

Rec. 20-12-05

**Heritage Assessment of the Proposed Residential Township, Barbeque Downs Extension  
22, Holding 22, Barbeque Downs Agricultural Holdings, Johannesburg Metropolitan  
Municipality, Gauteng**

For

Gintar Tech Pty (Ltd)  
Unit 2  
Manhattan Office Park  
Highveld Techno Park  
Centurion  
Tel: (012) 665 1203

By

**The Archaeology Contracts Unit  
University of South Africa  
PO Box 392  
Pretoria  
0003  
Tel: (012) 429 6297**

December 2005

Survey conducted and report compiled by:  
Francois Coetzee

## Executive Summary

No archaeological artefacts, features or structures (including formal graves) were recorded during the survey of the proposed area of development. A house and equestrian centre were recorded, however, none of these structures are older than 60 years and are therefore not protected by the National Heritage Resources Act (Act no 25 of 1999).

Also note the following:

- It should be kept in mind that archaeological deposits usually occur below ground level. Should archaeological artefacts or skeletal material be revealed in the area during construction activities, such activities should be halted, and a university or museum notified in order for an investigation and evaluation of the find(s) to take place (*cf.* **NHRA (Act No. 25 of 1999)**, Section 36 (6)).

## 1. Introduction

The Archaeology Contracts Unit (UNISA) conducted an investigation, focussing on the archaeological and historic remains of Holding 22 in Barbeque Downs Agricultural Holdings, the proposed site for residential development Barbeque Downs Extension 22. The proposed development will require rezoning of the property, and include:

- Approximately 40 residential units
- Road servitude

As such, the aim of this investigation is to locate, identify and document visible archaeological and historical artefacts, structures (including graves) and settlements of cultural significance within the boundaries of the proposed area of development.

## 2. Terms of Reference

The terms of reference of this survey are as follows:

- \* Provide a detailed description of all archaeological artefacts, structures (including graves) and settlements
- \* Assess the significance of the impact on the archaeological remains within the area
- \* Estimate the level of sensitivity/importance of the archaeological remains within the area
- \* Propose possible mitigation measures provided that such action is necessitated

## 3. Definitions and Approach

- Archaeological remains can be defined as human-made objects, which reflect past ways of life, deposited on or in the ground.
- All archaeological remains, artificial features and structures older than 100 years and historic structures older than 60 years are protected by the relevant legislation, in this case the **National Heritage Resources Act (NHRA) (Act No. 25 of 1999)**. The Act makes an archaeological impact assessment as part of an EIA and EMPR mandatory. No archaeological artefact, assemblage or settlement (site) may be moved or destroyed without the necessary approval from the **South African Heritage Resources Agency (SAHRA)**. Full cognisance is taken of this Act in making recommendations in this report.
- Cognisance will also be taken of the **Minerals Act (Act No 50 of 1991)** and the **National Environmental Management Act (Act No 107 of 1998)** when making any recommendations.
- Human remains older than 60 are protected by the **National Heritage Resources Act**, with reference to Section 36. Human remains that are less than 60 years old are protected by the **Human Tissue Act (Act 65 of 1983 as amended)**.
- Rating the **significance of the impact** on a historical or archaeological site is linked

- to the significance of the site itself. If the significance of the site is rated high, the significance of the impact will also result in a high rating. The same rule applies if the significance rating of the site is low.
- Cultural resources are non-renewable.
  - With reference to the evaluation of sites, the certainty of prediction is definite, unless stated otherwise.
  - The guidelines as provided by the **NHRA (Act No. 25 of 1999)** in Section 3, with special reference to subsection 3, and the Australian ICOMOS Charter (also known as the Burra Charter) are used when determining the cultural significance or other special value of archaeological or historical sites.
  - It should be kept in mind that archaeological deposits usually occur below ground level. Should archaeological artefacts or skeletal material be revealed in the area during construction activities, such activities should be halted, and a university or museum notified in order for an investigation and evaluation of the find(s) to take place (*cf. NHRA (Act No. 25 of 1999)*, Section 36 (6)).
  - A copy of this report will be lodged with the **South African Heritage Resources Agency (SAHRA)** as stipulated by the National Heritage Resources Act (NHRA) (Act No. 25 of 1999), Section 38 (especially subsection 4).

#### 4. Methodology

##### 4.1 Maps and Other Sources

The boundaries and position of the proposed development are indicated by orientation maps supplied by the client (Fig 1& 2).

##### 4.3 Fieldwork

An on-site investigation was conducted on 29 November 2005. The orientation and location of the sites were determined by using a Global Positioning System (GPS)<sup>1</sup> correlated with the geographic features (i.e. rivers, fields, topography etc.) of the survey area.

#### 5. Area Description

The survey area consists of Holding 22, which is part of Barbeque Agricultural Holdings, south of Kyalami. The property is 2.030 hectares in extent and located at 26°00'38.7" S; 28°04'23.7"E. The area is delineated by three fences and Jubie Road and is even and flat.

The area has been disturbed extensively by previous development activities. A dilapidated

<sup>1</sup> According to the manufacturer a standard deviation is to be expected when determining the location of sites. However, care has been taken to correlate the reading with the topography and to obtain a low dilution of precision (DOP) before plotting sites on a map. The datum point is WGS 84.



house and entertaining area (i.e. swimming pool) were recorded (Photo 1, 2, 3) as well as an equestrian area consisting of stables (Photo 4) and sand arena (Photo 5). Other features include a borehole and a brick-lined ditch.

## 6. Chronological Framework

PERIOD	APPROXIMATE DATE
Early Stone Age	more than c. 2 million years ago - c. 250 000 years ago
Middle Stone Age	c. 250 000 years ago – c. 25 000 years ago
Later Stone Age (Includes San Rock Art)	c. 25 000 years ago - c. AD 200 (up to historic times in certain areas)
Early Iron Age	c. AD 400 - c. AD 1025
Late Iron Age (Stonewalled sites)	c. AD 1025 - c. AD 1830 ©. AD 1640 - c. AD 1830)

## 7. Archaeological and Ethnohistorical Context

### 7.1 Stone Age

Large concentrations of Early Stone Age (ESA) sites are usually located on the flood plains of perennial rivers and may date to over 2 millions years ago. These ESA open sites may contain, firstly, scatters of stone tools and second, large concentrated deposits which range from pebble tool choppers to core tools such as handaxes and cleavers. The early hominids who made these stone tools, did not actively hunt.

Middle Stone Age (MSA) sites also occur on flood plains but are in many cases associated with rock shelters (overhangs). Sites usually consist of large concentrations of knapped stone flakes such as scrapers, points and blades. They may have been hafted but organic materials do not always preserve. Limited drive hunting activities are associated with this period.

Sites dating to the Late Stone Age (LSA) occur primarily in rock shelters (though open sites have been recorded in the northern Cape). Well protected deposits in shelters allow for stable conditions that result in the preservation of organic materials such as wood, bone, hearths, ostrich egg shell beads and even bedding material. By using San (Bushman) ethnographic data a better understanding of this period is sometimes possible. South African rock art is also associated with this period.

### 7.2 Iron Age Sequence

In the northern regions of South Africa at least three settlement phases, which pertain to prehistoric agropastorists, have been distinguished for the **Early Iron Age** (EIA). The first phase of the Early Iron Age is known as **Happy Rest**, representative of the Western Stream of migrations, and dates to AD 400 - AD 600. The second phase known as **Diamant** is dated to AD 600 - AD 900. The third phase, characterised by herringbone-decorated pottery of the

**Eiland** tradition, is regarded as the final expression of the Early Iron Age (EIA) and occurs over large parts of the North West Province, Northern Province, Gauteng and Mpumalanga. This phase has been dated to about AD 900 - AD 1200. These sites are usually located on low-lying spurs close to water.

The **Late Iron Age** (LIA) settlements are characterised by stone-walled enclosures situated on defensive hilltops (especially c. AD 1640 - AD 1830s). This occupation phase has been linked to the arrival of the Northern Sotho, Tswana and Southern Ndebele (Nguni-speakers) in the region dated from the sixteenth to seventeenth centuries AD. The terminal LIA is represented by late 18th/early 19th century settlements with multichrome Moloko pottery, commonly attributed to the Sotho-Tswana. This correlates with oral traditions about various people who sought refuge in the mountains during the processes of disruption in the northern interior of South Africa, caused during the so-called *difaqane* (or *Mfecane*). Mzilikazi, the leader of a Zulu regiment, to whom this period of disruption is attributed, reached the Pretoria-area during the 1820s.

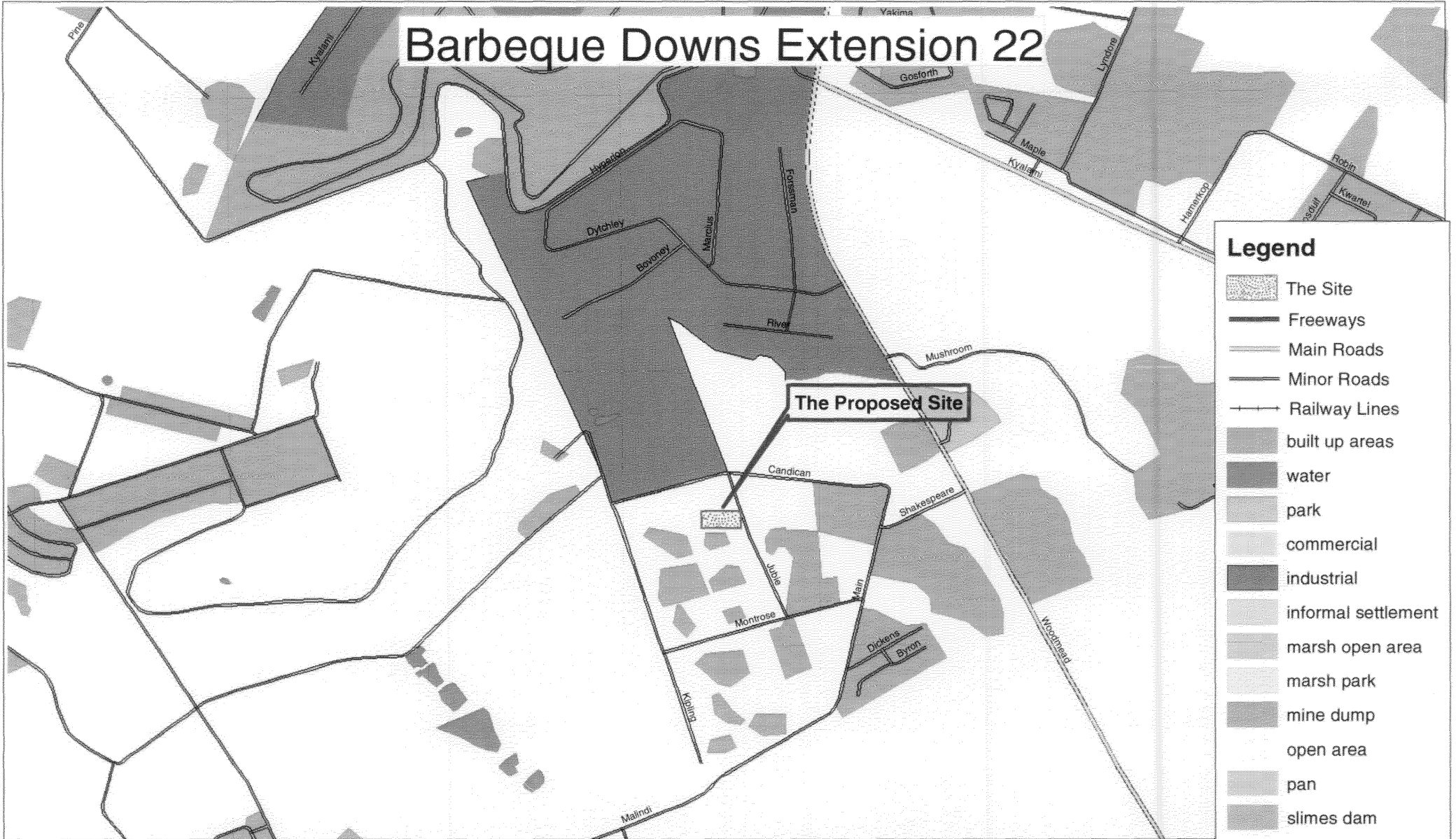
## 8. Conclusions and Recommendations

No archaeological artefacts, features or structures (including formal graves) were recorded during the survey of the proposed area of development. A house and equestrian centre were recorded, however, none of these structures are older than 60 years and are therefore not protected by the National Heritage Resources Act (Act no 25 of 1999).

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# Barbeque Downs Extension 22



**The Proposed Site**



P.O. Box 68418  
 Highveld  
 Centurion  
 0169

Tel: 012 665 1203  
 Fax: 012 665 1219

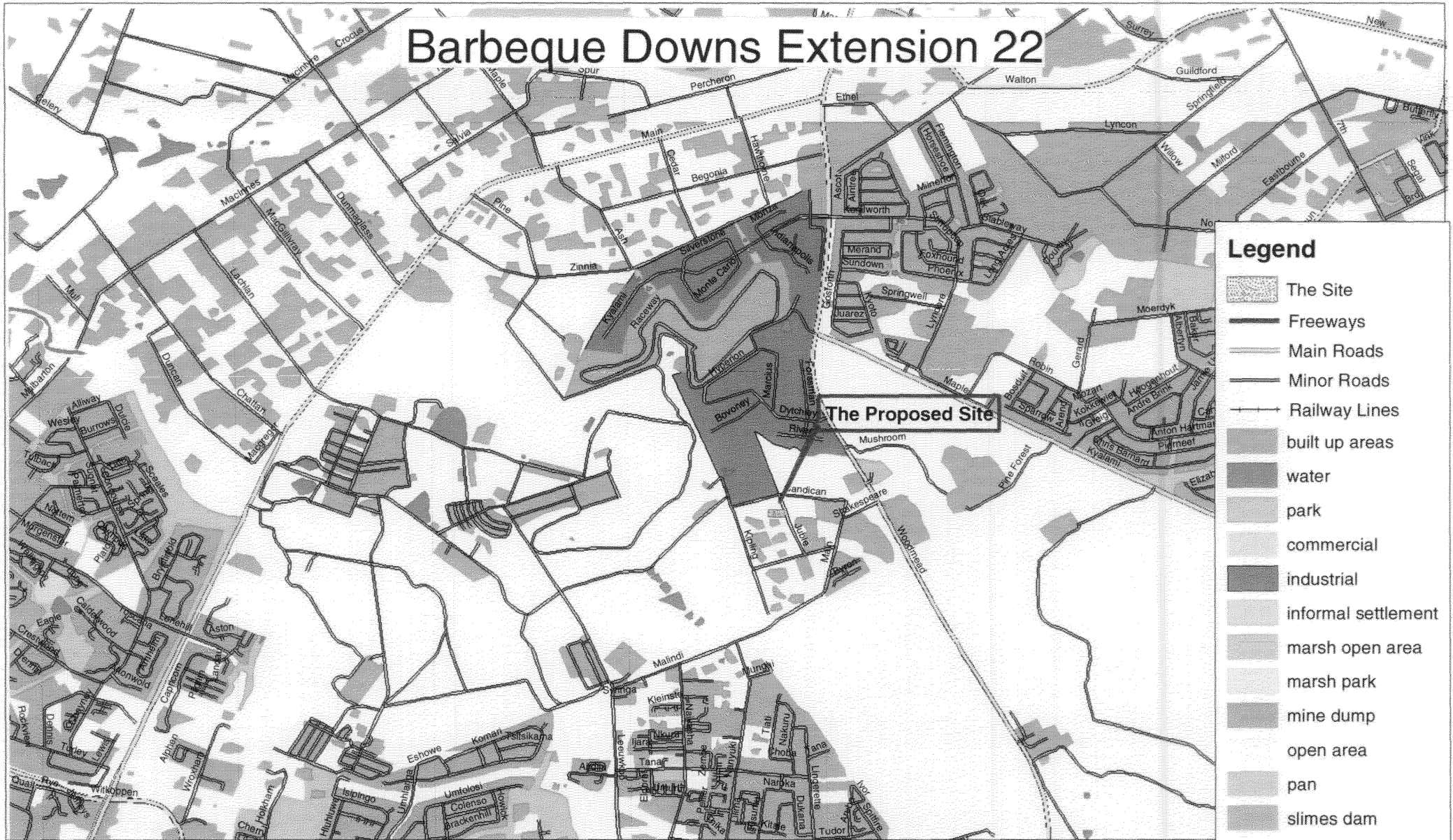
## Site Plan



Map Created By Gintar Tech (Pty) Ltd  
 Cartographer: Basani Mkhombo  
 Copyright Gintar Tech

Created : 14/07/2005

# Barbeque Downs Extension 22



### Legend

- The Site
- Freeways
- Main Roads
- Minor Roads
- Railway Lines
- built up areas
- water
- park
- commercial
- industrial
- informal settlement
- marsh open area
- marsh park
- mine dump
- open area
- pan
- slimes dam



P.O. Box 68418  
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 Centurion  
 0169

Tel: 012 665 1203  
 Fax: 012 665 1219

## Locality Plan



Map Created By Gintar Tech (Pty) Ltd  
 Cartographer: Basani Mkhombo  
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Created : 14/07/2005





Photo 1.

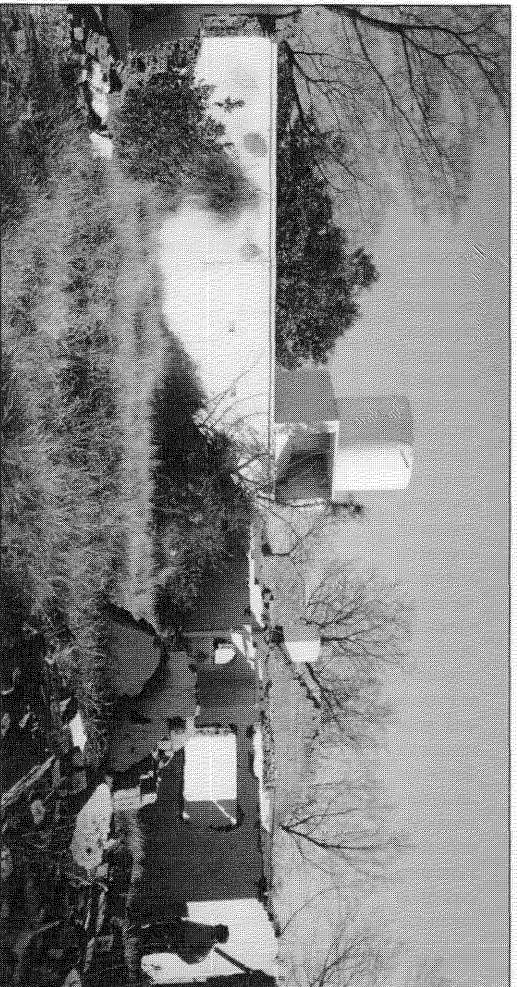


Photo 2.



Photo 3.



Photo 4.



Photo 5

*PKR/001*

*(11/12/05)*

**S T R B  
ATTORNEYS  
Prokureur/Attorney**

**1195**

TEL: (011) 778 0600

# DEED OF TRANSFER

In favour of


**PROPERTY HUNT (PROPRIETARY) LIMITED**

OVER

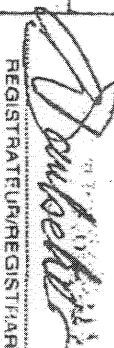
**HOLDING 22 BARBEQUE AGRICULTURAL HOLDINGS**

**S T R B ATTORNEYS  
269 OXFORD ROAD  
CNR HARRIES ROAD  
ILLOVO  
Tel: (011) 778 0600**

1195  
S T R B ATTORNEYS  
JOHANNESBURG

Prepared by me  
  
CONVEYANCER  
DIXON R.J.

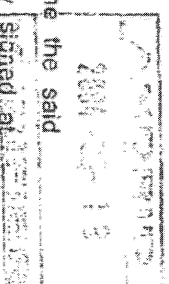
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FUEL.....  
FEES  
**R 200,00**

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VIR FOR R <b>4000 000,00</b>	
<b>B</b>	<b>047765 04</b>
<b>06</b>	<b>05 04</b>
 REGISTRATUR/REGISTRAR	

DEED OF TRANSFER **T 58836 04**

BE IT HEREBY MADE KNOWN THAT

CATHARINA FREDERICA CURLEWIS

  
2004-05-18

appeared before me, REGISTRAR OF DEEDS at PRETORIA, he the said  
Apparar being duly authorised thereto by a Power of Attorney signed and  
JOHANNESBURG on 16 February 2004 and granted to him by

WILLIAM PETER DOUGLAS FORD  
Identity Number 490702 5007 08 1  
Married out of community of property

**DALENE**  
2004-05-18







And the Appearer declared that his said principal had truly and legally sold on 22 September 2003 and that he, the said Appearer, in his capacity aforesaid, did, by these presents, cede and transfer to and on behalf of

**PROPERTY HUNT (PROPRIETARY) LIMITED**  
**No. 2000/014435/07**

Its Successors in Title or assigns, in full and free property

HOLDING 22 BARBEQUE AGRICULTURAL HOLDINGS  
REGISTRATION DIVISION J.R.  
PROVINCE OF GAUTENG;

MEASURING 2,0304 (TWO COMMA ZERO THREE ZERO FOUR)  
HECTARES

FIRST REGISTERED BY CERTIFICATE OF REGISTERED TITLE  
T6350/1956 WITH DIAGRAM ANNEXED AND HELD BY DEED OF  
TRANSFER T38187/1979

SUBJECT to the following conditions :-

A.

- (a) All rights to minerals and precious stones including all rights which may be or become vested in the freehold owner to share in any proceeds with may accrue to the State from the disposal of the undermining rights of the land, and also the share of claim licence moneys and any share of rental or profits, which may accrue to any owner under any mining lease granted in respect of the land covered by the Agricultural Holdings and the like, are reserved by THOMAS WALLINGER LLOYDS-ELLIS and his successors in title to such rights, which Mineral Rights are held under Certificate of Mineral Rights No 532/1951 R.M. dated the 3<sup>rd</sup> day of September 1951.

- (b) The Holding is held as an agricultural holding and it may be used only for the purpose contemplated by the definition of that term contained in the Agricultural Holdings (Transvaal) Registration Act, 1919. That definition reads as follows :-

"Agricultural Holding shall mean a portion of land not less 8565 square metres in extent used solely or mainly for the purpose of agriculture or horticulture or for breeding or keeping domestic animals, poultry or bees".

- (c) The application and any other person or body of persons so authorized in writing by the Minister, shall, for the purpose of securing the enforcement of these conditions, have the right and power at all reasonable times to enter into and upon the holding for the purpose of such inspection or inquiry as may be necessary to be made for the abovementioned purpose.

- (d) (i) The Holding may not be subdivided nor may any portion of it

4



be sold, leased or disposed of in any way without the written approval of the Board first had and obtained.

- (ii) The Holding shall not be sold or held jointly by two or more persons.
- (c) (i) Not more than one dwelling house together with such outbuildings as are ordinarily required to be used in connection with a holding may be erected on the holding except in special circumstances and then only with the consent in writing of the Board, which may prescribe such further conditions as it may deem necessary.
- (ii) The dwelling house exclusive of the outbuildings to be erected on the holding shall be of the value of not less than R2 500,00
- (iii) The dwelling house shall be erected simultaneously with, or before, the erection of the outbuildings and it shall be completed and not one partly erected and intended for completion at a later date.
- (iv) No building erected on the holding shall be located within a distance of 31,49 metres from the boundary of that holding abutting on a road.
- (v) No wood and/or iron buildings or buildings of unburnt clay-brick shall be erected on the holding.
- (f) No store or place of business whatsoever may be opened or conducted on the holdings.
- (g) The owner shall fence the holding and maintain such fence in good order and repair.
- (h) Neither the owner nor any other person shall have the right to make or permit to be made upon the holding for any purpose whatsoever any bricks, tiles, earthenware pipes or other articles of a like nature.
- (i) A system of sanitation which complies with the requirements and specifications of the local authority shall be installed.
- (j) Save as provided in Clause B. 3(a) of the conditions of establishment of the Agricultural Holdings, neither piggeries nor kennels shall be conducted on the holding and large stock which may be kept on the holding shall not at any time exceed six in number.

#### B. DEFINITIONS :

In the foregoing conditions the following terms shall have the meaning assigned to them :

- (i) "Applicant" shall mean THOMAS WALLINGER LLOYD-ELLIS and his successors in title to the Agricultural Holdings.
- (ii) "Board" shall mean the Board constituted under the Agricultural Holdings (Transvaal) Registration Act No 22 of 1919.
- (iii) "Dwelling house" shall mean a house designed for use as a dwelling house for a single family.



"Large Stock" shall mean equines, bovines and their hybrids.

SUBJECT to such conditions as are mentioned or referred to in the aforesaid Deeds.

WHEREFORE the Appearer, renouncing all right and title which the said

**WILLIAM PETER DOUGLAS FORD, Married as aforesaid**

heretofore had to the premises, did in consequence also acknowledge him to be entirely disposed of, and disentitled to the same, and that by virtue of these presents, the said

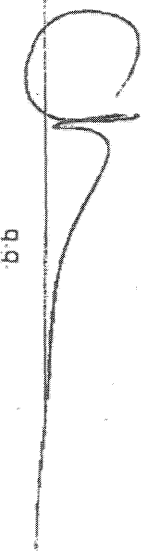
**PROPERTY HUNT (PROPRIETARY) LIMITED**  
**No. 2000/014435/07**

its Successors in Title or Assigns, now is and henceforth shall be entitled thereto, conformably to local custom, the State, however reserving its rights, and finally acknowledging the purchase price to be the sum of R4 000 000,00 (FOUR MILLION RANDS)

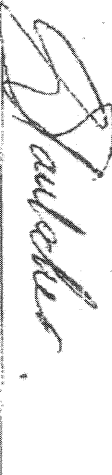
IN WITNESS WHEREOF, I the said Registrar, together with the Appearer q.q., have subscribed to these presents and have caused the Seal of Office to be affixed thereto.

THUS DONE AND EXECUTED at the Office of the Registrar of Deeds at Pretoria on

06 05 04

  
q.q.

In my presence



REGISTRAR OF DEEDS

6



