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TO:  
LANDSCAPE DYNAMICS

A HERITAGE SURVEY AND SCOPING ASSESSMENT OF  
INFRASTRUCTURE ON SEVERAL AGRICULTURAL AND  
RESIDENTIAL HOLDINGS ON THE EASTERN PERIMETER OF  
THE ZWARTKOP COUNTRY CLUB FOR A NEW PHASED  
RESIDENTIAL DEVELOPMENT PROJECT IN CLUBVIEW-EAST,  
CENTURION

Dr Julius CC Pistorius  
Archaeologist and  
Cultural Heritage Management Consultant  
352 Rosemary Street  
LYNNWOOD 0081  
Pretoria  
Tel and fax (012) 348 5668

## Executive summary

The Phase I residential development for the Zwartkop Country Club has been implemented and the developer intends to expand the residential development around the Country Club by developing several of the Lyttelton Agricultural Holdings XI and Portions of the farm Zwartkop 356JR in Clubview-East, Centurion. The development of the proposed new residential security estate is planned to go through Phase II, Phase II and Phase IV and will affect several agricultural and residential holdings as well as certain portions of the farm Zwartkop 356JR (Table 2). The new development is envisaged on land characterised by residential occupation with associated small-holding activities (gardening, relaxation, small scale farming, horse-riding, etc). These activities have altered the environment over many years and various kinds of infrastructure have been erected on these properties.

This HIA consisted of a survey for all possible types of heritage resources as outlined in the National Heritage Resources Act (Act No 25 of 1999) on the land to be affected. Secondly, a scoping was conducted of the infrastructure that still exists on these Holdings.

The development project is planned to the north of the Phase I development which occurred close to the historical core of the Zwartkop Country Club (associated with the first occupants of Zwartkop, the Erasmus family, who occupied the farm during the first half of the 19<sup>th</sup> century, and [much later] the Dale Hayes family, who settled on this farm). The Phase II, III and IV residential development is also located opposite (to the east of) the historic Wierda bridge, which is not part of the Zwartkop Country Club.

The infrastructure to be affected by the proposed new development dates from the 1970's. Some of these infrastructure is severely dilapidated or architecturally of an inferior quality. Their demolition and replacement with the new residential development would greatly contribute to the upgrading of one of the suburbs in Centurion that is in need of refurbishing. The residence designed by Gerard Moerdijk (Holding 228) and its associated outbuildings will be accommodated in the new residential development. These architectural features must be preserved, as they do have architectural, historical, aesthetic and other significance. (It is not certain who occupied this residence). The new development has to include all the structures that were part of the complex designed by Gerard Moerdijk. These structures may include the dovecotes and stables located at some distance from the main residence. SAHRA may require these structures to be demolished and moved closer to the main residence in order to preserve the architectural (and historical) nature of the building complex.

The HIA of the Holdings and Portions of land to be affected by the new proposed residential development did not reveal any of the types and ranges of heritage resources outlined in the National Heritage Resources Act (Act No 25 of 1999), except the residence designed by Gerard Moerdijk and associated buildings. However, SAHRA must approve the demolition of any existing infrastructure that must make way for the new development. It is therefore recommended that the developer approach either SAHRA or a consultant such as Dr Johan Bruwer (previously employed by SAHRA) to finalise this part of the HIA study.

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## 1 BACKGROUND

Once he has successfully implemented the Phase I residential development for the Zwartkop Country Club, the developer intends to expand the residential development around the Zwartkop Golf Estate by developing several of the Lyttleton Agricultural Holdings XI and Portions of the farm Zwartkop 356JR in Clubview-East, Centurion. The agricultural holdings and portions of land that are to be developed are situated along the north-eastern perimeter of the Zwartkop Country Club.

The development of the proposed new residential security estate is planned to go through three phases (Phase II, Phase III and Phase IV). These development phases will affect Holdings 222, 226, 227, 228 and 230 on Lyttleton Agricultural Holdings XI, as well as Portions 627, 441, 440, 439 and 489 of the farm Zwartkop 356JR (see Table 2). These Holdings and Portions are referred to in this report as the study area. Holdings 225 and 229 are excluded from the development project.

The new residential security estate development is envisaged on land (holdings) currently characterised by residential occupation with associated small-holding activities (gardening, relaxation, small scale farming, horse-riding, etc) and associated with such activities for a long time. Such activities have altered the environment and over many years, various kinds of infrastructure have been erected on these properties.

The development project is planned to the north of the Phase I development that is currently being built on the southern, south-eastern and south-western boundaries of the Zwartkop Country Club. The area has historical links with the first occupants of Zwartkop, the Erasmus family, who occupied this farm during the first half of the 19<sup>th</sup> century, and (much later) the Dale Hayes family, who settled on this farm.

## 2 TERMS OF REFERENCE

The planned Phase II, Phase III and Phase IV development of the Zwartkop Country Club requires that existing infrastructure such as relatively new residential houses (built less than 60 years ago) and outbuildings be demolished and/or that historically, architecturally or diachronically significant infrastructure (such as a house designed by the famous architect Gerard Moerdijk) be incorporated in the new development.

The development may also affect other heritage resources as outlined in the National Heritage Resources Act (Act No 25 of 1999), as the development will clearly alter the appearance of the study area (see Table 1).

The terms of reference for this study are therefore twofold. Firstly, a survey was conducted for all possible types and ranges of heritage resources as outlined in the National Heritage Resources Act (Act No 25 of 1999) on the Holdings and Portions of land to be affected by the planned residential development project. Secondly, a scoping was conducted of the infrastructure that still exists on these Holdings.

The first objective was to survey the various Holdings and Portions of land in order to establish whether any significant heritage resources occur in these areas. The National Heritage Resources Act (Act No 25 of 1999) outlines a wide range of resources that qualify as part of the National Estate (see Table 1). The report therefore provides a brief historical overview of Centurion-East and of attractions in this part of Centurion where the Zwartkop Country Club is located in order to contextualise the development within the broader cultural history of the area.

The second objective was to assess the age, historical and architectural extent, nature and significance of existing infrastructure on the Holdings in order to distinguish between historically and architecturally significant and insignificant infrastructure on these premises. Criteria such as age, history and architecture were used to determine the significance of the infrastructure

on the different holdings. This part of the report contains a brief description, with photographs, of some of the infrastructure to be affected by the proposed new development.

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

<p>The National Heritage Resources Act (Act No 25 of 1999, Act 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"> <li>(a) places, buildings structures and equipment of cultural significance;</li> <li>(b) places to which oral traditions are attached or which are associated with living heritage;</li> <li>(c) historical settlements and townscapes;</li> <li>(d) landscapes and natural features of cultural significance;</li> <li>(e) geological sites of scientific or cultural importance;</li> <li>(f) archaeological and palaeontological sites;</li> <li>(g) graves and burial grounds including-             <ul style="list-style-type: none"> <li>(i) ancestral graves;</li> <li>(ii) royal graves and graves of traditional leaders;</li> <li>(iii) graves of victims of conflict;</li> <li>(iv) graves of individuals designated by the Minister by notice in the Gazette;</li> <li>(v) historical graves and cemeteries; and</li> <li>(vi) other human remains which are not covered by in terms of the Human Tissues Act, 1983 (Act No 65 of 1983);</li> </ul> </li> <li>(h) sites of significance relating to the history of slavery in South Africa;</li> <li>(i) movable objects, including -             <ul style="list-style-type: none"> <li>(i) objects recovered from the soil or waters of South Africa, including archaeological and palaeontological objects and material, meteorites and rare geological specimens;</li> <li>(ii) objects to which oral traditions are attached or which are associated with living heritage;</li> <li>(iii) ethnographic art and objects;</li> <li>(iv) military objects;</li> <li>(v) objects of decorative or fine art;</li> <li>(vi) objects of scientific or technological interest; and</li> <li>(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).</li> </ul> </li> </ul> <p>The National Heritage Resources Act (Act No 25 of 1999, Act 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"> <li>(a) its importance in the community, or pattern of South Africa's history;</li> <li>(b) its possession of uncommon, rare or endangered aspects of South Africa's natural or cultural heritage;</li> <li>(c) its potential to yield information that will contribute to an understanding of South Africa's natural or cultural heritage;</li> <li>(d) its importance in demonstrating the principal characteristics of a particular class of South Africa's natural or cultural places or objects;</li> <li>(e) its importance in exhibiting particular aesthetic characteristics valued by a community or cultural group;</li> <li>(f) its importance in demonstrating a high degree of creative or technical achievement at a particular period;</li> <li>(g) its strong or special association with a particular community or cultural group for social, cultural or spiritual reasons;</li> <li>(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;</li> </ul>
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### 3 HISTORICAL BACKGROUND

The Zwartkop Country Club is part of the vibrant history of Centurion and the larger Pretoria area. This history has not yet been fully researched and documented, but can roughly be outlined as beginning with the earliest occupation of the farm by some of the first Voortrekkers who settled in this area to the north of the Vaal River. This early 19<sup>th</sup> century colonial history is associated with the Erasmus family. During the 20<sup>th</sup> century, the Hayes family (a member of this family, Dale Hayes, was to become one of South Africa's most famous golf players) was also associated with the Zwartkop estate, as the family occupied some of the early buildings that still existed on the property.

#### 3.1 The Erasmus family

The Zwartkop Country Club is situated on a part of the farm Zwartkop 356JR. After leaving the Cape Colony and Natal, and crossing to the north of the Vaal River, some of the earliest Voortrekker communities settled here during the first half of the 19<sup>th</sup> century. The farm Zwartkop 356JR was part of the original land occupied by the Erasmus family, who settled across a large area, between Wonderboom (Pretoria) in the north and Doringkloof (Centurion) in the south, from c. 1850 onwards. Various members of the Erasmus family occupied this vast tract of land, retaining their presence and influence in this area until the first quarter of the 20<sup>th</sup> century. The farm homesteads, infrastructure and other material and non-material contributions that this family made to the larger Pretoria area therefore made a significant contribution to the history, development and heritage of this region.

The first owners of Zwartkop, Daniël and Cornelia Erasmus, built their homestead and other infrastructure where the Zwartkop Country Club is situated today. It is possible that some of the foundations of these structures may still be buried beneath the surface where the country club has been built, but it is more likely that the bulk of this infrastructure has disintegrated over time, and that bits and pieces of the remaining infrastructure may have been



incorporated into newer developments before the Erasmus family left the farm. It seems that some such structures did still exist on the farm after the Second Anglo Boer War (1899-1902). Some may have been demolished because they had become very dilapidated, whilst others may have been upgraded and later incorporated into the developments introduced by the Hayes family. Some of these older structures have in their turn been incorporated in newer structures, such as the clubhouse.

The only tangible remains that can indubitably be associated with the Erasmus family is the sepulchre (tombstone) of Daniël and Cornelia Erasmus, which has been preserved and incorporated in the new (Phase I) residential development of the Zwartkop Country Club.

### **3.2 A brief historical overview of Centurion-East**

The Zwartkop Country Club is located in Centurion-East, which is a historically significant area. In order to contextualise the Zwartkop Country Club in its larger regional and historical background it is helpful to briefly outline the history of the eastern parts of Centurion where the Zwartkop Country Club is situated, as well as of some of the main attractions near the golf estate. 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 Zwartkop Country Club (with acknowledgement to CULTMATRIX).

*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. The Irene Concentration Camp was established by the British forces 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. Lyttleton received municipal status.

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

20 September 1967. Lyttleton 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.

### 3.3 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*, 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 *difaqane* 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 Nellmapius 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).

*Mierda 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 Park Supersport Stadium* is the venue of many high-rated cricket matches.

*Venwoerdburg 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 Brandweg Garden of Remembrance* commemorates the establishment of the Ossewa Brandweg (Guards of the Ox Wagons). Dr J.F.J. (Hans) van Rensburg, leader of the Ossewa Brandweg, 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 18<sup>th</sup> 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 SURVEY OF THE HOLDINGS AND SCOPING OF THE INFRASTRUCTURE

##### 4.1 The study area: location, nature and phases of development

The study area includes Holdings 222, 226, 227, 228 and 230 of the Lyttleton Agricultural Holdings XI and Portions 627, 441, 440, 439, 489 of the farm Zwartkop 356JR. These Holdings and Portions of land are situated between the Hennops River (and the golf course) in the west and an open tract of land to the north and east. All the Holdings, except Holding 221 front on Ashwood Street, to the north-east (Figure 1).

The Holdings are not pristine areas any longer, as they have served as residential areas and have been scarred by numerous activities in the past. The majority of the Holdings contain infrastructure (222, 226, 227, 228, 320). Portion 627 contains a single building. According to the development plans, some of infrastructure on some of the Holdings will not be demolished (on 222, 224 and 228). Most of the infrastructure that is to be demolished dates from the relatively recent past (222, 226, 227 and 228), and as such does not qualify as heritage resources, as these buildings are not 60 years or older. The infrastructure earmarked for demolition also does not have any outstanding architectural or historical significance. Infrastructure to be preserved and incorporated in the new residential development (Phase III) includes a residence (with its outbuildings) that was designed by the famous architect Gerard Moerdijk.

The development of the Zwartkop Country Club is planned to proceed through various phases (Phase II, III and IV) (Table 2). The brief description of the infrastructure on the various Holdings is therefore addressed according to the development phases.

Figure 1: The study area, consisting of various agricultural holdings situated on the north-eastern perimeter of the Zwartkop Country Club in Clubview-East, Centurion



Table 2: Phases of development planned for the residential security estate at the Zwartkop Country Club

DEVELOPMENT PHASE	LAND INVOLVED	NATURE OF DEVELOPMENT
Phase II	Portion 627 of the farm Zwartkop 356JR and Holding 222	Approximately 100 three-storey units with loft rooms on 3,6 hectares (Zwartkop Country Club and adjacent land)
Phase III	Holdings 226, 227, 228 and Portions 441, 440 and 439 of the farm Zwartkop 356JR	Approximately 82 clusters on 5,1 hectares adjacent to the club
Phase IV	Holding 230 and Portion 489 of the farm Zwartkop 356JR	Approximately 130 three-storey units with loft roofs on 2 hectares of land adjacent to the country club

#### 4.2 Survey of the Holdings

The survey of the various Holdings and Portions revealed no evidence of any of the types and ranges of heritage resources outlined in the National Heritage Resources Act (Act No 25 of 1999) (see Table 1). The only remains of clear architectural significance include the house designed by Gerard Moerdijk with its associated outbuildings. These remains qualify as significant heritage resources due to the architectural style of the house and the fact that the house was designed by Gerard Moerdijk. It is also possible that a person of historical importance may have occupied this residence.

### 4.3 Scoping of the infrastructure

The discussion below provides a description of the most obvious infrastructure on the various Holdings and Portions of land. Some of these structures are illustrated with photographs. The infrastructure is discussed chronologically according to the different phases of development that will be implemented.

#### 4.3.1 Phase II residential development

This phase of the development, as planned, involves Portion 627 of the farm Zwartkop 356JR and Holding 222 (Table 2).

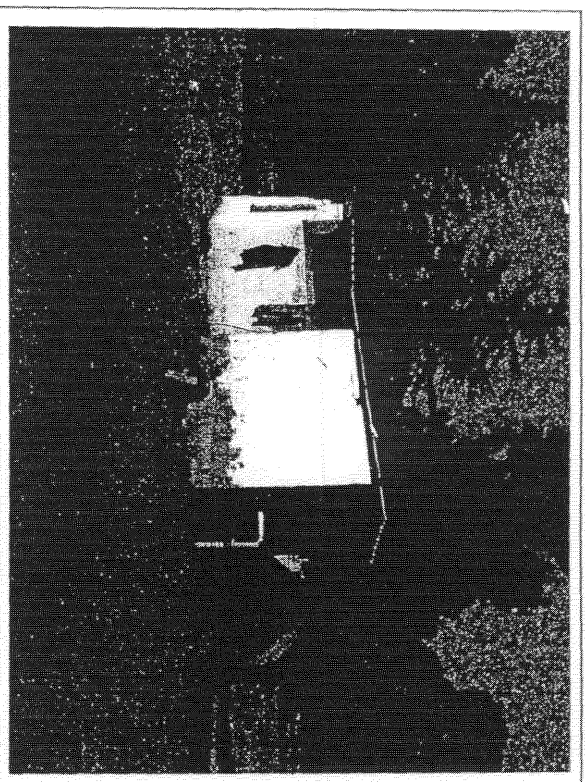
##### Portion 627

This piece of land is situated directly adjacent to (to the north-east of) the golf course. It is planted with grass and there is only one small brick building with a flat corrugated iron roof on this land. This structure is used by labourers and contains a pump house.

Portion 627 has been severely altered, as a large part of its surface is covered with kikuyu grass. The north-eastern corner of this piece of land has been scarred by a quarry and a landfill.

There are blue gum and pine trees on this piece of land. They demarcate the boundary between Portion 627 and Holding 222.

Figure 2: The small building on Portion 627 serves as sleeping quarters for labourers and as a pump house (below)



#### Holding 222

On Holding 222 there are two residential houses, garages and servants' quarters.

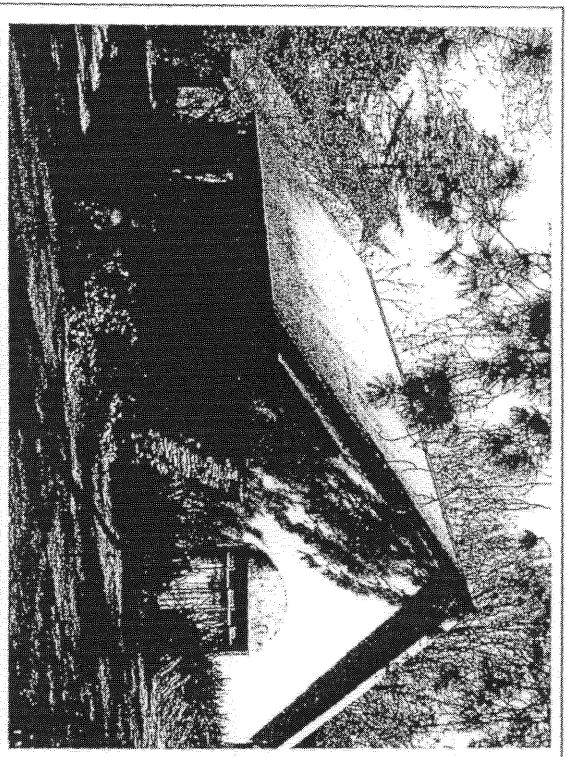
It seems as if both residential houses date from the relatively recent past. Both are in good repair. Construction on alterations to the larger of the two residences is still in progress. Both houses are occupied. In terms of the development plans, the larger house will be incorporated in the new residential development and will not be demolished.

According to the plans, the second, smaller dwelling with its oblong floor plan, (unpainted) plastered walls and pitched roof will be demolished.

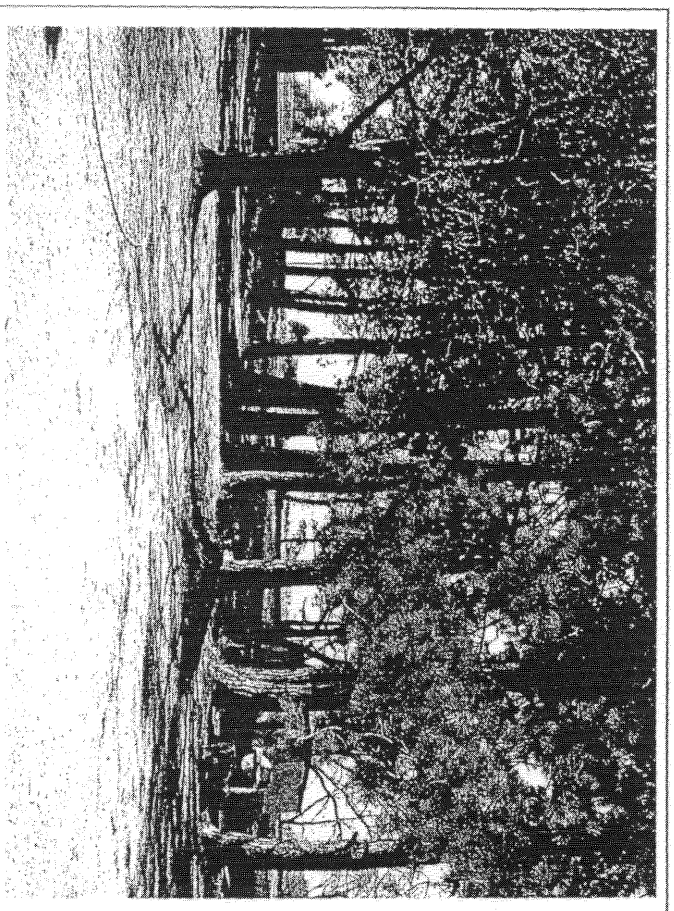
The double garage (close to the residences) and the servants' quarters (away from the residences) have no obvious architectural significance.

An avenue of pine trees runs from the gate to the two residences.

**Figure 3: The smaller residential building on Holding 222 (earmarked for demolition)**



**Figure 4: The pine avenue on Holding 222**

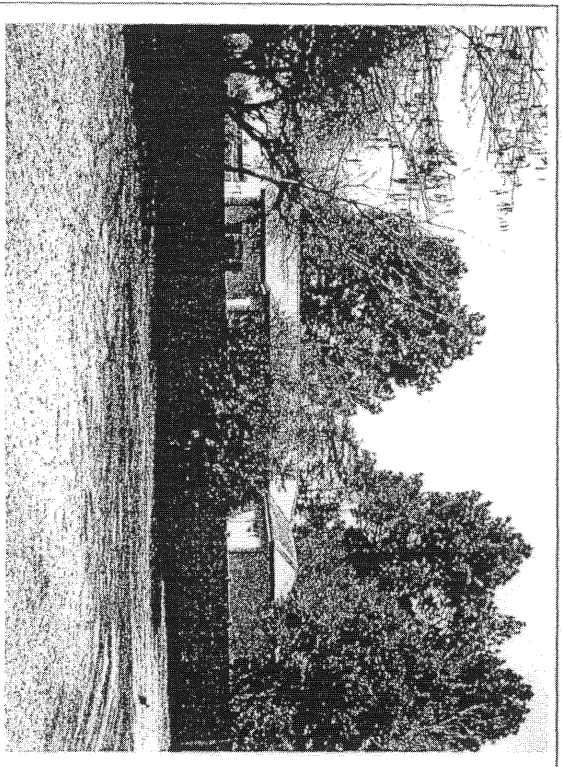
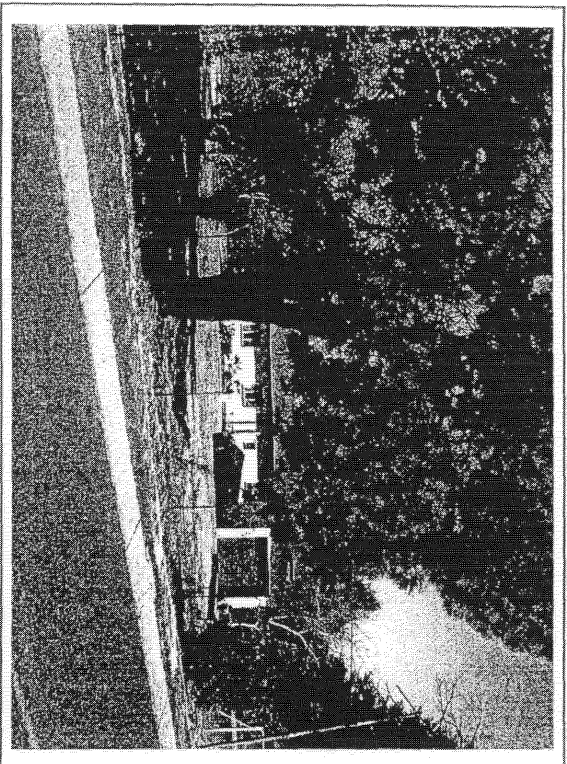


Holding 223

Holding 223 is small and is only separated from the golf course by an iron fence.

Holding 223 contains a single relatively modern brick house and garage. The bricks have been painted over. The pitched roof is of corrugated iron (see below and bottom). (Building plans for this structure date from 1976).

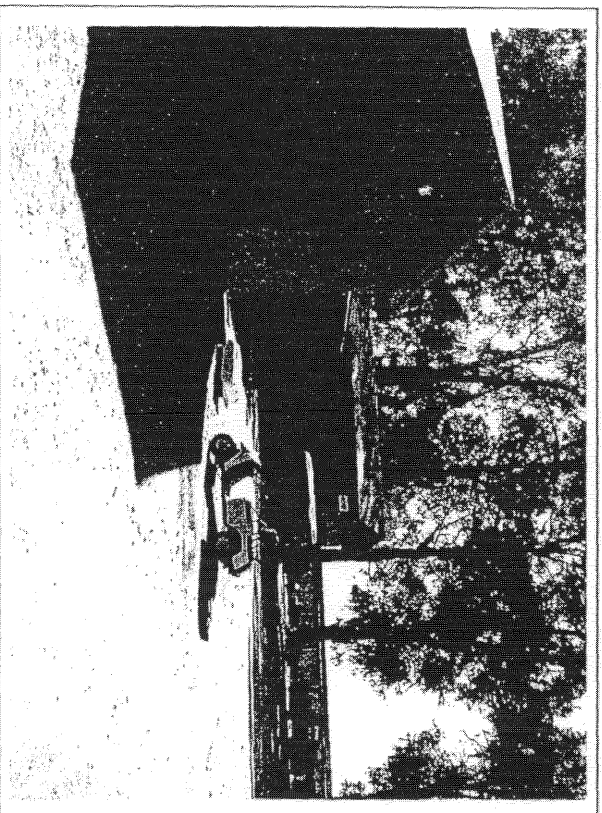
**Figures 5 & 6: The residence on Holding 223 (front and back views)**



Holding 224

Holding 224 contains extended buildings and other infrastructure. This infrastructure, consisting mainly of relatively modern brick sheds with corrugated iron roofs, will be incorporated in the new residential development.

**Figure 7: Modern sheds on Holding 224 that will not be affected by the proposed new development**



**4.3.2 Phase III residential development**

This phase of the development project will affect Holdings 226, 227, 228 and Portions 441, 440 and 439 of the farm Zwartkop 356JR.

Holding 226

The part of Holding 226 (Portion 441) on the river side is not developed and is devoid of any infrastructure.

Infrastructure on Holding 226 consists of an extended main residence with a thatched roof, servants' quarters/a double garage (without doors) (or a flatlet); a store/workshed; a small oblong structure and an unidentified stone and cement structure near the swimming pool.

Amenities on Holding 226 consist of a swimming pool.

The main residence on Holding 226 is an extended structure and dates from the relatively recent past. (Building plans for the residence date from 1970.) This house is well maintained.

The servants' quarters (flatlet) is an oblong plastered building. The window frames are made of steel. The facade features a Cape Dutch style gable. There is a lean-to on one side of the structure which serves as an open double garage. This structure may be older than the main residence. It is neglected and dilapidated.

The store/workshed is a combination of a storeroom and a working area. The structure has a rectangular floor plan and seems modern in construction as it has steel beams and a new corrugated iron roof. The working area is larger than the storeroom and is an open area with a pitched corrugated iron roof supported on pillars. The storeroom has been built as a lean-to against the working area and has a flat corrugated iron roof.

A small oblong structure next to the store/workshed may have served as a toolshed. It has no particular architectural significance.

The low stone and cement structure near the swimming pool has a flat corrugated iron roof. It may have been used as a garden shed.

Figure 8: The modern thatched residence on Holding 226

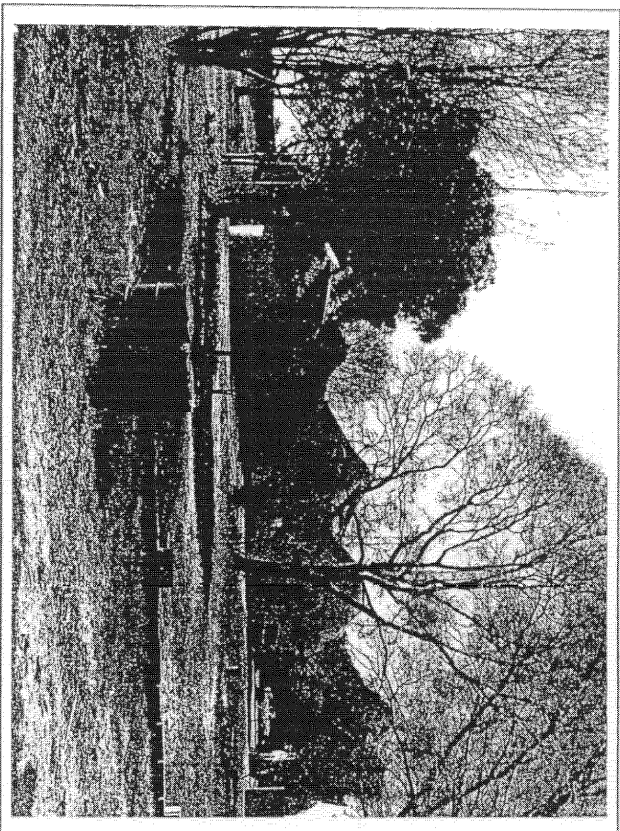


Figure 9: The servants' quarters (or flatlet) with a double garage on the side closest to the main residence on Holding 226

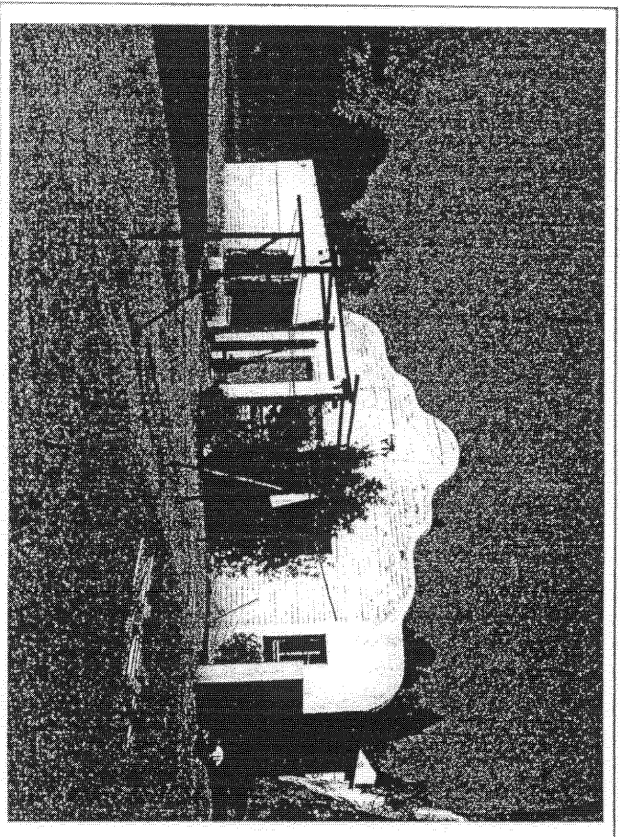




Figure 9: The working area and storeroom on Holding 226

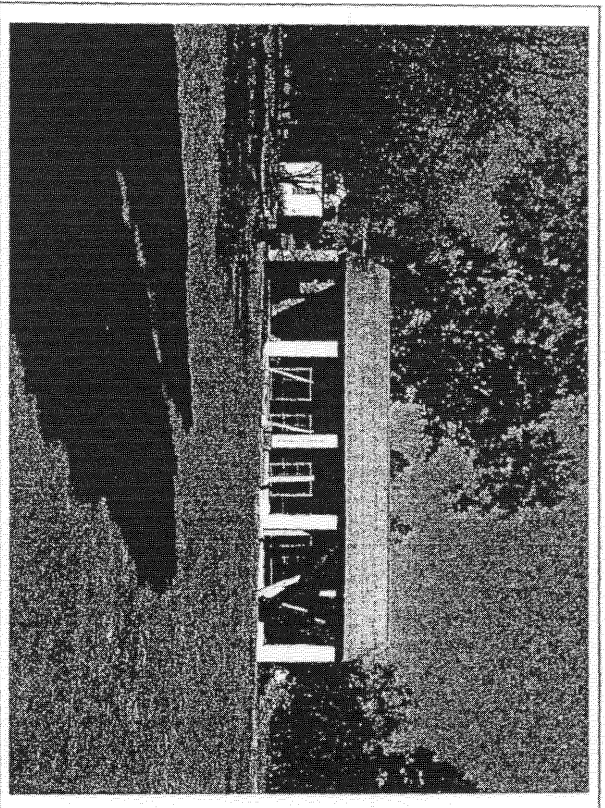
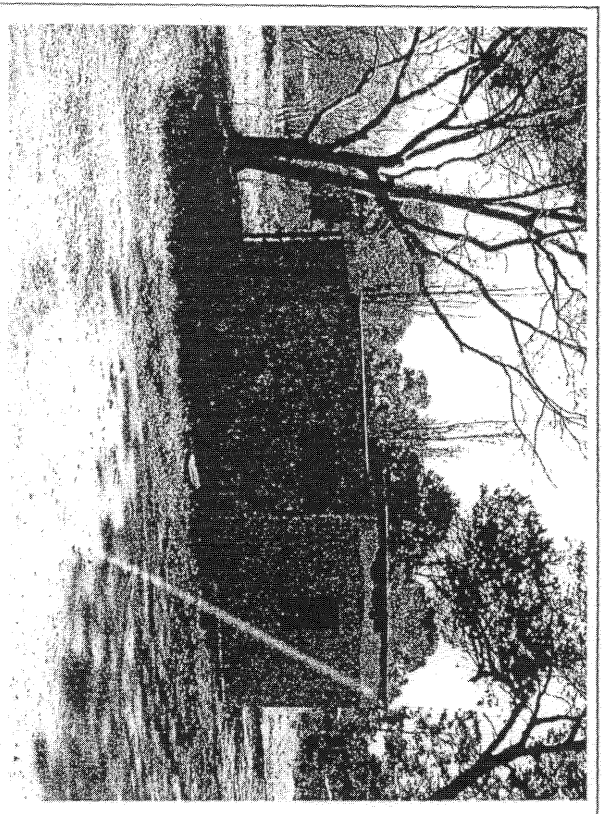


Figure 10: The stone and cement structure near the swimming pool on Holding 226



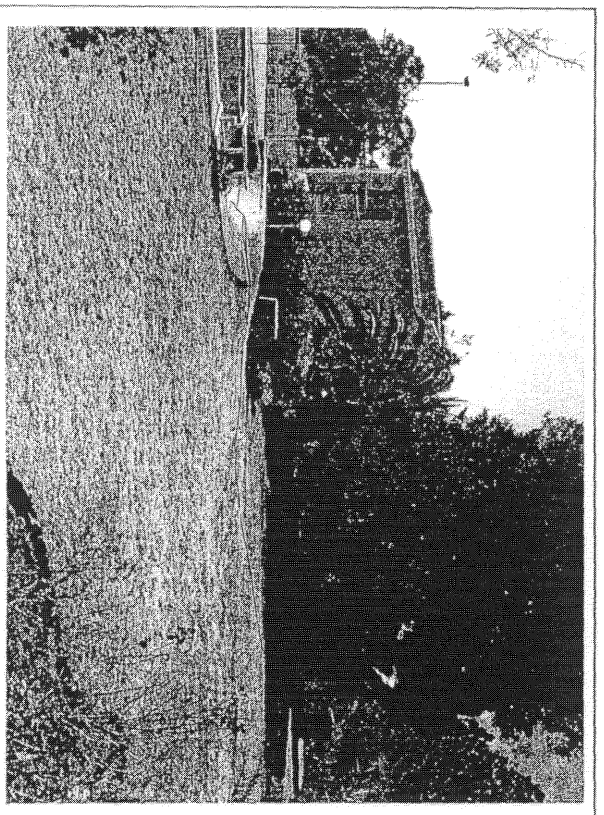
### Holding 227

Holding 227 includes a narrow strip of land close to the river (Portion 440) that is fenced off from Holding 227 with its infrastructure. Portion 440 is not developed. It contains heaps of rubble as well as parts of possible foundations of structures built on this piece of land. It seems as if any structures that once stood on this piece of land were of a rudimentary and temporary nature and were not built professionally. These structure(s) were probably built with stone, bricks and cement, judging by the type of rubble on this piece of land. (Some of the building rubble on Portion 440 may also have been conveyed there from elsewhere and may have been dumped on this spot.)

The main infrastructure on Holding 227 consists of the double storey house that dates from the relatively recent past and two outbuildings – one is used as a combined storeroom and servants' quarters and the other contains servants' quarters. (Building plans for the infrastructure on Holding 227 were prepared in 1976). There is a Wendy house next to the main house.

Amenities on Holding 227 include a swimming pool, a tennis court and a thatched *lapa*.

**Figure 11: The modern residence on Holding 227**



## Holding 228

Holding 228 contains two residential houses and a number of outbuildings, the majority of which are associated with the main house on Holding 228. The two residences on Holding 228 include an imposing and stately residence designed by Gerard Moerdijk. It is currently used by 'The Specialist Group' as its offices. The second house is a modern face-brick house with a pitched, tiled roof. The Gerard Moerdijk complex of structures is situated on the north-eastern part of Holding 228, while the modern face-brick dwelling is on the south-western part of the property.

The residence designed by Gerard Moerdijk and the outbuildings associated with it will be retained in the new residential development (Phase III).

There is a large variety of outbuildings on Holding 228. Those situated between the Gerard Moerdijk residence and a paved parking area with carports and some stables (for horses) include an aviary; servants' quarters, temporary Wendy houses and an oblong building used by some organisation.

Outbuildings that may be architecturally associated with the residence designed by Gerard Moerdijk include the servants' quarters, a dovecot and stables (for horses).

A square corrugated iron structure was attached to the stables and may be a later (Younger) addition to the Gerard Moerdijk complex.

Amenities situated between the Gerard Moerdijk residence and the modern face-brick residence include a swimming pool, a tennis court and a pump house.

Other infrastructure includes the garden along the northern side (the façade) of the Gerard Moerdijk residence, as well as a pond with geese. A pond for

swans is located near the face-brick building in the south-western corner of Holding 228.

Building plans for infrastructure on Holding 228 date back to 1976.

Background information on Gerard Moerdijk

- 1890: Born in the Waterberg on 4 March
- 1900: Sent to the concentration camp at Standerton with his mother
- 1909: Left for Europe to study architecture at various institutions
- 1914: Returned to South Africa. Employed by the gold mines on the Witwatersrand
- 1917: Established his own practice in Johannesburg
- 1925: Established himself in Pretoria
- 1936: Designed the Voortrekker Monument in Pretoria
- 1937: Won the competition for the design of Libertas, then the state residence of the Prime Minister
- 1950: Awarded an honorary doctorate by the University of the Orange Free State
- 1958: Died at Nylstroom on 29 March

**Figure 12: The residence on Holding 228 designed by Gerard Moerdijk**

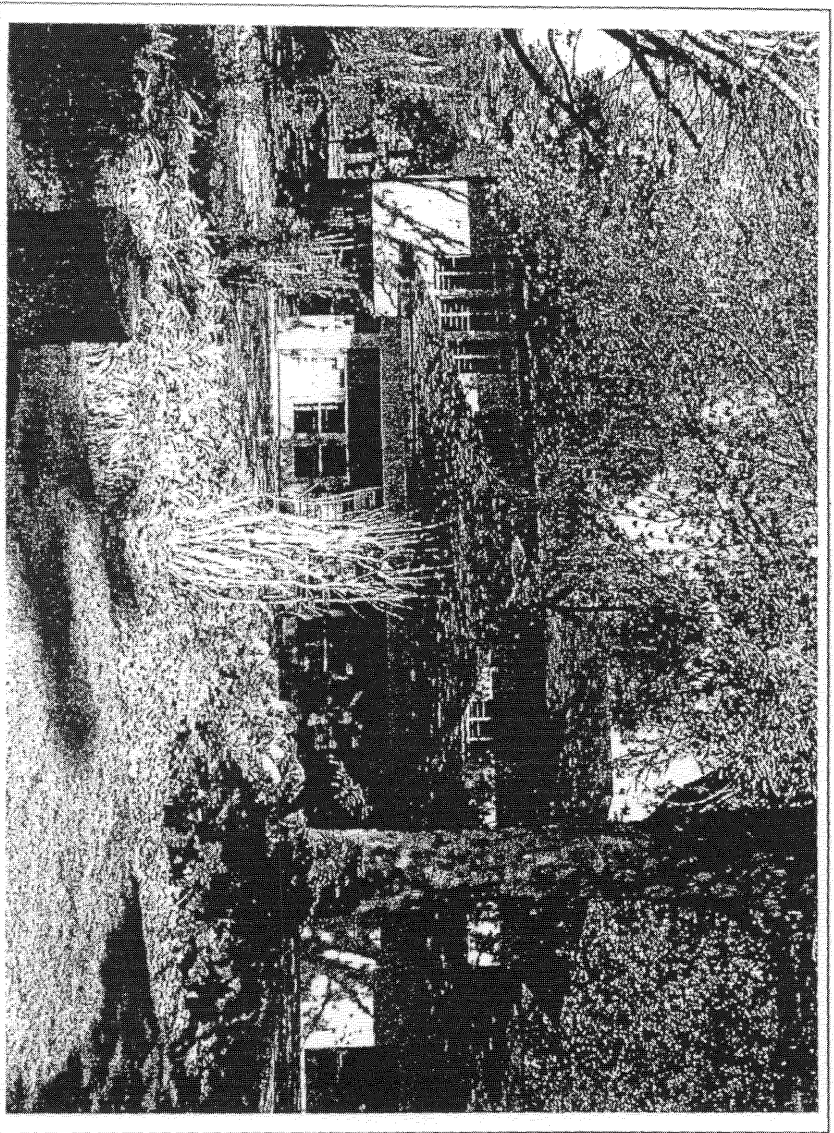


Figure 13: The modern face-brick house on Holding 228

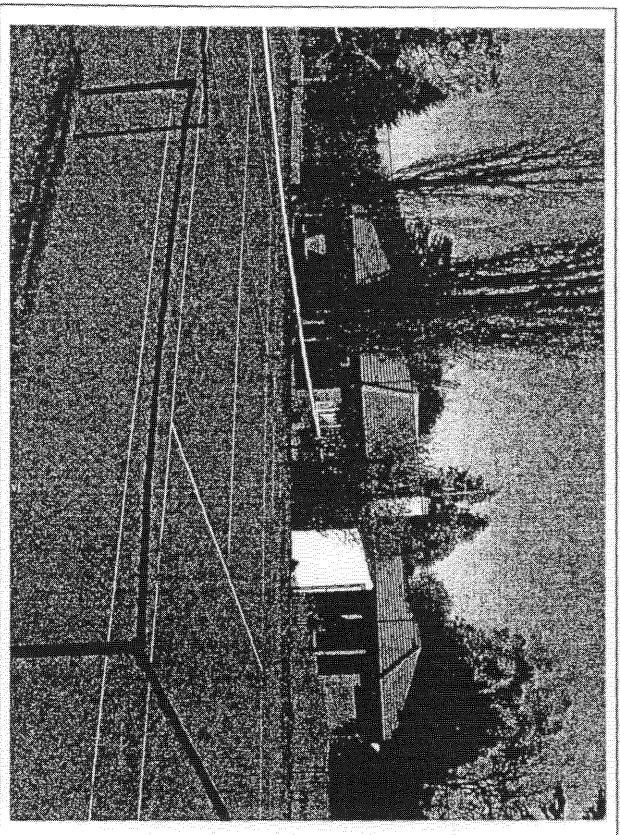
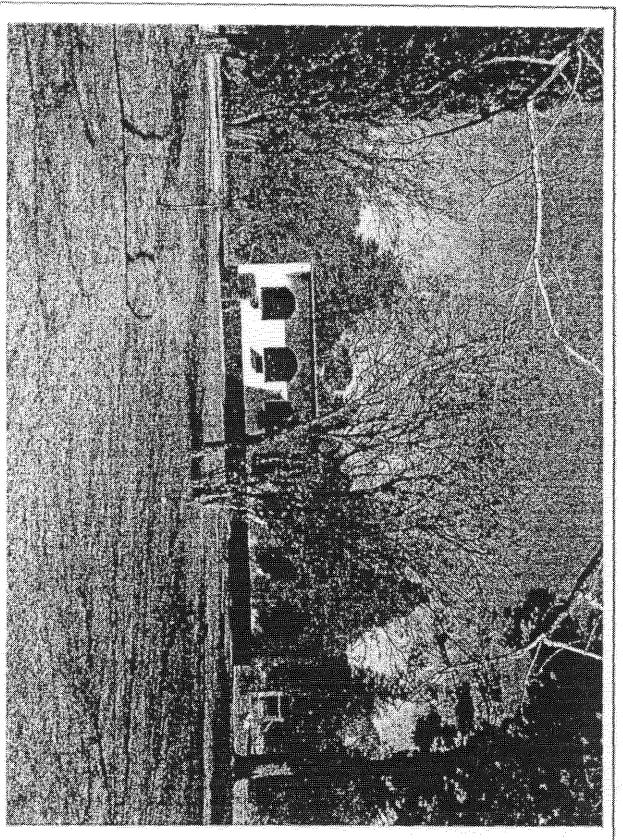


Figure 14: Part of the outbuildings that may historically be part of the Gerard Moerdijk development on Holding 228



#### 4.3.3 Phase IV residential development

This phase of the development will affect Holding 230 and Portion 489 of the farm Zwartkop 356JR.

##### Holding 230

The part of Holding 230 (Portion 489) closest to the river is pristine and contains no infrastructure. The main infrastructure on this holding is concentrated on the south-eastern corner of the holding, leaving the northern and western parts of the holding devoid of infrastructure.

The main infrastructure on Holding 230 consists of a double storey house with a double garage/servants' quarters; a rondavel; a series of open-sided sheds; an oblong corrugated iron structure and corrugated iron tanks. An oblong temporary split-pole structure is situated to the west of the main residential house.

The core infrastructure on Holding 230 is the double storey house with its double garage/servants' quarters. Building plans for these structures were prepared in 1979. Both structures have been severely neglected and in some places they are dilapidated. The rondavel with its toilet/bathroom was probably added to the main house at a later stage.

The series of linked open-sided sheds were built parallel to the house and close to the southern boundary of Household 320. These structures are temporary in nature and were built using poles and corrugated iron. At least one is closed with a brick wall. The structures are dilapidated. Some are used to stored hay.

A corrugated iron structure that may have been used as a garage (although it is lower than the average garage) is situated against the rondavel. This structure is also currently used to store hay.

Figure 15: The main residence on Holding 230 (in the background to the left, not clearly visible in the shade of the trees), garages/servants' quarters (in the background) and a series of open-sided sheds (right).

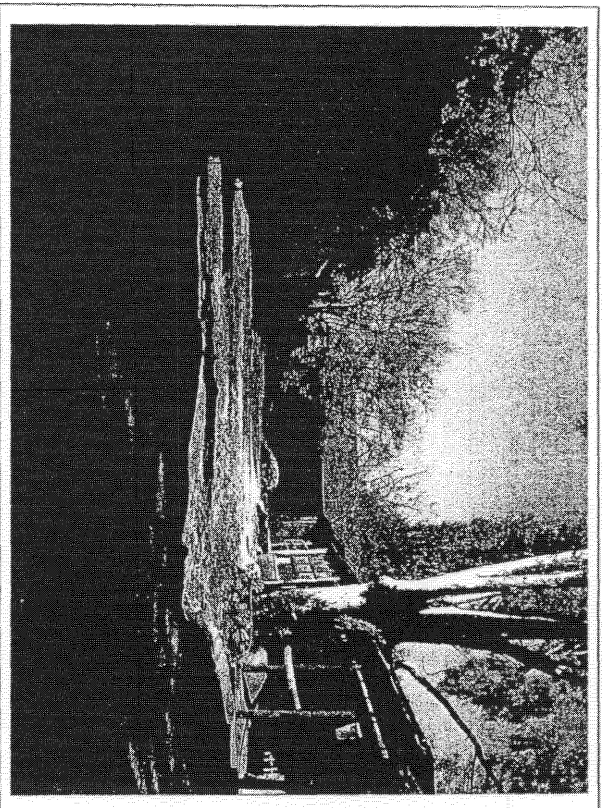
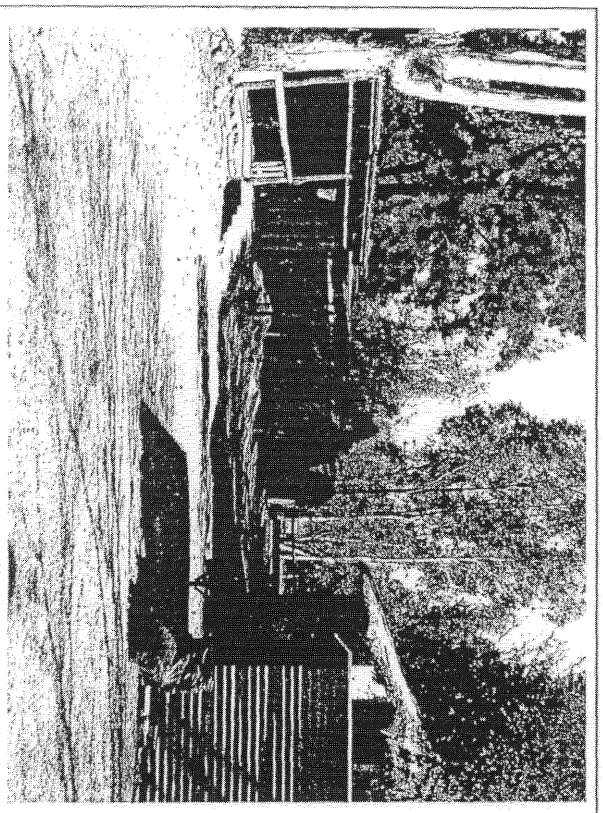


Figure 16: Open-sided sheds, a corrugated iron structure, a rondavel and corrugated iron tanks at the back of Holding 230



## 5 CONCLUSION AND RECOMMENDATIONS

The proposed Phase II, III and IV residential development on the north-eastern perimeter of the Zwartkop Country Club is planned as a continuation of the upgrading and modernization of the Country Club currently underway in the Phase I residential development along the southern and western perimeters of the golf course. The proposed Phase II, III and IV residential development is planned away from the historical core associated with the Erasmus sepulchre and other infrastructure and landscape features incorporated into the Phase I residential development of the Zwartkop Country Club.

The Phase II, III and IV residential development is located opposite (to the east of) the historic Wierda bridge, which is not part of the Zwartkop Country Club. The residential development will have no effect on this historical landmark.

As has been mentioned in this report, one of the attractions in Centurion-East includes 'a site close to the Hennops River where the earliest white settlers to the area held their first church service in 1849'. It is not certain whether this site was situated along the Hennops River where it runs through the Zwartkop Country Club. If it was located here, such a locality should perhaps be marked by an appropriate commemorative symbol or memorial, particularly if it should occur close to the new residential developments taking place and planned for the Zwartkop Country Club.

The infrastructure on the Holdings on the eastern perimeter of the golf course to be affected (destroyed) by the proposed new residential development dates from the 1970's. Some of the infrastructure, such as the main residence on Holding 230, as well as the majority of outbuildings associated with the main residences on the other Holdings, is severely dilapidated or architecturally of an inferior quality. Their demolition and replacement with the new residential



development would greatly contribute to the upgrading of one of the suburbs in Centurion that is in need of refurbishing.

The residence designed by Gerard Moerdijk on Holding 228 and its associated outbuildings will be accommodated in the new residential development. These architectural features must be preserved, as they do have architectural, historical, aesthetic and other significance. (It is not certain who occupied this residence). The new residential development has to include all the original structures that were part of the complex designed by Gerard Moerdijk. These structures may include the dovecotes and stables that are located at some distance from the main residence. SAHRA may require these structures (of simple construction) to be demolished and moved closer to the main residence in order to preserve the architectural (and historical) nature of the building complex.

The Heritage Impact Assessment (HIA) of the Holdings and Portions of land to be affected by the new proposed Phase II, III and IV residential development of the Zwartkop Country Club did not reveal any of the types and ranges of heritage resources outlined in the National Heritage Resources Act (Act No 25 of 1999), except the residence designed by Gerard Moerdijk and associated buildings. However, the South African Heritage Resources Agency (SAHRA) must approve the demolition of any existing infrastructure that must make way for the new development. It is therefore recommended that the developer approach either SAHRA or a consultant such as Dr Johan Bruwer (previously employed by SAHRA) to finalise this part of the HIA study.