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TO:
LANDSCAPE DYNAMICS

A HERITAGE IMPACT ASSESSMENT STUDY FOR THE NEW
ELDO LAKES RESIDENTIAL DEVELOPMENT ON PORTION 334
AND PORTION 170 OF THE FARM ZWARTKOP 356JR IN
CENTURION

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Executive summary

The Eldo Lakes residential development on Portion 334 and Portion 170 of the farm Zwartkop 356JR in Centurion (Gauteng Province) was subjected to a Heritage Impact Assessment (HIA) study. The new residential development will take place on two pieces of land located to the east (Portion 170, approximately 17 hectares) and to the west (Portion 334, approximately 16 hectares) of a tar road running from the south to the north into the suburb of Valhalla. More than two hundred erven will be laid out on these two pieces of land.

The western study area was divided into five zones. Only two zones were of interest to this study: one contained labourer's quarters and the other the two main residences on Portion 334.

The eastern study area contains the remains a few (squatter) dwellings located close to the eastern border (dry donga) of the study area. These dwellings date from the last thirty years and were built by a Mr Fred Lorentz (father-in-law of Mr Ben Laas owner of Portion 334) who rented the houses to (black) people living on the property. Squatters in more informal dwellings (now barely visible) may have joined those in the more formal dwellings that were built with red clay bricks.

The eastern and the western part of the study area did not reveal any heritage resources of outstanding significance that warrant any specific protection or mitigation measures. There is consequently no reason, from a heritage point of view, why the developer cannot proceed with the residential development project.

The older residence on Portion 334 (western study area) may be close to sixty years old and therefore qualify as a historical structure that is protected by the National Heritage Resources Act (Act No 25 of 1999). The South African Heritage Resources Agency (SAHRA) has to approve the demolition of this structure. A permit for the destruction of this structure has to be obtained from the Gauteng branch of SAHRA.

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1 BACKGROUND

A new upmarket development called the Eldo Lakes residential development is planned for Portion 334 and Portion 170 of the farm Zwartkop 356JR in Centurion in the Gauteng Province of South Africa. The new residential development will take place on two pieces of land located to the east (Portion 170) and to the west (Portion 334) of the tar road running from the south to the north into the suburb of Valhalla.

In order to comply with legislation, the developer requires knowledge of the presence, relevance and the significance of any heritage resources that may occur in the study area. The developer needs this information in order to take pro-active measures with regard to any heritage remains that may be affected damaged or destroyed when the residential development commences. Landscape Dynamics and the developer therefore commissioned me to undertake a Heritage Impact Assessment (HIA) study of the study area to be affected by the proposed development. The aims with the HIA study is:

- to establish whether any heritage resources as outlined in the National Heritage Resources Act (Act No 25 of 1999) occur in the proposed new residential area and, if so, to determine the nature, the extent and the significance of these remains (also referred to as the 'national estate') (see Box 1);
- to determine whether such remains will be affected by the proposed new development; and
- to evaluate what appropriate actions could be taken to reduce the impact of the residential development on such remains.

Table 1: Types and ranges of heritage resources (the national estate) as outlined in the National Heritage Resources Act (Act No 25 of 1999)

<p>The National Heritage Resources Act (Act No 25 of 1999, Art 3) outlines the following types and ranges of heritage resources that qualify as part of the National Estate, namely:</p>	<ul style="list-style-type: none"> (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 natural features of cultural significance; (e) geological sites of scientific or cultural importance; (f) archaeological and palaeontological sites; (g) graves and burial grounds including- <ul style="list-style-type: none"> (i) ancestral graves; (ii) royal graves and graves of traditional leaders; (iii) graves of victims of conflict; (iv) graves of individuals designated by the Minister by notice in the Gazette; (v) historical graves and cemeteries; and (vi) other human remains which are not covered by in terms of the Human Tissues Act, 1983 (Act No 65 of 1983); (h) sites of significance relating to the history of slavery in South Africa; <ul style="list-style-type: none"> (i) movable objects, including - (i) objects recovered from the soil or waters of South Africa, including archaeological and palaeontological objects and material, meteorites and rare geological specimens; (ii) objects to which oral traditions are attached or which are associated with living heritage; (iii) ethnographic art and objects; (iv) military objects; (v) objects of decorative or fine art; (vi) objects of scientific or technological interest; and (vii) books, records, documents, photographs, positives and negatives, graphic, film or video material or sound recordings, excluding those that are public records as defined in section 1 (xiv) of the National Archives of South Africa Act, 1996 (Act No 43 of 1996).
<p>The National Heritage Resources Act (Act No 25 of 1999, Art 3) also distinguishes nine criteria for places and objects to qualify as 'part of the national estate if they have cultural significance or other special value ...'. These criteria are the following:</p>	<ul style="list-style-type: none"> (a) its importance in the community, or pattern of South Africa's history; (b) its possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage; (c) its potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage; (d) its importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects; (e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group; (f) its importance in demonstrating a high degree of creative or technical achievement at a particular period; (g) its strong or special association with a particular community or cultural group for social, cultural or spiritual reasons; (h) its strong or special association with the life or work of a person, group or organisation of importance in the history of South Africa;

3 HISTORICAL BACKGROUND

The new Eldo Lakes residential development is located on Portion 334 and Portion 170 of the farm Zwartkop 356JR in the eastern part of Centurion. As the cultural history of Centurion-East has been researched, it is appropriate to briefly review the history of this region in order to contextualise the study area in a broader regional and historical context. The study area is also located close to the Zwartkop Country Club that has strong historical ties with the first Voortrekkers (Colonists) and the Erasmus family who occupied this part of the former Transvaal during the 19th century. The history of the Erasmus family and of the Zwartkop Country Club has been scrutinized in Heritage Impact Assessment studies that have been done in the recent past (see 'Selected Bibliography', Part 6)

Dr G M van der Waal has researched the cultural history of Centurion extensively and has published this information in a brochure entitled 'Settlers, Soldiers and Statesmen'. A brief chronology serves to emphasise the most important events in the prehistory and history of Centurion-East and the current study area on the farm Zwartkop 356 JR (with acknowledgement to CULTMATRIX).

3.1 A brief historical overview of Centurion-East

From as early as 200 000 years ago, Stone Age communities occupied the larger Pretoria and Centurion areas.

AD 1200. The earliest evidence of Iron Age communities associated with farming activities such as stock herding and agriculture in the area dates from this time.

1841. The Erasmus family arrived in the area that later became Centurion. Daniël Jacobus Erasmus (1785- ?) settled on the farm Zwartkop; Daniël Elardus Erasmus (1815-1875) settled on the farm Doornkloof; and Rasmus Elardus Erasmus (1830-1891) settled on the farm Brakfontein.

28 and 29 December 1849. Rev Andrew Murray visited Doornkloof to baptise 126 children and confirm 26 young members of the congregation of the Hervormde Kerk. 'Nagmaal' (the Eucharist) was celebrated the next day.

February 1881. A commando led by D.J. Erasmus (jr) defeated Colonel Gildea, commander of the British Pretoria garrison, at Rooihuiskraal on the farm Brakfontein.

17 October 1889. Alois Hugo Nellmapius (1847-1893) bought the northern and south-eastern part of Doornkloof and called the farm 'Irene', after his daughter Irene (1887-1961).

January 1901. British forces established the Irene Concentration Camp during the Anglo-Boer War on Doornkloof, north of the Hennops River.

17 May 1901. Irene Primary School was started as an extension to the concentration camp activities.

1902. Industrialist J.A. van der Bijl laid out Irene in 337 even of one acre each. He built a house for himself (it was bought by Dr E.G. Jansen in 1943).

1904. Lyttleton Manor was laid out on the farm Droogegrond. It was probably named after Sir Neville Gerald Lyttleton (1845-1931).

1908. Lyttleton was proclaimed a town.

1921. South Africa's first permanent air force base was established when Zwartkops Air Force Base came into operation.

26 Sept 1945. Lyttleton was placed under the jurisdiction of the Peri-Urban Health Board.

1955. Lyttleton was proclaimed a Village Council.

7 March 1962. Lyttelton received municipal status.

1 July 1964. Irene, Lyttelton, Kloofsig, Clubview and Eldoraigne were incorporated into the municipality of Lyttelton.

20 September 1967. Lyttelton was renamed Verwoerdburg after Dr Hendrik Verwoerd (1901-1966), Prime Minister of South Africa from 1958 to 1966.

1971. The municipal area of Verwoerdburg was enlarged from 6 600 ha to 20 000 ha.

24 July 1985. The Centurion City and Lake complex was opened.

1994. Verwoerdburg changed its name to Centurion.

3.2 Attractions in Centurion-East

The most important attractions in the eastern parts of Centurion, close to the Zwartkop Country Club, include the following:

Smuts House was the home of Jan Christiaan Smuts (1870-1950), Anglo-Boer War general, World War II Field Marshall, and prime minister of South Africa.

At a site close to the Hennops River where the earliest white settlers to the area held their first church service in 1849.

Irene Road with its avenue of pine trees has become a landmark in Irene. The avenue contributes to the area's rural atmosphere.

A natural sinkhole became the last refuge for a group of Batswana people during the upheavals of the *diqaqane* period.

A *porcinarium* in the area claims to be the first museum in the world dedicated to the pig family. No less than 43% of South Africa's pork industry operates within a radius of 250 kilometres from the museum.

On the site of the Research Institute for Livestock and Dairy Science there are the foundations of one of three *orphanages* established after the Anglo-Boer War to cater for children orphaned in the British concentration camps.

Irene Estates is a fruit and dairy farm established by Hugo Nelmapius during the late 1860's. He named it after his daughter Irene. Businessman J.A. van der Bijl later purchased this farm.

The Beard House is an authentic part of the original Rasmus Elardus Erasmus farmstead of 1856. The Beard house with its outbuildings, stone walled kraals and dams became the property of the Beard family in 1895.

The South African Mint and Coin World includes the first mint in the Transvaal (1892) that is still in a working order. There is a museum at the mint, and it is possible to go on tours of the old and the modern mint.

The Rooihuiskraal national monument site contains a farmstead associated with skirmishes during the First War of Independence (1880-1881).

Wierda Bridge is the oldest remaining bridge to the north of the Vaal River and was opened in 1892.

Zwartkops Air Force base was established in 1920 and was the first air force base in South Africa (and the Commonwealth). It now also houses a museum.

The Air Force Memorial commemorates members of the Air Force killed in the wars in German West Africa (Namibia), Europe, North and East Africa, Rhodesia (Zimbabwe), Angola and Mozambique.

Centurion ParkSupersport Stadium is the venue of many high-rated cricket matches.

Verwoerdburg City and Lake was the first waterfront complex to be established in South Africa in 1985. The building of this artificial lake, situated in the bed of the Hennops River (the Six Mile Spruit), initiated rapid development in Centurion.

The Ossewa Brandwag Garden of Remembrance commemorates the establishment of the Ossewa Brandwag (Guards of the Ox Wagons). Dr J.F.J. (Hans) van Rensburg, leader of the Ossewa Brandwag, is buried here.

The Irene Oval in the central part of Irene is testimony of a long tradition of British suburb design dating from the 18th century.

The Irene Concentration Camp Cemetery close to the Six Mile Spruit is a national monument. Thousands of women and children died in this camp during the Anglo-Boer War.

At the *Irene Primary School*, there is a corrugated iron building, which is a relic from the days of the concentration camp when Boer children received rudimentary education here.

Jansen House was originally built for industrialist J.A. (Bertie) van der Bijl in 1902. Dr J.G. Jansen, then Speaker of Parliament, later purchased the house. His wife Mabel established an art collection, the Jansen Collection.

The Irene railway station dates from the 1940's and the *Irene Town Hall* dates from 1923, when Ethel van der Bijl laid the cornerstone.

The Van der Bijl family erected the *Cornwall Memorial* to commemorate friends who died during World War II.

4 THE HERITAGE IMPACT ASSESSMENT (HIA) FOR THE TWO STUDY AREAS

4.1 The study area

The new residential development on the farm Zwartkop 356JR is to take place on two pieces of land located to the west (Portion 334) and to the east (Portion 170) of a tar road running from the south to the north into the suburb of Valhalla. Portion 334 is approximately 16 hectares in size and Portion 170 covers approximately 17 hectares of land. More than two hundred erven will be laid out on these two pieces of land.

The two study areas are located to the north of the Hennops River with the tar road in the middle serving as the western boundary for Portion 170 and as the eastern boundary for Portion 334. Portion 334 is demarcated on its western boundary by a tar road and Portion 170 is bordered by a fence on its eastern perimeter and by a tar road on its northern end (Figure 1).

4.2 Methodology

This HIA was based on a review of pamphlets outlining the history of Centurion-East (see Part 3); a study of the 1: 50 000 map of Verwoerdburg/Centurion (2528CC) in which the study area is situated, as well as a survey on foot of the proposed new residential areas.

The survey on foot covered both Portion 170 and Portion 334.

The HIA study does not claim to have discovered all possible heritage resources in the study area as some heritage resources that occur beneath the earth may only be discovered when the development commences.

4.3 The Heritage Impact Assessment (HIA)

The HIA for the two study areas revealed the following:

4.3.1 The western study area (Portion 334)

The western study area is demarcated on its western, eastern and northern sides by tar roads. Its southern border is the Hennops River.

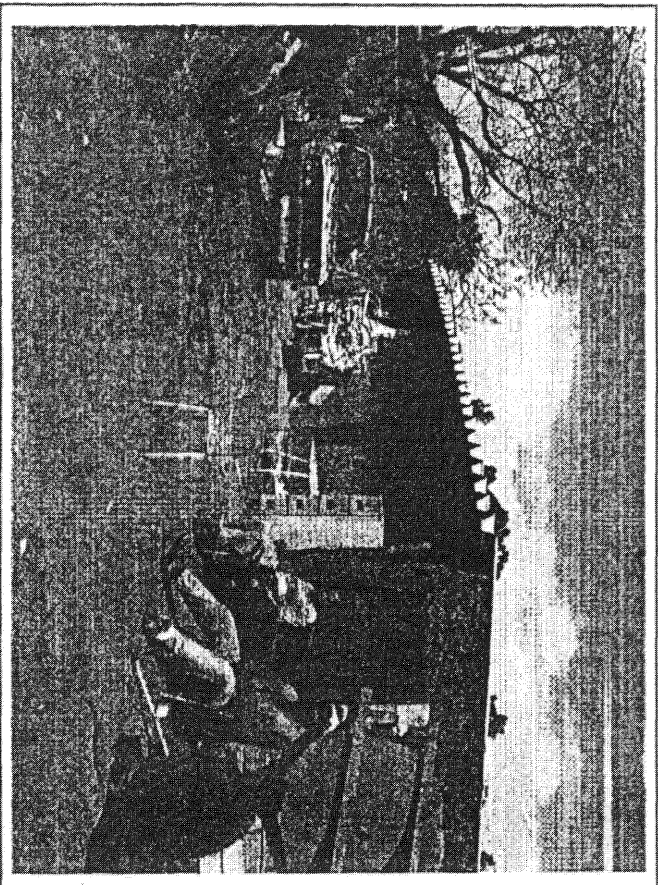
The western study area can be divided into the following zones (from the south to the north):

- The southerly floodplain, which runs from the east to the west along the Hennops River.
- A zone with hardly any vegetation or infrastructure.
- A zone containing heaps of rubbish, piles of bricks (used by a paving company) and labourers quarters and other limited infrastructure.
- A zone containing the main residences on the property.
- A northerly zone that is devoid of any vegetation or infrastructure.

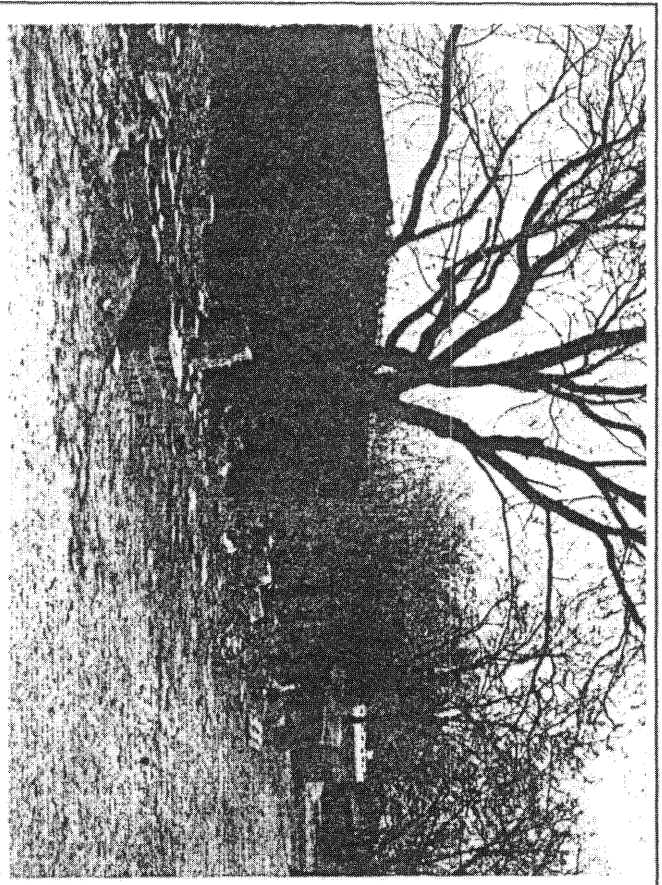
The only two zones of interest with regard to possible heritage resources are the zones containing the labourer's quarters and the main residences on Portion 334. The other zones contain no evidence of any heritage resources of significance.

The zone with the labourer's quarters

This zone contains two square house built with mud and brick walls and covered with asbestos roofs (Figures 2 & 3). The two houses are dilapidated and in near ruin, but are currently still occupied. Other infrastructure in this zone is limited and includes a water tank on a stand; two caravans (one immobile); heaps of bricks; a dump of rubbish and a pit toilet.



Figures 2 & 3. Labourer's quarters on Portion 334 are dilapidated. They were built with clay and brick walls (above and below).



The zone with the main residences

The zone with the main residences incorporates the following residential structures:

- a modern double storey house that was built during the last fifteen years; and
- a house that may be older than sixty years.

The older house was altered significantly on the inside while its corrugated zinc roof is in a desperate need of repair. Other infrastructure associated with the two residences include a swimming pool with a grass roofed lapa and outbuildings (the double storey). The older residence is associated with a Wendy house and a carport. Both houses are skirted with gardens while an entrance gate with a paved driveway gives access to both houses.

Figure 4 – The older of two residences on Portion 334. The interior of this house was altered significantly. It has a similar architectural style than most of the houses that occur in the adjacent suburb of Valhalla as it roughly dates from the same period.

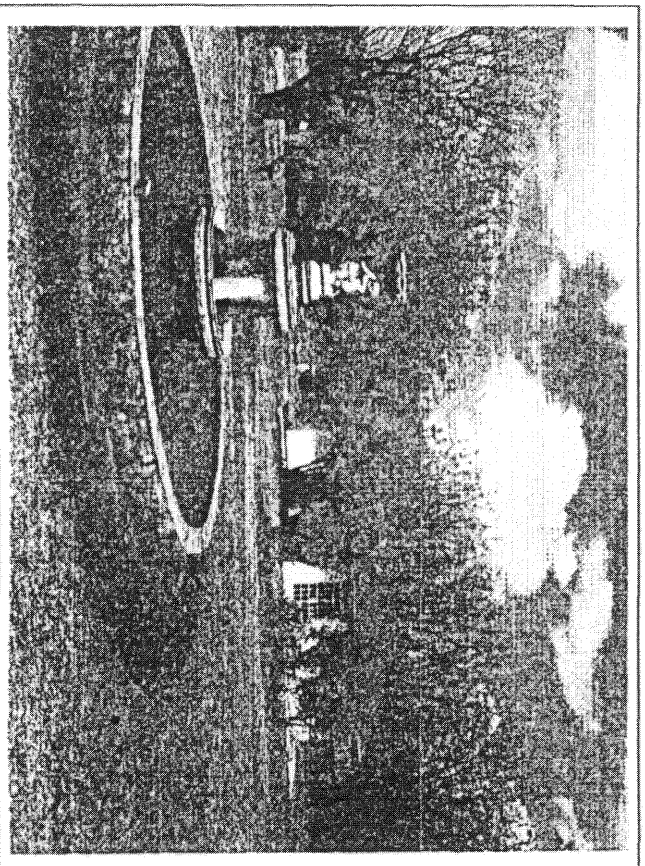
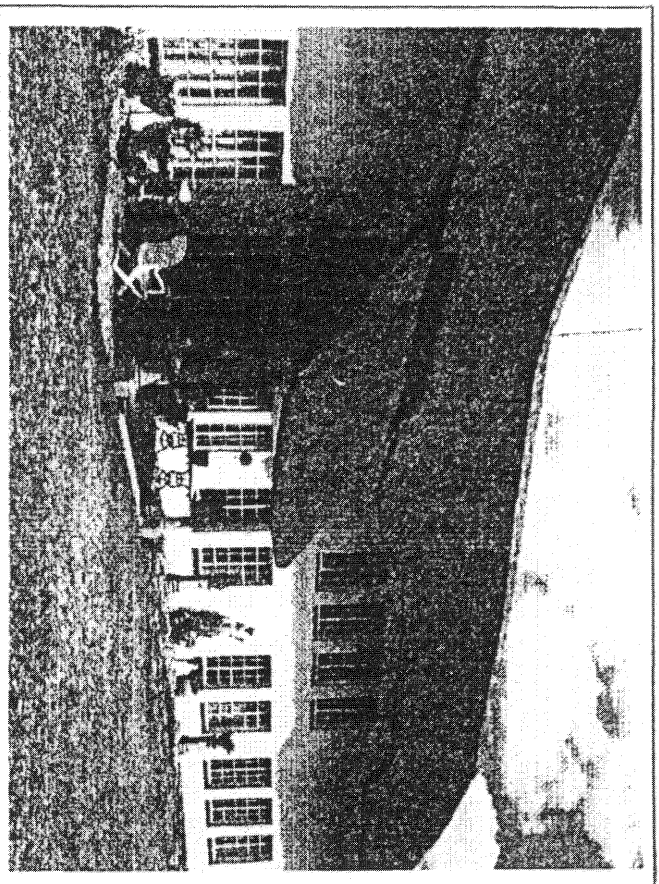


Figure 5 – The modern residence on Portion 334 dates from the last fifteen years and has no historical significance.



4.3.2 The eastern study area (Portion 170)

This study area is demarcated by the tar road running to Valhalla in the west; a tar road in the north; a donga in the east (that joins the Hennops River) and the Hennops River in the south.

This piece of land is devoid of any vegetation and of any significant heritage resources, except for the remains a few (squatter) dwellings located close to the eastern border (dry donga) of the study area. The dwellings date from the last thirty years and were build by a Mr Fred Lorentz (father-in-law of Mr Ben Laas owner of Portion 170) who rented these houses to (black) people who lived on the property. Other squatters may have lived in more informal settlements (now barely visible) close to the more formal red brick dwellings.

The squatter dwellings

The remains of at least five dwellings are noticeable near two clumps of trees, close to the eastern border of the study area. At least one of these structures was built with a mixture of mud, stone, red clay bricks and cement bricks. Another two structures were built with mud and at least two others with red clay bricks.

The structures were square in plan form and contained two or more rooms. Middens consisting of coal and 'modern' rubbish such as zinc, bottles, and plastic are common around these structures – evidence that indicates that these structures date from the recent past.

Figure 6 – The remains of one of the squatter dwellings on Portion 334.

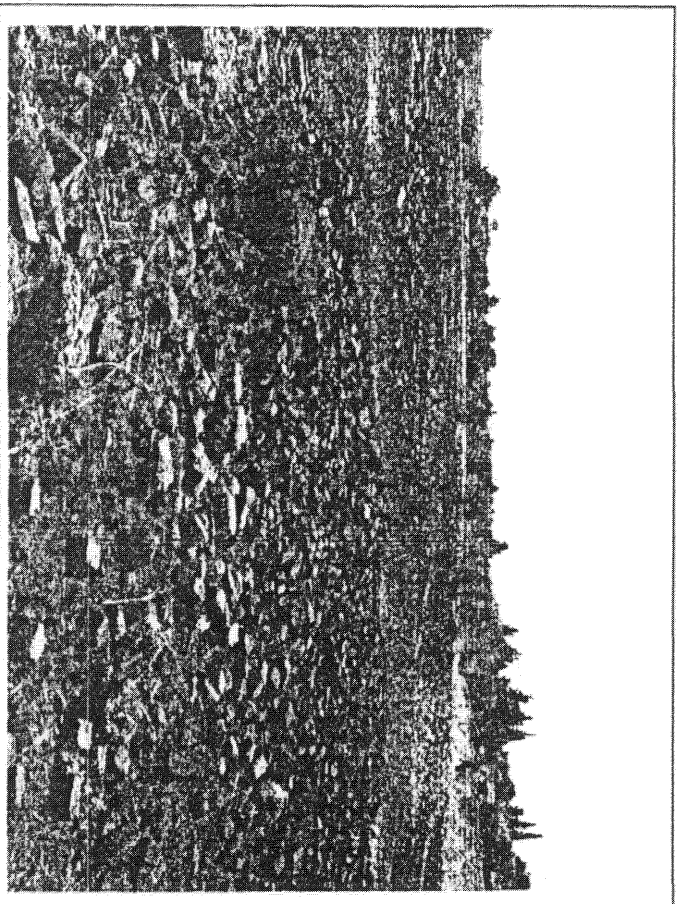
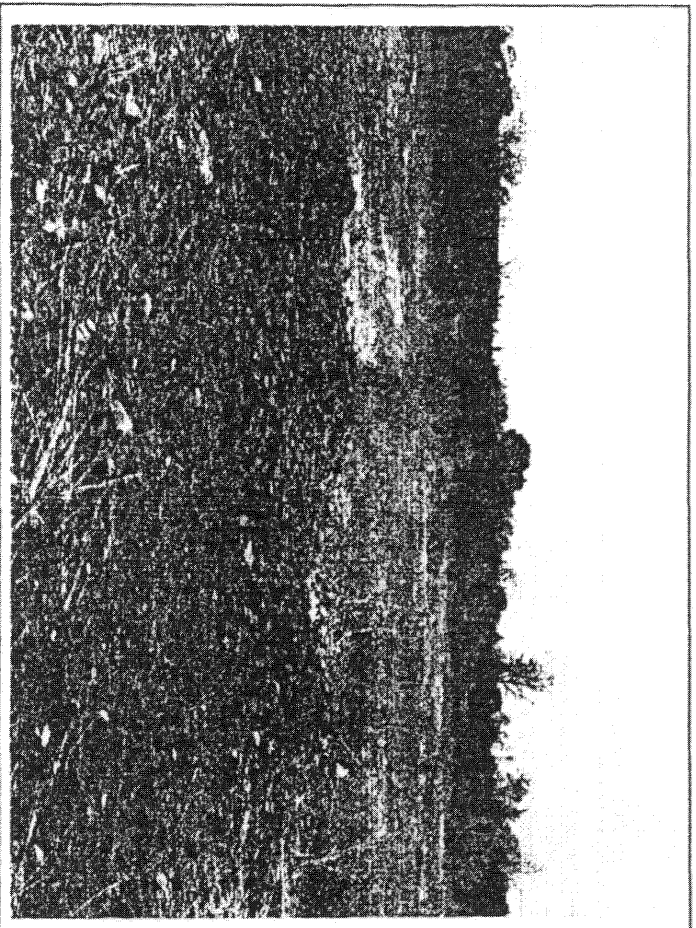


Figure 7 – The remains of a second squatter dwelling on Portion 334. These dwellings were occupied thirty years ago and cannot be considered to be of outstanding historical significance.



5 CONCLUSION AND RECOMMENDATIONS

The eastern part (Portion 334) and the western part (Portion 170) of the study areas did not reveal any heritage resources of significance that warrant any specific protection or mitigation measures.

There is consequently no reason, from a heritage point of view, why the developer cannot proceed with the residential development project.

The older residence on Portion 334 (western study area) may be close to sixty years in age and therefore qualify as a historical structure that is protected by the National Heritage Resources Act (Act No 25 of 1999). The South African Heritage Resources Agency (SAHRA) has to approve the demolition of this structure and the necessary permit for the destruction of this structure has to be obtained from the Gauteng branch of SAHRA.

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