of the area.**



**Figure 8: More residential developments surrounding the study area (visible in the distance).**

The Stone Age is the period in human history when lithic (stone) material was mainly used to produce tools. In South Africa the Stone Age can be divided basically into three periods. It is however important to note that dates are relative and only provide a broad framework for interpretation. A basic sequence for the South African Stone Age (Lombard et.al 2012) is as follows:

Earlier Stone Age (ESA) up to 2 million – more than 200 000 years ago

Middle Stone Age (MSA) less than 300 000 – 20 000 years ago

Later Stone Age (LSA) 40 000 years ago – 2000 years ago

It should also be noted that these dates are not a neat fit because of variability and overlapping ages between sites (Lombard et.al 2012: 125).

No known Stone Age sites or artefacts are present in the area. The closest known Stone Age sites are those of the well-known Early Stone Age site at Wonderboompoort and a number of sites in the Magaliesberg area (Bergh 1999: 4). Stone Age people occupied the larger area since earliest times. This, for example, is evidenced by the site they used to occupy in the Wonderboom neck, probably dating back as much as 200 000 years ago. Tools derived from these people's habitation of the area are found in a number of areas close to the Apies River to the west and the Hartebeesspruit to the east. Middle and Late Stone Age people also roamed over the area, sheltering close to the river banks, with the latter group usually settling in caves and rock shelters (Van Schalkwyk 2013: 7). If any Stone Age artefacts are to be found in the area then it would more than likely be single, out of context, stone tools. Urbanization over the last 150 years or so would have destroyed any evidence if indeed it existed. Huffman, in a Phase 1 AIA report he did for a township development in the larger area, does indicate the existence of single and small clusters of MSA tools and flakes in the area (Huffman 2003: 2-3).

The Iron Age is the name given to the period of human history when metal was mainly used to produce metal artefacts. In South Africa it can be divided in two separate phases (Bergh 1999: 96-98), namely:

Early Iron Age (EIA) 200 – 1000 A.D.



Late Iron Age (LIA) 1000 – 1850 A.D.

Huffman (2007: xiii) however indicates that a Middle Iron Age should be included. His dates, which now seem to be widely accepted in archaeological circles, are:

Early Iron Age (EIA) 250 – 900 A.D.

Middle Iron Age (MIA) 900 – 1300 A.D.

Late Iron Age (LIA) 1300 – 1840 A.D.

No Early Iron Age sites are known in the larger geographical area of Pretoria, while Later Iron Age sites do occur in the Pretoria area (Bergh 1999: 7). The closest known LIA sites are at Silver Lakes and near Mamelodi on the farm Hatherley (Van Schalkwyk et.al 1996). These sites are related to the Manala Ndebele (Bergh 1999: 10) who was present in the area at the time when the first Europeans arrived here during the mid-19th century.

Iron Age occupation of the area did not start much before the 1500s. By that time, groups of Tswana and Ndebele speaking people were moving into the area, occupying the different hills and outcrops, using the ample resources such as grazing, game and metal ores. During the early decades of the 19th century, the Tswana- and Ndebele-speakers were dislodged by the Matabele of Mzilikazi. Internal strife caused Mzilikazi, a general of King Shaka, and his followers to move away from the area between the Thukela and Mfolozi River (KwaZulu-Natal). Eventually, after a sojourn in the Sekhukhuneland area, followed by a short stay in the middle reaches of the Vaal River, they settled north of the Magaliesberg. One of three main settlements established by them, eKungwini, was on the banks of the Apies River, just north of Wonderboompoort. However, no remains of this settlement have ever been identified. It was during the Matabele's stay along the Apies River that the first white people entered the area: travellers and hunters such as Cornwallis Harris and Andrew Smith, traders Robert Schoon and Andrew McLuckie, and missionaries James Archbell and Robert Moffat. It is known from oral history the Robert Schoon sent Mzilikazi huge quantities of glass trade beads, rather than the guns that the latter coveted so much (Van Schalkwyk 2013: 7-8).

No Iron Age occurrences were identified in the study area during the site visit, with the closest known site located at the Wonderboom Nature Reserve a few kilometres to the south of the study area (Huffman 2003: 2).

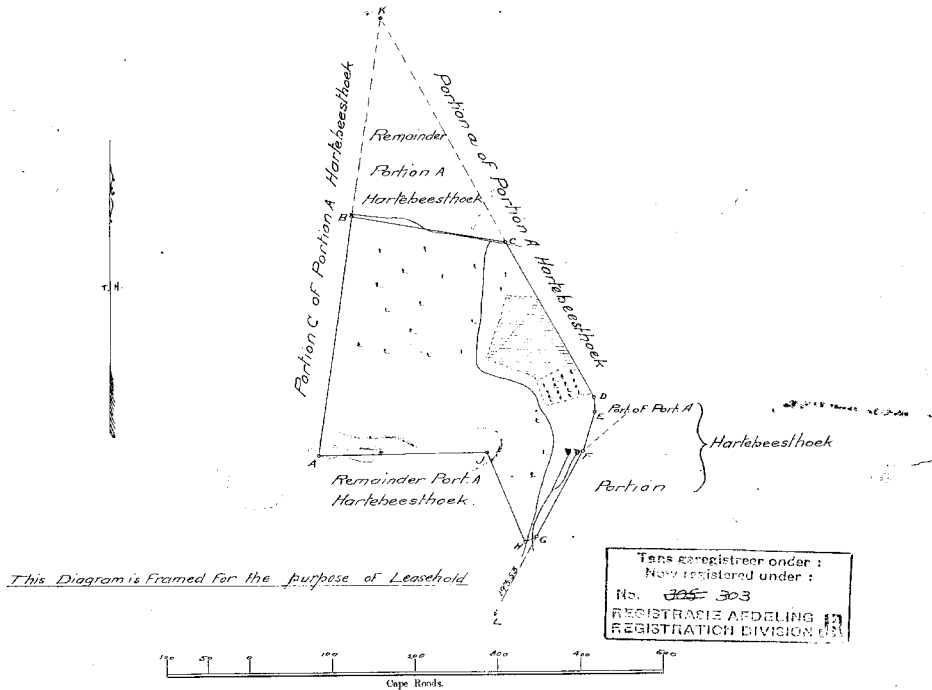
The historical age started with the first recorded oral histories in the area. It includes the moving into the area of people that were able to read and write. The first Europeans to move through and into the area were the groups of Schoon and McLuckie and the missionaries Archbell and Moffat in 1829 (Bergh 1999: 12). They were followed by others such as Andrew Smith (1835), Cornwallis Harris (1836) and David Livingstone in 1847 (Bergh 1999: 13). These groups were closely followed by the Voortrekkers after 1844 and Pretoria was established in 1855 (Bergh 1999: 14-17). White settlers started to occupy huge tracts of land, claiming it as farms after the late 1840s. Of these, some of the earliest were Lucas Bronkhorst (Groenkloof), David Botha (Hartebeestpoort – Silverton) and Doors Erasmus (Wonderboom). With the establishment of Pretoria (1850) services such as roads, started to develop. An increase in population also demanded more food, which stimulated development of farming on the alluvial soils on the banks of the Apies River, close to the water (Van Schalkwyk 2013: 8).

A 1907 map for Portion 1 of the farm Hartebeesthoek 303JR from the database of the Chief Surveyor General ([www.csq.dla.gov.za](http://www.csq.dla.gov.za) – CSG Document 10H9VP01) is the oldest map that could be obtained and indicates that the farm Transferred by Deed to one Petrus Albertus Horn; Christoffel Alewyn Kruger; John James Sauer & Jacobus Johannes Sauer on the 23<sup>rd</sup> of January 1895. The farm was surveyed in February 1907 and that it was then located in the District of Pretoria, Ward of Aapjesriver and Transvaal Colony. A 2007 map of Portion 483 (CSG Document 10133785) shows that road servitudes were already surveyed and established in the development area at that time. No historical sites or features could be identified on any of these maps however.

LEASEHOLD.

SG. No. A. 798/07 1111  
FORM C.

SIDES.	ANGLES.	(v) CO-ORDINATES (x)
AB 309.74	A 81.35.10	A + 2101.48 + 3042.68
BC 188.71	B 88.2.0	B + 2408.31 + 3000.84
CD 226.96	C 127.19.28	C + 2374.90 + 2814.88
DE 72.43	D 155.30.30	D + 2175.25 + 2709.73
EF 53.89	E 161.30.30	E + 2156.86 + 2708.62
FG 122.43	F 167.16.30	F + 2164.82 + 2722.68
GH 15.83	G 151.31.50	G + 1996.27 + 2772.70
HJ 124.98	H 77.48.30	H + 1987.72 + 2772.86
IJ 203.93	I 249.2.50	I + 2103.97 + 2838.76
		J + 2665.33 + 2862.74
		K + 1825.20 + 2869.93



The above Diagram lettered ABCDEFGHJ represents 141 Morgen 529 Square Rods of Land, being a portion of the portion ① of the Farm

HARTEBEESTHOEK No 524.

transferred to Jans Albertus Henr Christoffel Wagon Kruger, from by Deed of Transfer No. 649, dated 25<sup>th</sup> January 1895  
situate in the District of Pretoria Ward Aepjes river Transvaal Colony.

Bounded as indicated above.

The Beacons were pointed out by B.J.J. Bredenkamp

and have been properly erected

according to Plan.

Surveyed in February 1907.

by me

W.R. Rossouw  
Government Land Surveyor.

No. 1033 Examined. The numerical data of this Diagram are sufficiently consistent.  
A.H.C. Approved,

*A.H.C.*  
Registrar-General.

This Diagram belongs to Deed of Transfer No. issued this day in favour of

Registrar of Deeds.

Surveyor General's Office,  
Pretoria, 10 APR 1907

Deeds Office,  
Pretoria,

Land on York, Pretoria.

Figure 9: A 1907 map of Portion 1 of the farm ([www.csg.dla.gov.za](http://www.csg.dla.gov.za)).

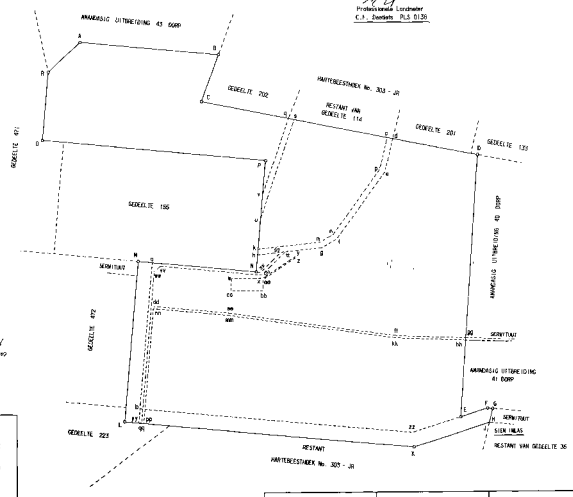
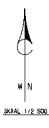
CSG No: 876/2007

SYG	RISQ	WISQ	KORREKTIE
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5	10000	10000	0
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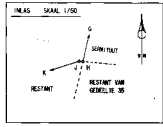
Die figuur A B C D E F G H J K L M N P Q R  
 val voor 2547550 hektaar grond syde  
 GEDEELTE 483 van die plaas HARTEBEESTHOEK No. 303 JR  
 Provinsie : Oos-Kaap

L.G.No. 876/2007  
 Goedgekeurde  
 in die naam van  
 die LANDMEESTER  
 GENERAAL



BAZISMEASURING  
 A. B. C. D. E. F. G. H.  
 J. K. L. M. N. P. Q. R

- SOEWITTAFEL
- Die figuur M N O P Q R S T U V W X Y Z val voor 'n Sertuif  
 Diagram L.G. No. A 2001/079 Sertuifskema No. A 3377/2000
  - Die figuur a b c d e f g h i j k l m n o p q r s t u v w x y z val voor 'n Sertuif 1500 meter wyd  
 Diagram L.G. No. A 3001/079 Sertuifskema No. A 5111/1907
  - Die figuur q r s t u v w x y z val voor 'n Sertuif 1000 meter wyd  
 Diagram L.G. No. A 3001/079 Sertuifskema No. A 5111/1907
  - Die figuur m n o p q r s t u v w x y z val voor 'n Sertuifgebied  
 Diagram L.G. No. A 3723/1980 Sertuifskema No. K
  - Die figuur s t u v w x y z val voor 'n Sertuif  
 540 meter wyd  
 Diagram L.G. No. A 4876/1980 Sertuifskema No. K 294/1980
  - Die figuur m n o p q r s t u v w x y z val voor 'n Sertuif  
 540 meter wyd  
 Diagram L.G. No. A 4877/1980 Sertuifskema No. K 294/1980



Hierdie Diagram is uitgegee aan No. 1477/1993	Die oorspronklike diagram is No. 1477/1993	Leer No. JR - 303 M.S. No. 308/2007
Registreerder van Aktes F. van der Merwe	Grondwet oord. 29/11/1956 DB 127 val 43	Komplisse. JRSF - 328, 329 JRSF - 340, 342

Figure 10: A 2007 map of Portion 483 of the farm ([www.csq.dla.gov.za](http://www.csq.dla.gov.za)).

Based on the site assessment, aerial images and desktop study it is therefore deemed unlikely that any significant sites, features or material of cultural heritage (archaeological and/or historical) origin might exist in the study area. Recent historical activities (agricultural and later urban) would have impacted on any if they did exist here in the past and would have disturbed or destroyed these to a large degree. However, known archaeological and historical sites, features and material have been identified in the larger geographical area and this needs to be taken into consideration during any future actions related to the proposed township establishment.

It is therefore recommended that Exemption from a Full Phase 1 Heritage Impact Assessment (HIA) for the proposed Township Establishment on Portion 483 of Hartebeesthoek 303JR be granted to the applicants taking into consideration the following:

The subterranean nature of cultural heritage (archaeological and/or historical) resources must always be kept in mind. Should any previously unknown or invisible sites, features or material be uncovered during any development actions then an expert should be contacted to investigate and provide recommendations on the way forward. This could include previously unknown and unmarked graves.

Should there be any questions or comments on the contents of this document please contact the author as soon as possible.

Kind regards

Anton Pelser

## References

1. Draft Township Layout Plan & Sensitivity Map - Bokamoso Landscape Architects and Environmental Consultants CC.
  2. General & Closer Views of Study Area location and footprint: Google Earth 2020.
  3. Bergh, J.S. (red.). 1999. **Geskiedenisatlas van Suid-Afrika. Die vier noordelike provinsies**. Pretoria: J.L. van Schaik.
  4. Huffman, T.N. 2003. **Annlin Extensions 93 & 94. A Phase 1 Report**. Unpublished Report ARM. School of Geography, Archaeology & Environmental Studies. University of theWitwatersrand Johannesburg. April 2003. For: Lokisa Environmental Consulting
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  7. Republic of South Africa. 1999. National Heritage Resources Act (No 25 of 1999). Pretoria: the Government Printer.
  8. Republic of South Africa. 1998. National Environmental Management Act (no 107 of 1998). Pretoria: The Government Printer.
  9. Van Schalkwyk, J.A., A.J. Pelsler & C.J. van Vuuren. 1996. Investigation of Late Iron Age Sites on the farm Hatherley 331 JR, Pretoria District. **Research by the National Cultural History Museum, Volume 5, p.45-56.**
  10. Van Schalkwyk, J.A. 2013. **Cultural heritage impact assessment for the proposed development on Portion 26 of the Remainder of the farm Derdepoort 327JR, Gauteng Province**. Unpublished Report 2013/JvS/031. For: Interdesign Landscape Architects. May 2013.
- Chief Surveyor General Database ([www.csg.dla.gov.za](http://www.csg.dla.gov.za)): Documents 10H9VP01 & 10133785.